

Section 42A Report

Report on submissions relating to Variation 2

**Foodstuffs (South Island) Properties Limited request to
rezone approximately 7.3 hectares of Medium Density
Residential Zone land at 157 Levi Road in Rolleston to a
Large Format Retail Zone**

28 February 2025

To:
From:
Hearing Date:

Hearing Commissioner – D. Caldwell
Consultant Planner – C. Friedel
24 - 25 March 2025

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Abbreviations

Abbreviations used throughout this report include:

Abbreviation	Full text
Act	Resource Management Act 1991
AEE	Assessment of Environmental Effects
CIA	Cultural Impact Assessment
CLWRP	Canterbury Land and Water Regional Plan
Council	Selwyn District Council
CMUZ	Commercial Mixed-Use Zone
CPTED	Crime Prevention Through Environmental Design
CRPS	Canterbury Regional Policy Statement
DSI	Detailed Site Investigation
ECoP	Engineering Code of Practice
GCP	Greater Christchurch Partnership
GCSP	Greater Christchurch Spatial Plan
GIZ	General Industrial Zone
GPA	Greenfield Priority Area
Hh/ha	Households per hectare
IPI	Intensification Planning Instrument
ITA	Integrated Transport Assessment
LURP	Land Use Recovery Plan
MIMP	Mahaanui Iwi Management Plan
MRZ	Medium Density Residential Zone
NESCS	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
NPS-HPL	National Policy Statement on Highly Productive Land
NPS-UD	National Policy Statement on Urban Development
LFRZ	Large Format Retail Zone
ODP	Outline Development Plan
OSDP	Operative Selwyn District Plan
Our SPACE	Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga
PODP	Partially Operative Selwyn District Plan
PREC13	Precinct 13
PSI	Preliminary Site Investigation
RMA	Resource Management Act
RMA-EHS	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act
SDC	Selwyn District Council
SH1	State Highway 1
SIMTL	South Island Main Trunk Line
TCZ	Town Centre Zone

1. Introduction

Qualifications and Experience

- 1.1. My name is Craig Friedel. I am a Technical Lead - Planning and an Associate at Harrison Grierson Consultants. I hold a Master of Environmental Policy and Management (Distinction) and a Postgraduate Diploma in Resource Studies (Environmental Policy and Planning) from Lincoln University and a Bachelor of Arts (Geography) from the University of Canterbury.
- 1.2. I have worked in the field of planning since 2005 for local authorities and a multidisciplinary consultancy. I have been a full member of the New Zealand Planning Institute since 2009 and am an accredited RMA Hearings Commissioner.¹
- 1.3. I was previously employed by the Selwyn District Council (the 'Council'/'SDC') as a Senior Strategy and Policy Planner between 2008 to 2018. During that time, I coordinated the preparation of structure plans, the Rural Residential Strategy 2014 and residential zoning under the Land Use Recovery Plan (the 'LURP'). I was also the principal planning advisor on changes to the Operative Selwyn District Plan (the 'OSDP') and coordinated the processing of multiple private plan change requests to rezone land for 'greenfield' residential and business development.
- 1.4. In my current role I was also the principal planner that prepared the report entitled 'Greenfield Density Analysis: Technical Report' for the Greater Christchurch Partnership (the 'GCP') to address Action 3 of the Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga ('Our SPACE'). I have also previously assisted SDC throughout the District Plan Review, processing multiple private plan change requests, advising on the Future for Selwyn Spatial Plan and Area Plans and processing resource consents, including within Rolleston's town centre.
- 1.5. I have been engaged by SDC since 21 November 2024 to assist with the processing of Variation 2 to the Partially Operative Selwyn District Plan (the 'PODP'), which has included summarising the submissions, coordinating SDC's experts and preparing this Section 42A Officer Report.
- 1.6. Whilst this is a Council Hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

Evidence Scope

- 1.7. This report analyses the submissions received on Variation 2 to the PODP and has been prepared under Section 42A of the Resource Management Act 1991 (the 'Act'/'RMA'). While referred to as Variation 2, it is for all intents and purposes a private plan change request

¹ [Certificate holders - non-local body elected members | Ministry for the Environment](https://www.mfe.govt.nz/certification/certificate-holders-non-local-body-elected-members) (mfe.govt.nz).

promulgated by Foodstuffs (South Island) Properties Limited (the 'proponent') in accordance with Schedule 1 of the Act.

- 1.8. Further context on the distinction between a variation to a partially operative district plan and a change to an operative district plan is provided in Section 4 of this report.
- 1.9. The purpose of this report is to assist the Hearing Commissioner to evaluate and make recommendations to Council on submissions made on Variation 2 and to assist submitters in understanding how their submission affects the planning process. This report includes recommendations to accept or reject the points made in submissions, and on proposed amendments to the PODP. In this regard it is important to emphasise that the Commissioner is in no way bound by my recommendations and will form his own view on the merits of Variation 2 and the outcomes sought by submitters, having considered all the evidence before him.
- 1.10. In preparing this report I have:
 - a. Visited the site and am familiar with the wider Rolleston township.
 - b. Reviewed Variation 2 as notified.
 - c. Read and assessed all the submissions and further submissions received on Variation 2.
 - d. Considered the statutory framework and other relevant planning documents.
 - e. Reviewed and relied on, where necessary, the evidence and peer reviews provided by other experts on this request.
- 1.11. The recommendations are informed by both the technical information provided by the expert peer reviews and evidence statements listed below and my planning evaluation undertaken as the reporting officer:
 - a. Landscape and visual– Mr. Gabe Ross, Boffa Miskell Limited in **Appendix 2**.
 - b. Urban design – Mr. John Lonink, WSP Limited in **Appendix 3**.
 - c. Economics – Mr. Derek Foy, Formative Limited in **Appendix 4**.
 - d. Servicing Infrastructure (Three Waters) Mr. Hugh Blake-Manson, Infrastructure Management Limited in **Appendix 5**.
 - e. Transportation – Mr. Andy Carr, Carriageway Consulting Limited in **Appendix 6**.
 - f. Acoustic – Mr. Jeremy Trevathan, Acoustic Engineering Services in **Appendix 7**.
- 1.12. This report effectively serves as an audit of the detailed information lodged with the plan change request initially prepared by Aurecon on behalf of the proponent. A full copy of Variation 2, the submissions, summary of submissions and other relevant documentation can be found on the SDC Variation 2 webpage.²
- 1.13. As such, this report seeks to provide as little repetition as possible and identifies only those parts of the request that are not supported or remain unresolved. If a matter is not specifically dealt with in this report, then there is no dispute with the position set out in Variation 2.

² [Plan Change Request \(selwyn.govt.nz\)](https://www.selwyn.govt.nz/plan-change-request).

2. Context

- 2.1. I adopt the plan change proponents' description of the site and its surrounding environs,³ including the description of the consented environment that contains a PAK'nSAVE supermarket at 157 Levi Road in Rolleston that is currently being constructed (RC216016). Council information relating to this granted resource consent, including the notified process, hearing evidence and decision, can be found on SDC's website.⁴
- 2.2. For completeness, I note that the site that is subject to Variation 2 was originally rezoned from Rural (Inner Plains) Zone to Living Z Deferred through SDC's promulgated Plan Change 7, which actively zoned multiple residential 'greenfield priority areas' in Rolleston and Lincoln.⁵ The deferral was subsequently uplifted through changes made to the district plan under Action 18 of the LURP.⁶ The Rolleston Area 4 ODP⁷ was then amended through the private plan change 71 process to establish connections with the land to the north-east that the request was seeking to have rezoned (and which is now identified as DEV-RO12 – Rolleston 12 Development Area (DEV-RO12) in the PODP).⁸ The Variation 2 site was subsequently rezoned to Medium Density Residential Zone (MRZ) (DEV-RO1 – Rolleston 1 Development Area) via the Variation 1 process to the PODP pursuant to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the 'RMA-EHS'). These provisions had immediate legal effect and are not subject to any appeals.⁹
- 2.3. The site is identified in the Rolleston Structure Plan for Medium Density Residential development at densities of 15 households per hectare (hh/ha) (development area SR4)¹⁰ and as a 'Greenfield Priority Area – Residential' in Our SPACE.¹¹ It has subsequently been identified as a 'Greenfield Priority Area' ('GPA') in Map A of Chapter 6 to the Canterbury Regional Policy Statement 2013 (the 'CRPS')¹² and consequently identified as a 'Future Urban Area' in the Greater Christchurch Spatial Plan (the 'GCSP') that was adopted in February 2024.¹³
- 2.4. SDC has also adopted the Waikirikiri Ki Tua Future Selwyn spatial plan that is a long-term future focused strategy that shapes the strategic direction for the district over the next 50 years and beyond.¹⁴ This is expressed through a Strategic Framework containing a Vision, Outcomes and Directions that are supported by theme-based Strategic priorities. It is complementary to the strategic directions contained in the GCSP, including the Town Networks and application of urban consolidation principles. SDC is currently consulting on the Selwyn Areas Plans,¹⁵ which

³ [Variation 2](#), Section 3 The Site and Surrounding Environment (pg.'s 5 & 6).

⁴ [Resource Consents - Applications of Community Interest \(selwyn.govt.nz\)](#), RC216016 – Foodstuffs (South Island) Properties Limited.

⁵ [Plan Change 7 Growth of Townships](#) (selwyn.govt.nz).

⁶ [Land Use Recovery Plan](#), Actions to enable recovery, Action 18 (page 27).

⁷ Appendix E38 ODP Rolleston in the SDP.

⁸ [Private Plan Change Request 71](#).

⁹ [SDC DPR Variation 1 IPI Hearing 01 Residential](#) selwyn.govt.nz).

¹⁰ [Rolleston Structure Plan](#) (selwyn.govt.nz), Figure 5.2: Rolleston Structure Plan (page 44).

¹¹ [Our SPACE 2018-2048](#), Figure 16 (page 30).

¹² [Canterbury Regional Policy Statement \(ecan.govt.nz\)](#), Chapter 6 Map A (page 92).

¹³ [Greater Christchurch Spatial Plan 2024 \(greaterchristchurch.org.nz\)](#), Map 2: The Greater Christchurch Spatial Strategy (page 23).

¹⁴ [Waikirikiri Ki Tua Future Selwyn](#) (selwyn.govt.nz).

¹⁵ [Your Future Town - Selwyn Area Plans](#) (selwyn.govt.nz).

will provide finer grained strategic direction on how the district's townships will grow to achieve the outcomes expressed in the Future Selwyn strategic priorities.

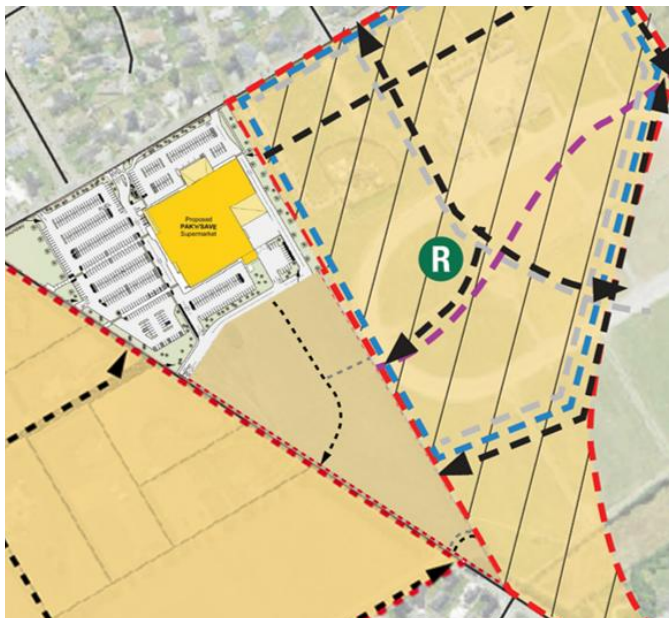
- 2.5. The growth of Rolleston and the urban development that has occurred there has been actively managed for the past 19 years through the development and implementation of the statutory (CRPS Chapter 6 and the Living Z and subsequently MRZ zones of the PODP) and non-statutory (the Rolleston Structure Plan, Our SPACE, Future Selwyn and GCSP) initiatives detailed above. It is within this strategic and statutory planning context that the proponent has initiated Variation 2 to the PODP.

3. Site Description and Request

Site Description

- 3.1. Section 3 of Variation 2 includes a detailed description of the plan change site and the surrounding area¹⁶ and the more recent context is summarised in Mr. Ross's landscape and visual evidence statement in **Appendix 2**, which I adopt.¹⁷ These descriptions highlight that the existing consented environment includes the PAK'nSAVE supermarket that is under construction in accordance with the conditions of granted resource consent (RC216016), which I observed when visiting the site on 18 February 2025. This site context is usefully illustrated in **Figure 1** below that has been sourced from Mr. Carr's transport evidence contained in **Appendix 6** of this report.

Figure 1 – Proposed PREC13 ODP overlaid with the consented PAK'nSAVE and adjoining MRZ ODPs (Source: Transport evidence of Mr. Andy Carr, Figure 2, Appendix 6).



- 3.1. For completeness, the triangular shaped Variation 2 site is illustrated below in **Figure 2** and the PODP Planning Map in **Figure 3**, noting that the site is currently subject to the MRZ and

¹⁶ [Variation 2](#), Section 3 The Site and Surrounding Environment (pages 5 & 6).

¹⁷ Landscape evidence of Mr. Ross, 6.0 Site and Existing Environment, paragraphs 6.1 and 6.6 (pages 5 & 6).

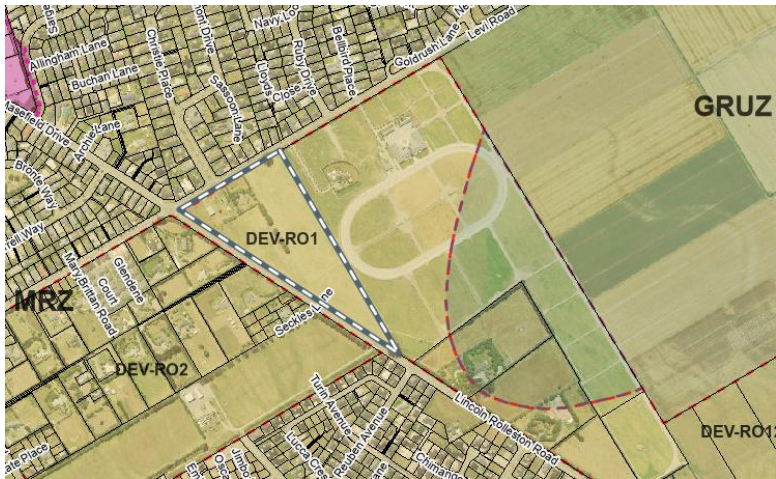
the associated development area: DEV-RO1, Plains Flood Management and Liquefaction Damage Unlikely Overlays.

- 3.2. I understand from reviewing Variation 2 that the proponent is the sole landowner, as detailed in the Record of Title for the land contained in Appendix B of the request.

Figure 2 – Aerial photograph of site, outlined in light blue (Source: Canterbury Maps).



Figure 3 – PODP zoning, with the Variation 2 site outlined in the grey and white dashed line.



Medium density residential zone		Plains Flood Management Overlay	
Development Area		Liquefaction Damage Unlikely Overlay	
Development Area: DEV-RO1			

Variation 2

- 3.3. As detailed in Section 4 of Variation 2, the proponent seeks to rezone the site from Medium Density Residential (MRZ) to Large Format Retail (LFRZ) and include a precinct (PREC13) with an

ODP to manage the development and operation of the consented and likely future uses of the site if the rezoning is successful.¹⁸ This includes the consented PAK'nSAVE supermarket being established on the northern part of the property and a complementary trade retail and supply activity on the southeastern balance of the land.

3.4. Section 4.2 and Appendix G of Variation 2 describe the specific changes, which include:¹⁹

- a. Rezoning the site from MRZ to LFRZ on the Planning Maps.
- b. Refining and repurposing several PODP provisions to incorporate the Lincoln Rolleston Road Precinct 13 (PREC13) and changes and additions to the LFRZ rules and requirements.²⁰ It is understood that the proponent's primary intention has been to ensure that there are appropriate provisions in place to recognise and provide for the site's context and locational attributes. This includes distinguishing the PREC13 provisions from those that are currently in place to manage the development and operations of activities within the existing LFRZ in Rolleston's I-Port north of State Highway One ('SH1') and the South Island Main Trunk Line ('SIMTL').
- c. Replacing the DEV-RO1 – Rolleston 1 Development Area ODP in the Development Areas section of the PODP with the Lincoln Rolleston Road Precinct 13 ODP in Appendix F of Variation 2.²¹ It is understood that the proponent's primary intention in updating the ODP is to guide the future development requirements for the site and to support the integrated development of these activities with the adjoining residential environments. These include the Rolleston Park subdivision at the corner of Levi Road, Masefield Drive and Lincoln Rolleston Road, the Mayfair subdivision to the north, DEV-RO12 – Rolleston 12 Development Area on the adjoining north-eastern boundary and DEV-RO2 – Rolleston 2 Development Area on the opposite side of Lincoln Rolleston Road to the south-west.
- d. Undertaking any consequential amendments (such as renumbering).

3.5. In reviewing Variation 2, the submissions and evidence received from SDCs appointed experts contained in the Appendices to this report, I consider that it is necessary for the proponent to supplement these with additional changes to the proposed PREC13 provisions. These recommended changes are to ensure that the proposed Variation 2 provisions are consistent with the statutory requirements, the LFRZ framework and can effectively manage the effects of the future activities and buildings enabled by the rezoning within this locational context.²²

3.6. The appropriateness of the specific changes to the PODP and the associated effects on the environment are outlined and evaluated further in Section 7 below.

¹⁸ [Variation 2](#), Section 4. Private Plan Change Request (pages 10 to 19).

¹⁹ [Variation 2](#), Section 4. Private Plan Change Request (pages 13 to 19).

²⁰ [Variation 2](#), Appendix G – Proposed Amendments to PODP Provisions.

²¹ [Variation 2](#), Appendix F - Lincoln-Rolleston Road LFR Precinct ODP.

²² These changes are evaluated in Section 7 and 8 and detailed in Section 9 and Appendix 1 of this report.

4. Procedural Matters

- 4.1. The process for ‘making a plan change request’ and how this is processed is set out in Schedule 1 of the Act and has been applied to Variation 2 since it was lodged in February 2024. There are multiple pathways available under Schedule 1 of the Act to change the provisions of a district plan. This includes the option for any party to initiate a private plan change ‘request’ to amend the provisions contained in a district plan (Clause 21 of Schedule 1). This pathway is often followed where a local authority does not intend to promulgate a ‘variation’ (Clause 16A of Schedule 1) to a partially operative district plan or to initiate a ‘change’ to an operative district plan to facilitate the desired outcomes of a landowner, developer or infrastructure provider.
- 4.2. In this case, the proponent has lodged a private plan change ‘request’ pursuant to Clause 21 of Schedule 1. The statutory basis for requesting a change to the PODP is appropriately outlined in Section 1.4 of Variation 2, which establishes that the MRZ provisions that the proponent is seeking to change have been operative since 28 August 2023.²³ Therefore, while the rezoning of the site (from the previous Living Z Zone to MRZ) has been considered by the Council within the last two years through the Variation 1 process, it has been determined that the substance of this request has not been considered within this period. This is because the proponent’s submission on the Variation 1 Intensification Planning Instrument (the ‘IPI’) and the proposed MRZ was determined to be out of scope by the District Plan Review Independent Hearings Panel so the merits of rezoning the site to LFRZ were not considered. In addition, the status of the MRZ rules differ from others in the PODP that are currently being treated as operative pursuant to Section 86F but haven’t been formally made operative under Clause 20 of Schedule 1.
- 4.3. Council officers have confirmed that the ‘request’ has been referred to as a ‘variation’, to signify that the plan change request is being processed at a time when the PODP is not yet fully operative. The Council determined that it was not appropriate to apply its discretion to reject the request on the grounds that the substance of Variation 2 has been considered by the local authority within the last two years (Clause 25 (4)(b)) as the district plan has not been operative for more than two years (Clause 25 (4)(e)). This context is recorded in the decision to accept the processing of the request and to proceed with public notification under Clause 25 (2)(b) of Schedule 1.²⁴
- 4.4. In conclusion, I do not consider that whether this request is referred to as a ‘plan change request’ or a ‘variation’ has any consequence from a procedural perspective.
- 4.5. Variation 2 was formally received by Council on 15 March 2024. A SDC officer issued a request for further information on the 21 June 2024,²⁵ with the proponent’s response received in full on 19 August 2024 that included a cover letter, updated expert reports and amended attachments. The proponent incorporated the changes arising from the request for further

²³ [Variation 2](#), Section 1.1 Overview, page 1 and Section 1.4. Background to this Plan Change Request (page 2) and [Selwyn District Council - Partially Operative Selwyn District Plan](#) (selwyn.govt.nz).

²⁴ [Planning and Climate Change Committee - 15 May 2024 Meeting Agenda](#) (selwyn.govt.nz), including the reports entitled “Consideration of Private Plan Change Requests to the Partially Operative District Plan”, (pg.’s 41 to 44) and “Decision on How to Consider the Private Plan Change Request from Foodstuffs (South Island) Properties Limited at 157 Levi Road, Rolleston” (pages 45 to 54).

²⁵ [SDC Further information request](#) (selwyn.govt.nz).

information response into an amended request dated 24 September 2024 that superceded the original.²⁶

- 4.6. As recorded previously, Council resolved to accept the request for notification pursuant to Clause 25 (2)(b) on 15 May 2024. The request was publicly notified on 25 September 2024, with the submission period closing on 23 October 2024.²⁷ A summary of submissions was then produced and publicly notified on 4 December 2024, with the further submission period closing on 18 December 2024.²⁸
- 4.7. Variation 2 has reached the point where a hearing is now required (Clause 8B of Schedule 1), and a recommendation can be made to the Council on the plan change request and the associated submissions (Clause 10 of Schedule 1).

5. Submissions

- 5.1. A total of 23 submissions were received on Variation 2. The submissions are summarised in **Table 1** below and the matters raised by submitters are considered in Sections 7 and 8 of this report. A summary of submissions is available on Council’s website via the [Consult24](#) submissions system.

Table 1 – Submissions received

Submitter	Relief sought
S01 K Adams-Gavin	Support
S02 D Jones	Support
S03 M van Haastrecht	Oppose
S04 B-A Roche	Oppose
S05 J Hindley	Oppose
S06 Canterbury Regional Council ('CRC'/the 'Regional Council')	Neither support nor oppose
S07 D Bartley	Support
S08 R Wright	Support
S09 S Wasley	Support
S10 S Cameron	Support
S11 B Murray	Support
S12 V van der Zwet	Support
S13 E van der Zwet	Support
S14 P Beechey	Oppose
S15 D Schmidt	Oppose
S16 R Carneiro	Support
S17 Beattie Air	Support
S18 Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga	Neither support nor oppose
S19 SDC	Neither support nor oppose
S20 J Harris	Support
S21 J White	Oppose
S22 Goulds Development Limited (Late)	Support
S23 N Shatford	Support

- 5.2. There was one late submission from Goulds Development Limited that was received one working day after the close of submissions. I understand that the late submission was

²⁶ [Selwyn District Council - Variation 2 Levi Road](#), refer to the 20 August and 24 September 2024 Updates.

²⁷ [Variation 2 Public notice](#) (selwyn.govt.nz).

²⁸ [Variation 2 Summary of submissions and further submissions public notice](#) (selwyn.govt.nz).

considered and accepted by Commissioner Caldwell under delegated authority and included in the summary of submissions that has been published on the project website.

- 5.3. The nature and scope of the submissions do not give rise to trade competition²⁹ and there are no jurisdictional scope issues that I consider need to be raised with the Commissioner at this point in time.
- 5.4. As summarised in **Table 2** below, a further submission was received on Variation 2.

Table 2 – Further submission received

Submitter	Relief sought
06-FS Canterbury Regional Council	Support, support in part and oppose in part the relief sought by Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga submission (S18).

- 5.5. The further submission from the Canterbury Regional Council on Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga submission (S18):³⁰
- a. Supports the recommendations contained in the Rūnanga submission where they align with the CRPS directions.
 - b. Identifies whether the recommendations listed in the Rūnanga submission should be addressed at this stage or via regional plan rules and consenting processes.
 - c. Provides further context from CRC science staff on the likely relevance of the recommendations listed in the Rūnanga submission to this specific proposal.

6. Statutory Framework

- 6.1. Section 73 (2) of the RMA allows for any person to request that a change be made to a District Plan, in accordance with the process set out in Part 2 or Part 5 of Schedule 1. Part 5 of Schedule 1 is not relevant to this request as it relates to the use of the ‘streamlined planning process’, which is not proposed in this instance.
- 6.2. Clause 21 (2) of Part 2 of Schedule 1 requires that the plan change request: (a) Explain the purpose of, and reasons for, the proposed change and contain an evaluation report prepared in accordance with section 32 of the RMA; and (b) Where environmental effects are anticipated, describe those effects in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change.
- 6.3. In this case, the tests to be applied to the consideration of Variation 2 under Schedule 1 Part 2 of the RMA are summarised below and include whether the district plan will:
- a. Accord with and assist the Council to carry out its functions to prepare, implement and review its district plan (section 74 (1)(a) and section 31).
 - b. Accord with the RMA Part 2 Purpose and principles (section 74 (1)(b)).
 - c. Accord with a national policy statement, a New Zealand coastal policy statement, a national planning standard and any regulation (section 74 (1) (ea) and (f)).

²⁹ Pursuant to section 308A of the Act.

³⁰ [FS06 CRC Further submission](#) (selwyn.govt.nz).

- d. Gives effect to any national policy statement, national planning standard or operative regional policy statement (section 75 (3)(a) (ba) and (c)).
 - e. Examine the extent to which the objectives (in this case, being the stated purpose of the request) are the most appropriate way to achieve the purpose of the RMA (section 32 (1)(a)).
 - f. Examine whether the provisions are the most appropriate way to achieve the objectives of the District Plan and the purpose of the request (section 32 (1)(b)).
- 6.4. In evaluating the appropriateness of Variation 2, Council must also:
- a. Have particular regard to an evaluation report prepared in accordance with section 32 (section 74 (1)(d) and (e)).
 - b. Have regard to any proposed regional policy statement, and management plans and strategies prepared under any other Acts and consistency with the plans or proposed plans of adjacent territorial authorities (section 74 (2)).
 - c. Take into account any relevant planning document recognised by an iwi authority (section 74 (2A)).
 - d. Not have regard to trade competition or the effects of trade competition (section 74 (3)).
 - e. Not be inconsistent with a water conservation order or regional plan (section 75 (4)).
 - f. Have regard to actual and potential effects on the environment, including, in particular, any adverse effect in respect to making a rule (section 76 (3)).
- 6.5. The functions of councils set out in section 31 of the Act that are required to be maintained when evaluating the appropriateness of Variation 2 include the establishment, implementation and review of objectives, policies, and methods to:
- a. Achieve integrated management of the effects of the use, development and protection of land and associated natural and physical resources (section 31 (1) (a)).
 - b. Ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district (section 31 (1) (aa)).
 - c. Control any actual or potential effects of the use, development, or protection of land (section 31 (1)(b)), of noise emissions and the mitigation of related effects (section 31 (1)(d)) and any other functions under the Act (section 31 (1)(f)).
- 6.6. Variation 2 considers the actual and potential effects of the plan change on the environment, and where necessary, I have assessed these in Section 7 of this report.
- 6.7. The statutory documents that Variation 2 is required to have regard to, and the manner in which the plan change request does so, is set out in Section 8 of this report.
- 6.8. Matters of cross-boundary interests are no longer specifically provided for under the PODP in the same way as they were in Section A1.5 of the Township Volume of the Operative Selwyn

District Plan.³¹ However, integration and consistency between the adjacent district plans, including the plans administered by Christchurch City Council and Waimakariri District Council, is achieved as they must give effect to National Policy Statements and Chapter 6 of the Canterbury Regional Policy Statement (the 'CRPS'). These higher order instruments have in turn been 'given effect' to under the PODP Strategic Directions ('SD'), Urban Growth ('UG'), Transport ('TRAN') chapters and the Part 3 – Area Specific Matters, including the MRZ and LFRZ objectives, policies, rules and requirements.

7. Assessment of the Request and Matters Raised in Submissions

- 7.1. This section includes a summary of the material included within Variation 2, details the submission points received, and outlines the expert evidence to inform the overall recommendations of this report. These are then evaluated and recommendations made on whether the relief sought in the submissions should be accepted or rejected, in whole or in part.
- 7.2. I consider that the key matters that have either been raised by submitters, or are necessary to be considered to ensure that the SDC's statutory functions and responsibilities are fulfilled, are:
- a. Urban form, character, amenity and visual effects.
 - b. Economic.
 - c. Infrastructure servicing.
 - d. Transportation network.
 - e. Noise and vibration.
 - f. Land suitability and geotechnical risk.
 - g. Versatile soils.

Urban form, character, amenity and visual effects

- 7.3. Any change in land use zoning, particularly where it enables large format retail activities to occur within an existing residential environment, will alter people's appreciation of that area as it facilitates a change in the character that they have become accustomed to over time and can reasonably expect under the existing PODP provisions.

Variation 2

- 7.4. Variation 2 includes the following technical assessments relating to urban form, character, amenity and visual effects:
- a. An Assessment of Environmental Effects (the 'AEE'), proposed Planning Map changes, and proposed amendments to the PODP provisions and ODP prepared by Aurecon, which are contained in Appendices E, F and G of Variation 2.³²

³¹ [Operative Selwyn District Plan](#), revised 18 August 2023 (selwyn.govt.nz).

³² Variation 2 [Appendix E](#), [Appendix F](#) and [Appendix G](#) (selwyn.govt.nz).

- b. A landscape and visual assessment and drawing set prepared by Rough Milne Mitchell Landscape Architects, which are contained in Appendices I1 and I2 of Variation 2.³³
- c. An urban design and visual impact assessment and drawing set prepared by DCM Urban Design Ltd, which are contained in Appendices J1 and J2 of variation 2.³⁴

Submissions

- 7.5. There were 24 submission points seeking relief in respect to urban form, character and amenity or the visual effects of the rezoning, which is summary included:

Urban form

- a. One submission point requests that Variation 2 is approved as the rezoning is supported (S09.1 S Wasley).
- b. Three neutral submission points identify that the rezoning avoids urban development outside the 'greenfield' priority areas consistent with CRPS Objective 6.2.1, while identifying that commercial development is proposed in an area that has been prioritised for residential 'greenfield' activities under CRPS Policy 6.3.1 (S06.1, S06.2 & S06.4 CRC).
- c. Four submission points oppose Variation 2 as the rezoning is inconsistent with the PODP directions that large format retail activities should be located west of SH1 and the SIMTL, as expressed in the LFRZ Overview (S04.1 B-A Roche, S05.8 J Hindley, S14.1 P Beechey, and S15.1 D Schmidt).

Character and amenity

- d. One neutral submission point supports the building setbacks illustrated in the proposed PREC13 ODP³⁵ being retained (S22.2 Goulds Development Limited).
- e. One submission point requests that Variation 2 is declined, but if granted, then a 20m rather than a 5m minimum building setback is required with the MRZ to manage the adverse visual effects associated with the bulk of the buildings (S04.3 B-A Roche).
- f. One submission point opposes Variation 2, but if it is accepted, that the management of outdoor storage is monitored (S04.4 B-A Roche).
- g. Five submission points oppose Variation 2 as the rezoning will reduce the enjoyment of the area, is incompatible with the character and amenity of the area, the related effects cannot be mitigated or it will not generate any benefits for the neighbouring residents (S03.2 M van Haastrecht, S05.2 J Hindley, S14.2 & S14.3 P Beechey, and S15.2 D Schmidt).

³³ Variation 2 [Appendix I1](#) and [Appendix I2](#) (selwyn.govt.nz).

³⁴ Variation 2 [Appendix J1](#) and [Appendix J2](#) (selwyn.govt.nz).

³⁵ Variation 2 [Appendix F](#) (selwyn.govt.nz).

Visual effects

- h. One neutral submission point requests that the landscape treatments along the north-eastern Variation 2 site boundary with 131-139 Levi Road are retained (S22.1 Goulds Development Limited).
- i. Six submission points oppose Variation 2 due to the adverse visual effects associated with the signage, colour, building bulk or architectural form (S05.2, S05.5 & S05.6 J Hindley, and S14.3, S14.6 & S14.8 P Beechey).
- j. One submission point opposes Variation 2 as it is inconsistent with the matters of control or discretion prescribed in CMUZ-MAT3 (S14.4 P Beechey).

Expert analysis - Landscape and visual effects

- 7.6. Mr. Gabe Ross, Landscape Architect – Principal at Boffa Miskell Limited, has provided an evidence statement covering his landscape and visual effects assessment of Variation 2 and evaluation of the submissions received that are relevant to his area of expertise, which is contained in **Appendix 2** of this report.
- 7.7. Mr. Ross's evidence statement records his agreement with the proponents' conclusions, as detailed in Variation 2³⁶ and Appendices I1 and I2,³⁷ on the following landscape, amenity and visual related aspects of the rezoning:
 - a. General support for the methodology that has been applied by Rough Milne Mitchell Landscape Architects and that the proposed mitigation treatments will integrate the commercial activities enabled by Variation 2 into the existing environment.³⁸
 - b. The current landscape character that is attributed to the site is a utilitarian rural-urban interface with low physical, perceptual and associative significance.³⁹
 - c. The co-location of the trade retailer and supplier activity with the consented PAK'nSAVE supermarket will concentrate and contain the visual effects and provide an integrated and cohesive landscape outcome.⁴⁰
 - d. The landscape, built form, site layouts, and circulation associated with the proposed LFRZ will be different from the existing MRZ environment.⁴¹
 - e. General agreement that the mitigation proposed will achieve an appropriate level of visual and landscape effects at the interfaces with Lincoln Rolleston Road and the internal site boundaries.⁴²
 - f. The visual effects from viewers using the Lincoln Rolleston Road corridor will be moderate and then low once the trees reach maturity.⁴³

³⁶ [Variation 2](#), Section 5.2 Landscape, Visual Amenity and Urban Form (pages 21 to 23).

³⁷ Variation 2 [Appendix I1](#) and [Appendix I2](#) (selwyn.govt.nz).

³⁸ Landscape evidence of Mr. Ross, 3.0 Executive Summary, paragraphs 3.1 and 3.4 (pages 2 & 3).

³⁹ Landscape evidence of Mr. Ross, 9.0 Landscape Values and the Receiving Environment, paragraph 9.4 (page 14).

⁴⁰ Landscape evidence of Mr. Ross, 3.0 Executive Summary, paragraph 3.5 (pg.3), and Section 8.0 Statutory Requirements, paragraphs 8.10 & 8.11, (page 13).

⁴¹ Landscape evidence of Mr. Ross, 8.0 Statutory Requirements, paragraph 8.3 (pages 10 to 12).

⁴² Landscape evidence of Mr. Ross, 10.0 Assessment of Landscape and Visual Effects, paragraph 10.4 (page 15).

⁴³ Landscape evidence of Mr. Ross, 11.0 Assessment of Visibility and Landscape Effects, paragraph 11.2 (pages 19 & 20).

- g. The visual effects associated with the supermarket when viewed from the intersection of Lowes Road, Masefield Drive, Lincoln Rolleston Road and Levi Road are acceptable as they have been established by the granted resource consent.⁴⁴

7.8. However, Mr. Ross sets out eight recommendations that he considers are required to ensure that Variation 2 and the future commercial activities enabled by the rezoning are appropriately integrated into the surrounding environment and to ensure that any related adverse visual and amenity effects can be effectively managed. These recommendations include the following suggested changes that I support and consider necessary to supplement the provisions already provided by the proponent:⁴⁵

- a. The 5m landscape strip along the Lincoln Rolleston Road boundary, including specimen trees at a minimum 5m spacing needs to be established, which shall include a return along the northern edge of the future proposed Primary Road connection off Broadlands Drive. Mr. Ross identifies that this amendment will maintain consistency with the consented RC216106 planting scheme and provide certainty that the landscape mitigation strategy contained in Variation 2 will be achieved.⁴⁶

I recommend the proponent addresses this through amendments to the proposed PREC13 ODP plan and any associated narrative (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for this amendment through the relief sought in submissions.⁴⁷

- b. Require one tree per five parking spaces within the parking area and add maximum spacings of one tree per three spaces and tree species of medium or high grade heights. Mr. Ross considers that a higher level of certainty is required as this landscape mitigation will have the most benefit in mitigating adverse visual effects from those viewing the site from Lincoln Rolleston Road, particularly the southern portion where the built form is likely to be closest to the road boundary.⁴⁸

I recommend the proponent addresses this through amendments to the proposed PREC13 ODP plan and any associated narrative (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for this amendment through the relief sought in submissions.⁴⁹

- c. Apply a 20m minimum building setback to the Lincoln Rolleston Road boundary. Mr. Ross considers that this extended minimum building setback is required to maintain sufficient distance for the proposed mitigation planting to filter views and reduce the visual dominance of the future commercial buildings that would be enabled by the Variation 2 provisions.⁵⁰

⁴⁴ Landscape evidence of Mr. Ross, 11.0 Assessment of Visibility and Landscape Effects, paragraph 11.5 (page 21).

⁴⁵ Landscape evidence of Mr. Ross, 13.0 Conclusion and Recommendations, paragraph 13.1 (pages 24 & 25).

⁴⁶ Landscape evidence of Mr. Ross, 7.0 Proposed Variation 2, paragraphs 7.9 & 7.10 (pages 9 & 10).

⁴⁷ S05.2, S05.5 & S05.6 J Hindley, and S14.3 & S14.8 P Beechey.

⁴⁸ Landscape evidence of Mr. Ross, 8.0 Statutory Requirements, paragraph 8.5 (pages 12 & 13).

⁴⁹ S05.2, S05.5 & S05.6 J Hindley, & S14.3 & S14.8 P Beechey.

⁵⁰ Landscape evidence of Mr. Ross, 12.0 Responses to Submissions, paragraph 12.4 (pages 21 & 22).

I recommend the proponent addresses this by adding requirement LFRZ-REQ4.4 to apply a minimum 20m building setback with the road boundaries of PREC13 (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for this amendment through the relief sought in submissions.⁵¹

- d. Include an agreed design suite of measures to form the assessment criteria to be used at resource consent stage to assess building façade design including materials, colour palette and colour extents, glazing form and modulation. Mr. Ross considers that these additional controls are required to achieve a similar high quality-built form outcome for the trade retailer and trade supplier building to the consented PAK'nSAVE building.⁵²

I recommend that this is addressed through additional matters of control listed in the proposed changes to CMUZ-MAT3 to supplement the related matters of control or discretion listed in existing CMUZ-MAT3.1.c (that would also apply to the assessment of any new building within the proposed PREC13 by virtue of the proposed additions to rule LFRZ-R1.5) (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for this amendment through the relief sought in submissions.⁵³

- e. Require that a landscape management plan is submitted for SDC's approval at the time any future resource consents are sought, which covers security, maintenance, and pest and weed control within the proposed northeastern 10-metre-wide biodiversity strip.⁵⁴

I recommend that this is addressed through an additional qualifier in the proposed PREC13 ODP plan and any associated narrative (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for this amendment through the relief sought in submissions.⁵⁵

- f. Provide a future pedestrian and cycle connection to the MRZ to the north-east and the related eastern connection illustrated on the development area DEV-RO12 ODP. Mr. Ross considers that this is required to achieve greater permeability consistent with the adjacent connections illustrated in the development area DEV-RO12 ODP, to control public access through the proposed north-eastern boundary biodiversity strip, and to appropriately integrate Crime Prevention Through Environmental Design (CPTED) into the ODP.

The requirement for this pedestrian and cycling connection is consistent with the recommendations contained in Mr. Lonink's urban design and Mr. Carr's transport evidence. The extent to which a break in the boundary treatment to establish this proposed connection may compromise its ability to effectively mitigate potentially adverse noise effects needs to be determined as the consequences of this change haven't been tested in the proponent's Marshall Day

⁵¹ S04.1 & S04.3 B-A Roche, S05.2, S05.5 & S05.6 J Hindley, & S14.3 & S14.8 P Beechey.

⁵² Landscape evidence of Mr. Ross, 12.0 Responses to submissions, paragraph 12.10 (pages 23 & 24).

⁵³ S05.2, S05.5 & S05.6 J Hindley & S14.4 P Beechey.

⁵⁴ Landscape evidence of Mr. Ross, 10.0 Assessment of Landscape and Visual Effects, paragraphs 10.13 & 10.14, (page 17).

⁵⁵ S05.2, S05.5 & S05.6 J Hindley & S14.3 & S14.8 P Beechey.

Acoustics noise model. In addition, the proponent's Stantec transport model is unlikely to have factored in this additional connection. It remains unclear how this connection could impact the transport arrangements being established for the consented PAK'nSAVE or the estimated additional transport network demands and operations associated with the trade retail and supplier activity that would be enabled by Variation 2.

In advance of this additional evidence, I recommend the proponent addresses this through amendments to the proposed PREC13 ODP plan and any associated narrative (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for this amendment through the relief sought in submissions.⁵⁶

- g. Require denser screen planting that can reach a minimum of 3m in height in addition to the specimen trees at minimum 5m spacings adjacent to the outdoor storage areas illustrated on the concept plans. This additional planting is also required to screen the storage area that is adjacent to the proposed future primary road connection off the extension of Broadlands Drive. Mr. Ross considers that this higher density planting is required to effectively screen the potential adverse visual effects arising from the built form that would be enabled by Variation 2.⁵⁷

I recommend the proponent addresses this through amendments to the proposed PREC13 ODP plan and any associated narrative (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for these amendments through the relief sought in submissions.⁵⁸

7.9. Mr. Ross concludes that:⁵⁹

"If the proposed landscape setbacks, planting, signage controls, GFA footprint, and locations in the PPCR ODP are included, along with the additional setbacks and assessment criteria recommended above, the ODP will offer greater certainty on landscape mitigation and built form controls. In my view, this ensures that the potential adverse visual effects outlined in the LEA are generally acceptable."

Expert analysis – Urban design

- 7.10. Mr. John Lonink, Urban Design Principal at WSP Limited, has provided an evidence statement covering his urban design assessment of Variation 2 and evaluation of the submissions received that are relevant to his area of expertise, which is contained in **Appendix 3** of this report. This includes a detailed analysis of DCM Urban Design Ltd.'s analysis against the relevant statutory context and a comparative analysis of the proposed LFRZ against the current MRZ.
- 7.11. Mr. Lonink records several areas of disagreement with the proponents' conclusions on urban form, urban design, character, connectivity and CPTED matters, including the following:

⁵⁶ S05.2, S05.5 & S05.6 J Hindley & S14.3 P Beechey.

⁵⁷ Landscape evidence of Mr. Ross, 12.0 Responses to submissions, paragraph 12.5 (page 22).

⁵⁸ S04.4 B-A Roche, S05.2, S05.5 & S05.6 J Hindley, & S14.4 & S14.5 P Beechey.

⁵⁹ Landscape evidence of Mr. Ross, 12.0 Responses to submissions, paragraph 12.11 (page 24).

- a. Variation 2 represents a high level of change as a finer grain current MRZ supports a residential environment that has a considerably different character to the proposed LFRZ.⁶⁰ This includes the MRZ demonstrating a greater level of diversity in urban form and planting, permeability and connectivity and a character that is more sympathetic to the surrounding lower density residential environment.⁶¹
- b. Conversely, activities within an LFRZ would have building mass and a built form that is greater than what can be expected within an MRZ, with a significantly lower sense of human scale due to the use of corporate colours, low ratio of glazing and blank façade arrangements.⁶²
- c. The proposed mitigation along the Lincoln Rolleston Road frontage is not sufficient to mitigate the visual effects of the possible future development enabled by the rezoning in its current form will give rise moderate to high effects.⁶³
- d. The access into the site identified in the ODP does not constitute an appropriate level of connectivity and accessibility. In particular, the absence of a connection to the MRZ development area DEV-012 to the north-east would create a walkable block that is over 1300m in distance, which is significantly further away than what is required to support a well-connected and accessible urban environment.⁶⁴
- e. There is a concern that adequate consideration has not been given to CPTED principles and that the long unbroken fence line along the north-eastern boundary of the site may contribute to poor safety outcomes. There are also likely to be low levels of surveillance, particularly after closing hours, due to the landscape mitigation planting along Lincoln Rolleston Road, uncertainty around the internal lighting plan, and the distance of the proposed buildings from the residential properties along Lincoln Rolleston Road that would overlook the site.⁶⁵
- f. There is no need for the site to be rezoned from an urban design perspective as there is sufficient plan-enabled commercial land available elsewhere in Rolleston to accommodate a trade retailer and trade supplier activity.⁶⁶

7.12. While Mr. Lonink concludes that in its current form a rezoning from MRZ to LFRZ is not appropriate from an urban design perspective,⁶⁷ he makes the following four recommendations that I support:

- a. Require a 20m minimum building setback requirement to the Lincoln-Rolleston Road boundary. Mr. Lonink supports Mr. Ross' recommendation that this extended minimum building setback is required to maintain sufficient distance for the proposed mitigation planting to filter views and reduce the visual dominance

⁶⁰ Urban design evidence of Mr. Lonink, Assessment, paragraphs 48 to 52 (pages 11 & 12).

⁶¹ Urban design evidence of Mr. Lonink, Assessment, paragraph. 54 (page 12).

⁶² Urban design evidence of Mr. Lonink, Assessment, paragraph 57 (page 13).

⁶³ Urban design evidence of Mr. Lonink, Assessment, paragraphs 65 & 66 (pages 15 to 17).

⁶⁴ Urban design evidence of Mr. Lonink, Assessment, paragraphs 68 to 73 (pages 17 to 19).

⁶⁵ Urban design evidence of Mr. Lonink, Assessment, paragraphs 76 to 85 (pages 19 to 21).

⁶⁶ Urban design evidence of Mr. Lonink, Conclusion, paragraph 99 (page 24).

⁶⁷ Urban design evidence of Mr. Lonink, Conclusion, paragraphs 99 to 104 (pages 24 & 25).

of the future commercial buildings that would be enabled by the Variation 2 provisions.⁶⁸

As detailed above, I recommend the proponent addresses Mr. Lonink's concern by adding requirement LFRZ-REQ4.4 to apply a minimum 20m building setback with the road boundaries of PREC13 (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for this amendment through the relief sought in submissions.⁶⁹

- b. Include an agreed design suite of measures to form the assessment criteria to be used at resource consent stage to assess the building façade design, including materials, colour palette and colour extents, glazing form and modulation.⁷⁰ Mr. Lonink supports Mr. Ross's conclusion that these additional controls are required to achieve a similar quality of outcome to the consented PAK'nSAVE building, while adding that it would go some way to ensuring the LFRZ is able to integrate into the character of the surrounding MRZ environment.

I recommend that this is addressed through amendments to the matters of control or discretion listed in the proposed changes to CMUZ-MAT3 (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for this amendment through the relief sought in submissions.⁷¹

- c. Provide a road connection to the MRZ to the north-east and the related eastern connection illustrated on the DEV-RO12 ODP.⁷² Mr. Lonink considers that this is required to achieve greater connectivity consistent with the adjacent connections illustrated in the adjoining ODP, to address his CPETD concerns and to break up the extensive planting illustrated on the concept plan.⁷³ The requirement for this road connection is generally consistent with the recommendations contained in Mr. Ross's landscape and visual and Mr. Carr's transport evidence, albeit they are only recommending a pedestrian and cycling connection further to the east to align with the 'indicative cycle and pedestrian route' illustrated in the development area DEV-012 ODP.

The extent to which a break in the boundary treatment to establish this proposed road connection may compromise its ability to effectively mitigate potentially adverse noise effects needs to be determined as the consequences of this change haven't been tested in Marshall Day Acoustics noise model. In addition, the Stantec transport model is unlikely to have factored in this additional through road. It remains unclear how this road could impact the transport arrangements being established for the consented PAK'nSAVE or the estimated additional transport network demands and operations associated with the trade retail and trade supplier activity that would be enabled by Variation 2.

⁶⁸ Urban design evidence of Mr. Lonink, Conclusion, paragraph. 102 (page 24).

⁶⁹ S04.1 B-A Roche, S05.2, S05.5 & S05.6 J Hindley, & S14.4 P Beechey.

⁷⁰ Urban design evidence of Mr. Lonink, Conclusion, paragraph 102 (page 24).

⁷¹ S05.2, S05.5 & S05.6 J Hindley, S14.3 & S14.8 P Beechey, and S15.2 D Schmidt.

⁷² Urban design evidence of Mr. Lonink, Assessment, Conclusion, paragraphs 103 & 104 (pages 24 & 25).

⁷³ Urban design evidence of Mr. Lonink, Assessment, Assessment paragraph 86 (page 21) and Conclusion, paragraph 104.2 (page 25).

In advance of this additional evidence, I recommend the proponent addresses this through amendments to proposed PREC13, including the ODP plan and any associated narrative (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for this amendment through the relief sought in submissions.⁷⁴

- d. Require a full CPTED assessment, including a lighting plan, to be submitted for approval as part of any future resource consent process.⁷⁵ Mr. Lonink considers that this is required to ensure that the CPTED and safety concerns that he attributes to the Variation 2 proposed mitigation treatments to integrate the activities into the environment can be appropriately evaluated.⁷⁶

I recommend that this is addressed through an additional qualifier in proposed amendments to require that a landscape management plan, CPTED assessment and ITA are provided to SDC for approval to achieve general accordance with the PREC13 ODP. These amendments are considered necessary to supplement the related matters of control or discretion listed in existing CMUZ-MAT3.1. e (that would also apply to the assessment of any new building within the proposed PREC13 by virtue of the proposed additions to rule LFRZ-R1.5) (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for this amendment through the relief sought in submissions.⁷⁷

- 7.13. Mr. Lonink makes a further recommendation that additional restrictions be imposed on the Lincoln Rolleston Road landscaping treatments to achieve a balance between landscape softening to improve opportunities for passive surveillance into the site and screening the car park and related LFRZ activities.⁷⁸ The appropriateness of these additional controls are evaluated in the following section of this report.

Evaluation of expert advice and submissions and recommendations

- 7.14. As identified at the commencement of this sub-section, any change in land use zoning is likely to alter people's appreciation of that area as it facilitates a change in the character that they have become accustomed to over time and can reasonably expect under the existing PODP provisions. However, a process is provided under Schedule 1 of the RMA to evaluate amenity and character outcomes associated with changes to land use zones. I am also cognisant that the site and the surrounding environment have been subject to recent changes to give effect to the RMA-EHS that resulted in the rezoning of Rolleston existing residential areas to MRZ, which enables significantly higher density housing than what has traditionally been provided in the township. In addition, Policy 6 (b) of the National Policy Statement on Urban Development (NPS-UD) expressly anticipates that urban environments and the amenity values that are attributed to them will develop and change over time.⁷⁹

⁷⁴ S04.1 B-A Roche, S05.1 & S05.8 J Hindley, S14.1 P Beechey, & S15.1 D Schmidt.

⁷⁵ Urban design evidence of Mr. Lonink, Assessment, Conclusion, paragraph. 104.3 (page 25).

⁷⁶ Urban design evidence of Mr. Lonink, Assessment, Assessment, paragraph 88 (page 21).

⁷⁷ S04.1 B-A Roche, S05.1 & S05.8 J Hindley, S14.1 P Beechey, & S15.1 D Schmidt.

⁷⁸ Urban design evidence of Mr. Lonink, Assessment, Assessment, paragraph 66.6 (pages 16 & 17) and Conclusion, paragraph 104.1 (page 25).

⁷⁹ [NPS-UD 2020](#). Objective 4 and Policy 6 (b) (page 12).

Urban form

- 7.15. Mr. Lonink does not support the LFRZ rezoning as he considers it is inconsistent with the urban form that has been established in the relevant statutory instruments and strategic plans where the site has been identified to accommodate residential ‘greenfield’ development. Mr. Lonink acknowledges that positive effects can be realised by establishing and operating trade retailer and trade supplier activities within a LFRZ in Rolleston to reduce travel distances and provide employment opportunities. However, he ultimately considers that there is already sufficient plan-enabled supply for the commercial activities being sought in Variation 2 provided elsewhere within Rolleston that avoids the need for this site to be rezoned and the related non-residential character and amenity effects that would consequently arise.⁸⁰
- 7.16. Having evaluated Variation 2 and the evidence provided by SDC’s appointed experts, I consider that the context of the site is unique from other areas east of SH1 and the SIMTL as it already accommodates a consented and partially constructed PAK’nSAVE supermarket. The Variation 2 site also enjoys a strategically strong location in proximity to a primary connection to SH1 via Levi Road and the Town Centre Zone (TCZ) via Masefield Drive. The economic evidence of Mr. Foy confirms that the location of the activities is appropriate despite there being other areas within Rolleston where it could establish⁸¹ and I consider that Variation 2, with the recommended amendments, can satisfy the economic bottom lines detailed in the NPS-UD for achieving a well-functioning urban environment. The landscape and visual effects evidence of Mr. Ross also confirms that the co-location of the trade retailer and trade supplier activities with the consented supermarket will concentrate and contain the visual effects and provide an integrated and cohesive landscape outcome where the recommended amendments to the LFRZ PREC13 provisions are adopted the proponent.⁸²
- 7.17. I support the neutral submission points from the Canterbury Regional Council where they consider that Variation 2 meets the broad intent of the CRPS Chapter 6 (Objective 6.2.1) in respect to the desired urban form of Greater Christchurch and that Variation 2 will not give rise to significant adverse retail distributional or urban form effects. This is despite the request not technically giving effect to spatial pattern detailed in Map A and Policy 6.3.1.⁸³ I consider that the changes to the Variation 2 provisions that have been recommended by SDC’s appointed experts provide the opportunity for the proposed LFRZ to effectively integrate into the MRZ environment to the extent that it can contribute to a well-functioning urban environment in the context of the NPS-UD.
- 7.18. Therefore, I recommend that the submission point in support and the neutral submission points that indicate that Variation 2 is generally consistent with the urban form and the distribution of business development are accepted in part.⁸⁴ Consequently, I recommend that the submission points opposing the rezoning due to it being inconsistent with the PODP direction that the LFRZ should be located to the west of SH1 and the SIMTL are rejected in part.⁸⁵ These

⁸⁰ Urban design evidence of Mr. Lonink, Assessment, Assessment, paragraph 91 (page 22).

⁸¹ Economic evidence of Mr. Foy, Review of Applicants Assessment, paragraph 3.4 (page 4).

⁸² Landscape evidence of Mr. Ross, 3.0 Executive Summary, paragraph 3.5 (page 3) and Section 8.0 Statutory Requirements, paragraph 8.11 (page 13).

⁸³ S06.1, S06.3, & S06.5 CRC, paragraph 8 (page 5) and paragraph 10 (page 6).

⁸⁴ S09.1 S Wasley & S06.1, S06.2 & S06.4 CRC.

⁸⁵ S04.1 B-A Roche, S05.1 & S05.8 J Hindley, S14.1 P Beechey, & S15.1 D Schmidt.

recommendations are provided on the basis that the proponent accepts the recommendations contained in Section 9 and detailed in **Appendix 1** of this report to ensure that Variation 2 contributes to an appropriate urban form.

Character and amenity effects

- 7.19. I support the conclusions reached in Mr. Ross's and Mr. Lonink's evidence that the rezoning will contribute to a relatively significant change in the character and amenity of the area and that this necessitates additional development controls within the proposed PREC13 provisions to ensure that the LFRZ activities can effectively integrate into the context of the site. I agree with Mr. Lonink's position that the activities that would be enabled within an LFRZ would have a lower sense of human scale due to the likely use of corporate colours, low ratio of glazing and blank façade arrangements, which will create a distinctly different character to what can be expected within a medium density residential environment.⁸⁶
- 7.20. Mr. Lonink's evidence establishes that the LFRZ displays a different character that is also expressed in how the site is likely to function should the rezoning be successful, which is a position that is consistent with the character and amenity concerns raised in the submissions that oppose the rezoning. In particular, he raises legitimate concerns in respect to how well the Variation 2 site can connect with the adjoining development area DEV-RO12 to promote a permeable and accessible urban environment. Similarly, the existing zoning pattern has also necessitated the proponent to recommend extensive controls to ensure the residential amenity of the remaining MRZ is maintained to mitigate the operational effects of the activities enabled by the LFRZ. This has contributed to the need for the proponent to apply extensive mitigation measures in the form of landscaping at the sites interface with the MRZ and a 520m long acoustic attenuation fencing and biodiversity strip at the sites interface with the MRZ, which present concerns in respect to CPTED and public safety.⁸⁷
- 7.21. On balance and having considered the current evidence, I consider that these concerns can be overcome through the proponent adopting Mr. Lonink's recommended changes to the Variation 2 provisions that are detailed in his evidence and summarised in paragraph 7.12 above.
- 7.22. Consequently, I recommend that the neutral submission that identifies the minimum building setbacks adjacent to development area DEV-RO12 are retained is accepted.⁸⁸ Similarly, I recommend that the submission points requesting that a 20m minimum building setback is provided along the Lincoln Rolleston Road frontage and additional controls to manage the outdoor storage areas are accepted.⁸⁹ I consider that these additional controls will assist in managing the bulk of the buildings and the impacts the LFRZ activities may have on the character and amenity of the surrounding environment.
- 7.23. I also recommend that the submission points that oppose Variation 2 as the rezoning will reduce the enjoyment of the area, is incompatible with the character and amenity of the area are rejected in part.⁹⁰ This is because I consider that the changes recommended to the Variation 2

⁸⁶ Urban design evidence of Mr. Lonink, Assessment, paragraphs 57 & 59 (pages 13 & 14).

⁸⁷ Urban design evidence of Mr. Lonink, Assessment, paragraph 67 (page 17).

⁸⁸ S22.2 Goulds Development Limited.

⁸⁹ S04.1 & S04.3 B-A Roche.

⁹⁰ S03.2 M van Haastrecht, S05.2 J Hindley, S14.2 & S14.3 P Beechey, & S15.2 D Schmidt.

provisions will enable the LFRZ to effectively integrate into the site and to retain some of the amenity that characterises this location.

- 7.24. I do not consider that Mr. Lonink's recommendation that additional restrictions on the Lincoln Rolleston Road landscaping treatments to achieve a balance between landscape softening to improve opportunities for passive surveillance into the site and screening the car park and related LFRZ activities is appropriate. This is on the basis that reduced landscaping along this sensitive interface would compromise the additional treatments recommended by Mr. Ross to effectively manage the adverse visual effects associated with the built form that would be enabled along this boundary, including the outdoor storage areas (refer to paragraph 7.8. g above).⁹¹ I also consider that Mr. Lonink's recommendation that a CPTED assessment is submitted provides an appropriate opportunity for SDC to evaluate and identify any consent conditions to assist in ensuring that the public's safety during night-time hours is maintained.
- 7.25. The above recommendations in relation to the character and amenity effects submission points received, conclusions and the appropriateness of the rezoning are contingent on the proponent addressing the matters identified in Mr. Ross's landscape and visual evidence and Mr. Lonink's urban design evidence, as recorded in Section 9 and **Appendix 1** of this report.

Adverse visual effects

- 7.26. I support Mr. Ross's conclusions that the potential adverse visual effects arising from Variation 2 are acceptable where the proponents proposed development controls are supplemented with his recommendations that are summarised in paragraph 7.8 above. In forming this position, I agree with Mr. Ross's conclusion that the co-location of the trade retailer and trade supplier activity with the consented PAK'nSAVE supermarket will concentrate and contain the visual effects and provide an integrated and cohesive landscape outcome. I also support his view that the updated PREC13 provisions and ODP incorporating the recommended changes will offer greater certainty that the landscape mitigation and built form controls can effectively manage any adverse visual effects.
- 7.27. For completeness, I support the integrated approach the proponent has applied in ensuring that the PREC13 specific signage controls detailed in the proposed additions to requirement SIGN-REQ1 complement the landscape mitigation plantings and related controls, which I consider are appropriate. I also consider that any visual effects associated with the consented supermarket are acceptable as the granted resource consent includes appropriate landscape mitigation to ensure that any potentially adverse effects can be appropriately avoided, remedied or mitigated to the point that they will have a less than minor effect on the environment.
- 7.28. I consequently recommend that the neutral submission point requesting the landscaping treatment with the MRZ to the north-east is accepted in part⁹² and the submission points opposing Variation 2 due to adverse visual effects are rejected in part.⁹³
- 7.29. I have also considered the submission point⁹⁴ opposing Variation 2 on the basis that it is not appropriate to apply the urban design matters listed in CMUZ-MAT3 to the LFRZ as they are

⁹¹ Landscape evidence of Mr. Ross, 12.0 Responses to submissions, paragraph 12.5 (page 22).

⁹² S22.1 Goulds Development Limited.

⁹³ S04.4 B-A Roche, S05.2, S05.5 & S05.6 J Hindley, and S14.3, S14.6 & S14.8 P Beechey.

⁹⁴ S14.5 P Beechey.

incompatible with the likely activities. I understand that this submission point relates to whether the classification of commercial activities within the LFRZ are appropriate. However, these activities are defined in the PODP using industry descriptions. I also note that the structure of the PODP means that the CMUZ provisions also apply to LFRZ activities. I therefore recommend that this submission point is rejected.

- 7.30. The above recommendations on the submission points received, conclusions and the appropriateness of the rezoning are contingent on the proponent addressing the matters identified in Mr. Ross's landscape and visual evidence and Mr. Lonink's urban design evidence, as recorded in Section 9 and **Appendix 1** of this report. The appropriateness of the recommended through connections to the adjoining development area DEV-RO12 also requires additional advice from the proponent's transport and acoustic experts to establish the effects of any changes on the local transport networks and effectiveness of the acoustic fencing.

Economic

Variation 2

- 7.31. The rezoning of the land from MRZ to LFRZ would remove some of Rolleston's, the districts and the Greater Christchurch sub-regions plan-enabled residential housing supply and may impact the viability and efficient operation of existing commercial areas within Rolleston, including the future trade and retail supplier activities that could establish in the I-Port LFRZ.
- 7.32. Variation 2 includes an economic assessment prepared by Insight Economics, which is contained in Appendix H⁹⁵ and evaluated in Section 5.1 of the request.

Submissions

- 7.33. There were 30 submission points seeking relief in respect to the economic effects of the rezoning:
- a. Twelve submission points request that Variation 2 is approved as the rezoning will support a commercial need in the location and wider area (S01.01 K Adams-Gavin, S02.1 D Jones, S07.1 D Bartley, S08.1 R Wright, S10.1 S Cameron, S11.1 B Murray, S12.1 V van der Zwet, S13.1 E van der Zwet, S17.1 & S17.2 Beattie Air, S20.1 J Harris and S23.1 N Shatford).
 - b. Five submission points request that Variation 2 is approved as the rezoning will support employment opportunities and/or retail offerings (S01.1 K Adams-Gavin, S12.3 V van der Zwet, S13.3 E van der Zwet, S16.2 R Carneiro, and S23.3 N Shatford).
 - c. Three submission points request that Variation 2 is approved as it will address a deficit of LFRZ land to support convenience, productivity and economic benefits (S17.2, S17.3 and S17.5 Beattie Air).
 - d. Three submission points oppose Variation 2 on the basis that it should be in the existing LFRZ on the western side of SH1 and the SIMTL (S05.1 J Hindley, S14.1 P Beechey, and S21.2 J White).

⁹⁵ Variation 2 [Appendix H Insight Economics assessment](#) (selwyn.govt.nz).

- e. Two submission points oppose Variation 2 as the rezoning will set a precedent for commercial sprawl towards the TCZ (S05.7 J Hindley and S15.4 D Schmidt).
- f. One neutral submission point identified that the rezoning will not have a significant adverse distributional effect on key activity centres and neighbourhood centres consistent with CRPS Objective 6.2.6 and Policy 6.3.6 (S06.2 CRC).
- g. Three neutral submission points identified that, aside from the departure from Map A, the rezoning will support self-sufficiency, are consolidated and intensified business growth consistent with CRPS Objectives 6.2.2 and Policy 6.3.6 (S06.1, S06.2 & S06.5 CRC).
- h. One neutral submission point identified that the rezoning will not conflict with the need for Council to provide sufficient housing development capacity consistent with CRPS Objective 6.2.1.a (S06.3 CRC).

Expert analysis

- 7.34. Mr. Derek Foy, Director at Formative, has provided an evidence statement covering his economic assessment of Variation 2 and evaluation of the submissions received that are relevant to his area of expertise, which is contained in **Appendix 4** of this report. Mr. Foy accepts that the methodology that the proponent's economic expert has applied to prepare Appendix H of Variation 2 is appropriate.⁹⁶
- 7.35. More specifically, Mr. Foy has evaluated the request and confirmed his agreement with the following conclusions of the proponent's economic assessment:⁹⁷
- a. There is an economic and commercial need for additional land to accommodate a trade retailer and trade supplier in Selwyn District and Rolleston.
 - b. The proposed provisions are appropriate to ensure that the likely future uses of the site would be for a supermarket and trade retailer and trade supplier, including in respect to managing adverse retail distribution effects (noting Mr. Foy's subsequent recommendations that the number food and beverage activities need to be managed).
 - c. The LFRZ will contribute to positive economic outcomes, including improving trade retail and trade supply provision and choice for consumers, employment opportunities, efficient access to large format retail offerings and the generation of positive economic activity during the construction phase.⁹⁸
 - d. Rolleston's population is now sufficiently large enough to support an additional trade retail and trade supply activity to meet demand for this commercial offering and that Variation 2 enables economic benefits.⁹⁹
 - e. The rezoning, coupled with the presence of an operational Placemakers and a consented, but yet constructed, Bunnings store in I-Zone and I-Port respectively, will not give rise to

⁹⁶ Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraph 3.2 (page 4).

⁹⁷ Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraph 3.3 (page 4).

⁹⁸ Economic evidence of Mr. Foy, 4. Review of Submissions, paragraphs 4.2 & 4.3 (page 10) and 5. Conclusion, paragraph 5.3 (page 12).

⁹⁹ Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraph 3.7 (page 4).

adverse cumulative effects from an economic perspective on the efficient operation of these trade retail and trade supply activities.¹⁰⁰

- f. The rezoning does not give rise to any adverse retail distribution effects, including in respect to the role, function, health and vitality of Rolleston's TCZ.¹⁰¹ The enablement of an additional trade retail and trade supply activity with the Variation 2 site is likely to support a competitive development market with the consenting Bunnings in the I-Port LFRZ, concluding that the market is sufficiently large enough to support both commercial activities from an economic viability perspective.¹⁰²
 - g. The proposed Variation 2 provisions for managing the retail distribution effects on the supermarket and trade retailer and trade supplier activities, including the requirement for the minimum 6,000m² GFA in rules LFRZ-R6 and LFRZ-R8, are appropriately detailed and specific to give a high degree of confidence that any adverse economic effects can be effectively managed.¹⁰³
 - h. The loss of the plan-enabled residential greenfield land provided in the MRZ that applies to the site would have a less than minor effect on Rolleston's residential land supply.¹⁰⁴ This is because there is sufficient supply within other locations to satisfy the medium-term supply required under the NPS-UD and considerable uncertainty in respect to housing sufficiency in the long-term.
- 7.36. Mr. Foy identifies a concern that the drafting of rule LFRZ-R4 as it would apply to the PREC13 permits a substantial presence of food and beverage activities on the Variation 2 site that could give rise to adverse retail distribution effects, including on the commercial viability of activities within Rolleston's TCZ.¹⁰⁵ This is because the proposed rule does not limit the number of food and beverage outlets that could establish and operate from the site where they meet the other qualifier matters of being ancillary to the trade retailer and trade supplier activity and not exceeding 250m² in GFA.
- 7.37. Mr. Foy considers that the number of food and beverage activities that could establish on the Variation 2 site needs to be effectively managed to avoid adverse retail distribution effects, suggesting that a maximum of two additional outlets that have a total maximum GFA of 250m² is appropriate to meet the primary purpose of the proposed PREC13 rezoning.¹⁰⁶
- 7.38. I support this recommendation pending any additional evidence on this matter from the proponent. I recommend that this is addressed through an additional qualifier in proposed amendments to rule LFRZ-R4.4 (refer to the suggested wording in **Appendix 1**) and consider there is sufficient scope provided for these amendments through the relief sought in submissions.¹⁰⁷

¹⁰⁰ Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraph 3.10 (page 5).

¹⁰¹ Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraph 3.18 (pages 6 & 7).

¹⁰² Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraphs 3.21. and 3.22 (page 7).

¹⁰³ Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraphs 3.11 & 3.12 (page 5).

¹⁰⁴ Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraphs 3.24 & 3.25 (page 8).

¹⁰⁵ Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraphs 3.12 to 3.16 (pages 5 & 6).

¹⁰⁶ Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraph 3.16 (page 6).

¹⁰⁷ S05.1 J Hindley, S14.1 P Beechey, & S21.2 J White.

- 7.39. Mr. Foy disagrees with the proponent's economic assessment that there are no alternative locations where a trade retailer and trade supplier activity could establish and operate in Rolleston.¹⁰⁸ He identifies that other feasible locations include the I-Port LFRZ and General Industrial Zone (GIZ) west of SH1 and the SIMTL that provide plan-enabled industrial and large format retail needs for the next 30 years of projected demand. However, Mr. Foy accepts that access to these locations is inferior to the Variation 2 site due to the benefits that can be achieved by co-locating with a consented supermarket, including more direct access for prospective customers and employees and the very limited economic downsides. He concludes that the proposed LFRZ is appropriate despite there being plan-enabled capacity within other locations in Rolleston.
- 7.40. Mr. Foy evaluates the potential risks that the rezoning of the site to LFRZ may increase the likelihood that the existing MRZ along Masfield Drive may be rezoned to LFRZ or a similar commercial zone.¹⁰⁹ While recognising the challenges in determining the consequences of the proposed rezoning and how it may influence future urban development, Mr. Foy concludes that any future redevelopment pressure for commercial development arising from the rezoning would have a minor economic effect and that it does not constitute grounds to decline the request.

Evaluation of the expert advice and submissions and recommendations

- 7.41. On the basis of the economic evidence provided by the proponent and Mr. Foy, I consider that Variation 2 can be supported as it will not give rise to any adverse retail distribution effects and will contribute to a well-functioning urban environment, including by providing access to large format retail activities in an accessible location and that it avoids rezoning of 'greenfield' land for business purposes.¹¹⁰ The economic experts also establish that the rezoning will not have a negative impact on Rolleston's plan enabled residential land supply and Mr. Foy has concluded that the addition of another trade retailer and trade supplier activity will not generate adverse cumulative effects from an economic perspective.
- 7.42. I consider that Variation 2 can achieve the positive economic outcomes identified in the submissions received in support of the rezoning, including that it will meet a commercial need, increase economic productivity, support a competitive development market, improve trade retail and trade supplier offerings, provide convenience to employees and customers and support employment in the area, and therefore recommend that they are accepted.¹¹¹ I also recommend that the neutral submission points from the Canterbury Regional Council in respect to retail distribution effects, supporting self-sufficient, consolidated and intensified business growth and that Variation 2 will not compromise plan-enabled housing sufficiency are accepted.¹¹²

¹⁰⁸ Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraphs 3.26 to 3.31 (page 8).

¹⁰⁹ Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraphs 3.32 to 3.38 (pages 9 & 10).

¹¹⁰ Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, paragraph 3.38 (page 10).

¹¹¹ S01.1 K Adams-Gavin, S02.1 D Jones, S07.1 D Bartley, S08.1 R Wright, S10.1 S Cameron, S11.1 B Murray, S12.1 & S12.3 V van der Zwet, S13.1 & S13.3 E van der Zwet, S16.2 R Carneiro, S17.1, S17.2, S17.3 & S17.5 Beattie Air, S20.1 J Harris & S23.1 & S23.3 N Shatford.

¹¹² S06.1, S06.2, S06.3 & S06.5 CRC.

- 7.43. The economic evidence has also determined that the rezoning is appropriate as it will enable additional commercial offerings to establish and operate outside Rolleston's existing GIZ, LFRZ and TCZ without giving rise to any adverse retail distribution effects.
- 7.44. I therefore recommend that the submission points that oppose Variation 2 on the basis that trade retail and trade supplier activities should be limited to the existing GIZ and LFRZ west of SH1 and the SIMTL are rejected in part on the basis that the number food and beverage outlets need to be actively managed to avoid adverse retail distribution effects.¹¹³
- 7.45. I support the conclusions reached by the economic experts that the redevelopment pressure for the MRZ strip between the site and the TCZ has a minor economic effect. Consequently, I do not consider that the rezoning would contribute to a precedent effect that could undermine the integrity of the PODP based on the economic evidence. I note that precedent effects could form the basis of an evaluation to consider the appropriateness of a future resource consent application.¹¹⁴ On this basis, I recommend that the submission points that request the rezoning is declined because of precedent effects are rejected.¹¹⁵
- 7.46. The above recommendations on the submission points received, conclusions and the appropriateness of the rezoning is based on the proviso that the number of food and beverage outlets are managed through changes to proposed amendments to rule LFRZ-R4 PREC13. This reflects Mr Foy's advice that the absence of a rule or requirement to limit the number of food and beverage outlets could result in adverse trade competition effects with the hospitality offerings within the TCZ. I consider that these adverse effects can be effectively managed by the proponent adopting the recommended changes to proposed rule LFRZ-R4.4 PREC13 contained in Section 9 and in **Appendix 1** of this report.

Infrastructure Servicing

Variation 2

- 7.47. It is important to establish that there is sufficient capacity in the infrastructure networks to support the rezoning request to ensure the future development of the site is feasible. The ability to coordinate the cost effective and efficient provision of infrastructure services and aligning future development with Council's strategic planning is also a relevant consideration when evaluating the appropriateness of changes to land use zonings.
- 7.48. Variation 2 includes a servicing memo and drawings prepared by Powell Fenwick, which are contained in Appendices M1 and M2 of Variation 2¹¹⁶ and evaluated in Section 5.5 of the request.

Submissions

- 7.49. There were three submission points seeking relief in respect to infrastructure servicing:
- a. One neutral submission point identified that Variation 2 can be efficiently and effectively serviced consistent with CRPS Objectives 6.2.1 and 6.2.2, and Policy 6.3.5 (S06.5 CRC).

¹¹³ S05.1 J Hindley, S14.1 P Beechey, & S21.2 J White.

¹¹⁴ Pursuant to RMA section 104 (1)(c).

¹¹⁵ S05.7 J Hindley, and S15.4 D Schmidt.

¹¹⁶ Variation 2 [Appendix M1 Servicing memo](#) and [Appendix M2 Servicing memo drawings](#) (selwyn.govt.nz).

- b. One neutral submission point identified that Variation 2 will need to comply with the PODP and Canterbury Land and Water Regional Plan (CLWRP) prior to construction works commencing (S06.7 CRC).
- c. One submission point in support of Variation 2 is provided where the recommendations that are relevant to infrastructure servicing and development phase construction works contained in the Cultural Impact Assessment (CIA) attached to the submission are addressed, including that:¹¹⁷
 - i. Low-impact design methods are applied.
 - ii. Earthworks are minimised at the design phase.
 - iii. Relevant guidelines are applied to the design and construction of services.
 - iv. Any decrease in stormwater capacity is avoided.
 - v. The treatment of hard stand stormwater discharges to treat heavy metals are encouraged

Expert analysis

- 7.50. Mr. Hugh Blake-Manson, Infrastructure Advisor at Waugh Infrastructure Management Limited, has provided an evidence statement covering his infrastructure assessment of Variation 2 and evaluation of the submissions received that are relevant to his area of expertise, which is contained in **Appendix 5** of this report.
- 7.51. In evaluating the infrastructure needs of Variation 2 against the current and future infrastructure demands for Rolleston, Mr. Blake-Manson outlines the current servicing arrangements and network capacity limitations for water and wastewater services in Rolleston, concluding that:
- a. The reticulated network has capacity to accommodate a reticulated water supply and wastewater discharges to and from the site equivalent to residential housing densities of 15hh/ha.¹¹⁸
 - b. There are network capacity constraints in the Pines Wastewater Treatment Plant as capacity has been prioritised to service plan-enabled residential housing capacity and to enable the surrounding townships to connect to the reticulated network.¹¹⁹ Additional works are required to increase the reticulated wastewater network capacity beyond what has been factored into the current wastewater masterplan.¹²⁰
 - c. There is insufficient information provided in Variation 2 and the servicing advice provided by Powell Fenwick in Appendices M1 and M2 to determine the extent to which the wastewater discharges that would be enabled by Variation 2 are equivalent to what would be generated from housing densities of 15hh/ha.¹²¹ This is required to determine if there is sufficient capacity available in the Pines Wastewater Treatment Plant to support the activities that are enabled by the proposed LFRZ.

¹¹⁷ S18.1 Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga.

¹¹⁸ Servicing evidence of Mr. Blake-Manson, Infrastructure Capacity, paragraphs 25 to 27 (page 4).

¹¹⁹ Servicing evidence of Mr. Blake-Manson, Infrastructure Capacity, paragraphs 29 and 32 (page 4).

¹²⁰ Servicing evidence of Mr. Blake-Manson, Infrastructure Capacity, paragraphs 35 and 36 (page 5).

¹²¹ Servicing evidence of Mr. Blake-Manson, Infrastructure Capacity, paragraph 37 (page 5).

- d. SDC can provide a peak instantaneous discharge rate of 0.34 L/s/ha at the property boundary;¹²² the location of the wastewater connection point in Appendix M2 is appropriate; but there is insufficient information available to determine how any trade waste discharges from the site would satisfy SDC's Tradewaste Bylaw.¹²³
 - e. There is insufficient information provided in Variation 2 and the servicing advice provided by Powell Fenwick in Appendices M1 and M2 to determine the extent to which the drinking water demand that would be generated by Variation 2 is equivalent to what would be generated from housing densities of 15hh/ha.¹²⁴ This is required to determine if there is sufficient capacity available in the reticulated water network to support the activities that are enabled by the proposed rezoning.
 - f. SDC can provide a water supply of 310kPa at the property boundary, consistent with Drinking Water Quality Assurance rules, and the location of the connection point illustrated in Appendix M2 is appropriate.¹²⁵
- 7.52. Mr. Blake-Manson confirms that the conveyance and treatment of stormwater prior to discharging to ground in Rolleston is typically an acceptable engineering solution to managing run-off. He identifies that the proponents servicing assessments and ODP do not contain the necessary information to determine the likely solutions for conveying, treating and discharging stormwater or to establish whether there may be stormwater network capacity constraints.¹²⁶ Mr. Blake-Manson confirms that a future developer will be required to obtain regional consents to design, construct and manage operational phase stormwater, which needs to comply with SDC's stormwater network discharge consent.¹²⁷
- 7.53. Appendix M1 of Variation 2 establishes that subject to utility provider approvals, existing power and telecommunications networks connections and supplies can could be utilised to service the site and its associated trade retail and trade supply activities.¹²⁸ This includes the presence of Chorus telecommunication and fibre networks and Orion electricity supplies along Lincoln Rolleston Road.¹²⁹
- 7.54. In respect to the CIA provided by Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga, Mr. Blake-Manson confirms that appropriate provision has been made to promote low impact design and management of stormwater in SDC's Engineering Code of Practice (ECoP) and the strategic importance placed on sustainably managing stormwater is prioritised in SDC's adopted Wairoa One Water Strategy.¹³⁰

Evaluation of expert analysis and submissions and recommendations

- 7.55. On the basis of Mr. Blake-Mansons evidence and the absence of the required information in Variation 2,¹³¹ I am unable to qualify the following statement contained in the request that

¹²² Servicing evidence of Mr. Blake-Manson, Infrastructure Capacity, paragraph 63 (page 8).

¹²³ Servicing evidence of Mr. Blake-Manson, Infrastructure Capacity, paragraphs 57 (page 7).

¹²⁴ Servicing evidence of Mr. Blake-Manson, Infrastructure Capacity, paragraph 42 (page 5).

¹²⁵ Servicing evidence of Mr. Blake-Manson, Infrastructure Capacity, paragraph 63 (page 8).

¹²⁶ Servicing evidence of Mr. Blake-Manson, Infrastructure Capacity, paragraphs 43 to 45 (page 6).

¹²⁷ Servicing evidence of Mr. Blake-Manson, Infrastructure Capacity, paragraph 46 (page 6).

¹²⁸ Variation 2 [Appendix M1 Servicing memo](#) (Selwyn.govt.nz), 19 August 2024.

¹²⁹ Variation 2 [Appendix M1 Servicing memo](#) (Selwyn.govt.nz), 19 August 2024, Power/Communications (page 2).

¹³⁰ Servicing evidence of Mr. Blake-Manson, Infrastructure Capacity, paragraphs 48.3 to 48.5 (pages 6 & 7).

¹³¹ Servicing evidence of Mr. Blake-Manson, Infrastructure Capacity, paragraphs 51 to 53 (page 7).

suggests that the demand arising from the consented PAK'nSAVE, the proposed trade retailer and trade supplier activity, and the related ancillary activities, on the reticulated water and wastewater networks will be lower than what has been allocated to the 15hh/ha MRZ densities for the site (emphasis underlined):¹³²

“Whilst the capacity of the three waters and power/communications will require further investigation with the Council and respective utility providers to service the ODP development, it should be highlighted that the proposed rezoning from residential to commercial land use will likely result in a significant reduction in demand for all of these services. On this basis, it is anticipated the Site can be managed so that sufficient capacity is available to meet the demand from the intended commercial activities without adverse effect on adjacent properties or the wider networks.”

- 7.56. While the proponent has indicated that the likely demand on the water and wastewater services will be a significant reduction from what is enabled by the MRZ, it remains unclear whether the demand that will be generated by the rezoning falls within the current network capacity. While the servicing arrangements and connections to the reticulated supplies are managed through the engineering approvals process that is triggered by a resource or building consent process, the limitation on the network connections established in Mr. Blake-Mansons evidence identifies a potential risk to the proponent and any future developer of the land if the LFRZ rezoning is successful.
- 7.57. I therefore request that the proponent provide further evidence to establish the estimated demand from the consented PAK'nSAVE supermarket and the additional commercial activities that would be enabled by the proposed rezoning to confirm there is likely to be sufficient capacity in SDC's reticulated water and wastewater supplies.
- 7.58. I consider that there is sufficient information and processes in place to ensure that stormwater can be appropriately managed through the more detailed engineering design and consenting processes. There would be benefit in the proponent illustrating the methods for managing stormwater within the site on the ODP. However, I do not consider this is fundamental given the soil conditions in Rolleston typically provide a range of methods for managing, treating and discharging stormwater.
- 7.59. I recommend that the neutral submission point from the Canterbury Regional Council that confirms that future land use activities would need to comply with the PODP and CLWRP prior to construction works is accepted as these are statutory requirements.¹³³ I consider there are appropriate provisions within the PODP, CWRLP and the associated development approval processes to ensure that any future resource consents effectively manage, treat and discharge stormwater, including by applying low-impact design and industry recognised construction guidelines.¹³⁴ I therefore recommend that the submission point from Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and the further submission from the Canterbury Regional Council are accepted.¹³⁵

¹³² Variation 2 [Appendix M1 Servicing memo](#) (Selwyn.govt.nz), 19 August 2024, Servicing Capacity (page 3).

¹³³ S06.7 CRC.

¹³⁴ That includes the Ngāi Tahu Subdivision and Development Guidelines referenced in the CIA that accompanies the submission.

¹³⁵ S18.1 Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and FS06.3, FS06.5, FS06.6 & FS06.8 CRC.

- 7.60. I recommend that the neutral submission point from the Canterbury Regional Council identifying that the activities enabled by Variation 2 can be efficiently and effectively serviced consistent with CRPS Objectives 6.2.1 and 6.2.2 and Policy 6.3.5 is accepted in part. This is on the basis that further evidence is required from the proponent to establish that the likely demand on the water and wastewater arising from the rezoning is within the available network supply constraints detailed in Mr. Blake-Manson's evidence.

Transportation network

Variation 2

- 7.61. Rezoning requests can contribute to relatively significant changes to the safety, efficiency and convenience of transportation networks through increased demand and changes in travel modes that may require network upgrades and improvements.
- 7.62. Variation 2 includes an Integrated Transport Assessment ('ITA') prepared by Stantec, which is contained in Appendix D of Variation 2¹³⁶ and evaluated in Section 5.3 of the request.

Submissions

- 7.63. There were 26 submission points seeking relief in respect to transport related matters:
- a. Nine submission points request that Variation 2 is approved as the rezoning will promote positive transport effects through less commuting and/or improved connectivity (S07.2 B Bartley, S08.2 R Wright, S10.2 S Cameron, S11.2 B Murray, S12.2 V van der Zwet, S13.2 E van der Zwet, S16.1 R Carneiro, S17.4 Beattie Air and S23.2 N Shatford).
 - b. One neutral submission point identified that Variation 2 will promote sustainable transport outcomes through reduced travel distances and increased connectivity consistent with CRPS Objective 6.2.4 and Policy 6.3.4 (S06.5 CRC).
 - c. One neutral submission point identified that Variation 2, aside from its departure from Map A, will provide business development close to labour supplies and transport networks consistent with CRPS Policy 6.3.6 (S06.5 CRC).
 - d. Five neutral submission points identify that Variation 2 should be supported by integrated transport planning and managed to avoid adverse transport effects on the future Emergency Services Campus, including in respect to the placement of vehicle crossings and accesses and the formation of the Lincoln Rolleston Road and Broadlands Drive intersection (S19.1 to S19.5 SDC).
 - e. Seven submission points request that Variation 2 is declined as it will generate adverse transport effects (S03.1 M van Haastrecht, S04.2 B-A Roche, S05.4 & S05.8 J Hindley, S14.6 P Beechy, S15.3 D Schmidt, and S21.1 J White), including congestion, increased greenhouse gas emissions and air pollution, on-site staff parking and/or compromised safety.

¹³⁶ Variation 2 [Appendix K ITA](#) (Selwyn.govt.nz).

- f. Two submission points request that Variation 2 is declined as adverse transport effects and congestion will occur if staff are not required to park onsite (S04.5 & S05.6 B-A Roche).
- g. One submission point requests that Variation 2 is declined as Variation 2 will result in vehicles diverting down Reuben Avenue that will contribute to adverse transport effects (S05.4 J Hindley).

Expert analysis

- 7.64. Mr. Andy Carr, Director of Carriageway Consulting Limited, has provided an evidence statement covering his assessment of the ITA provided with the request, the further information request responses and evaluation of the submissions that are received relevant to his area of expertise, which is contained in **Appendix 6** of this report.
- 7.65. Mr. Carr's evidence statement records his agreement with the proponents' conclusions, as detailed in the ITA, on the following transport related aspects of the rezoning:
- a. The adjacent roading network is operating with an appropriate road safety record, except for the roundabout that is currently being replaced with signals.¹³⁷
 - b. The effects arising from the operation of the consented PAK'nSAVE and the trade retail and trade supplier activities enabled by the proposed Variation 2 on the transport network's safety and efficiency can be effectively managed by the PODP provisions. This includes the likely requirement to assess the integration of the site with the surrounding transport network and estimated vehicle movements under rule TRAN-R8 High Trip Generating Activities.¹³⁸
 - c. The changes and increased demand arising from the rezoning can be accommodated within the transport network.¹³⁹
 - d. The rezoning is likely to contribute to reduced traffic volumes between Rolleston and Christchurch and the opportunity for non-car travel irrespective of where the LFRZ is located within the township.¹⁴⁰
 - e. That it is appropriate that the following matters listed in the proponents Variation 2 ITA are assessed in more detail at the time a future resource consent is lodged:¹⁴¹
 - i. Integration with the southern part of the site with PAK'nSAVE, and avoidance of through traffic travelling between Lincoln Rolleston Road and Levi Road.
 - ii. Potential consideration of traffic effects at weekends.
 - iii. Details for site access layouts and positions, including the proximity of the service access to the future Broadlands Drive roundabout.
 - iv. Possible revisions to the traffic signal timings at the Lincoln Rolleston Road, Levi Road, Lowes Road and Masfield Drive intersection.

¹³⁷ Transport evidence of Mr. Carr, ITA Section 4: Existing Transport Environment, paragraph 2.11 (page 5).

¹³⁸ Transport evidence of Mr. Carr, ITA Section 7: Proposed Rezoning, paragraph 2.26 (page 9) and ITA Section 8: Traffic Generation, paragraphs 2.27 to 2.32 (pages 9 & 10).

¹³⁹ Transport evidence of Mr. Carr, ITA Section 9: Transport Network Performance, paragraph 2.41 (page 11).

¹⁴⁰ Transport evidence of Mr. Carr, ITA Section 13: Transport Policy, paragraph 2.58 (page 14).

¹⁴¹ Transport evidence of Mr. Carr, ITA Section 14: Conclusion, paragraphs 2.59 to 2.61 (pages 15 & 16).

- v. Whether pedestrian routes need to be modified, plus the provision of new pedestrian crossing points.
 - vi. Upgrades to the site frontage to Lincoln Rolleston Road, including a pedestrian path or shared pedestrian and cycling path.
 - vii. Integration of bus stops adjacent to the site.
 - viii. Road safety considerations in respect of service vehicles and customers using the same vehicle access.
 - ix. The effects of not providing an east-west pedestrian and cycling link to the land to the east in development area DEV-RO12.
- 7.66. Mr. Carr identifies that while an ITA lodged with a future application that requires consent under rule TRAN-R8 may address the matters listed in e. i to ix. above, there is no formal requirement within the proposed Variation 2 schedule of amendments to establish that the priority matters Mr. Carr has identified would be addressed in this future ITA.¹⁴² Two options for resolving this risk are provided; the first is to rely on the Applicant's transportation advice at the time of a resource consent is submitted with SDC for consideration and the second is to incorporate additional provisions within the Variation 2 schedule of amendments. Mr. Carr prefers the second option.
- 7.67. Mr. Carr sets out four recommendations to ensure that Variation 2 contributes to a safe, efficient and convenient transport network, which include:¹⁴³
- a. Providing a pedestrian and cycling east west connection to link the site to the land immediately to the north-east. The provision of this connection is consistent with similar changes recommended by Mr. Ross and Mr. Lonink. The extent to which a break in the boundary treatment to establish this proposed connection may compromise its ability to effectively mitigate potentially adverse noise effects and promote an integrated transport network needs to be determined as the consequences of this change haven't been tested in Marshall Day Acoustics noise model or Stantec's transport model.
- In advance of this additional evidence, I recommend the proponent addresses this through amendments to the proposed PREC13 ODP plan and any associated narrative (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for these amendments through the relief sought in submissions.¹⁴⁴
- b. Amending the PREC13 ODP to record that the PAK'nSAVE vehicle crossings carry one-way traffic movements only to maintain consistency with the granted resource consent.¹⁴⁵

¹⁴² Transport evidence of Mr. Carr, ITA Section 14: Conclusion, paragraph 2.62 (page 15).

¹⁴³ Transport evidence of Mr. Carr, 4. Summary, paragraph 4.7 (page 21).

¹⁴⁴ S03.1 M van Haastrecht, S04.2, S04.5 & S04.6 B-A Roche, S05.4 & S05.8 J Hindley, S14.6 P Beechy and S15.3 D Schmidt, and S21.1 J White.

¹⁴⁵ Transport evidence of Mr. Carr, 4. Summary, paragraph 4.7.(c) (page 21).

I recommend the proponent addresses this through amendments to proposed PREC13 ODP plan and any associated narrative (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for this amendment through the relief sought in submissions.¹⁴⁶

- c. Amending the ODP to record that the service access to the south as an 'indicative' location to respond to the uncertainties around the location of the future Broadlands Drive roundabout.¹⁴⁷

I recommend the proponent addresses this through amendments to proposed PREC13, including the ODP plan and any associated narrative (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for this amendment through the relief sought in submissions.¹⁴⁸

- d. Incorporating mechanisms to ensure the matters identified in the proponents ITA and listed in paragraph 7.65 e. above are evaluated as part of any future consenting process should the LFRZ be formalised.

I recommend that these matters are addressed through an additional qualifier in the proposed PREC13 ODP narrative (refer to the suggested wording in **Appendix 1**). I consider there is sufficient scope provided for these amendments through the relief sought in submissions.¹⁴⁹

Evaluation of expert analysis and submissions and recommendations

- 7.68. I support the recommendations detailed in Mr. Carr's evidence and request that the proponent makes further amendments and additions to the PREC13 provisions, as summarised above and detailed in Section 9 and **Appendix 1** of this report. These amendments are required to ensure that the rezoning, and the future commercial activities it would enable, can be effectively integrated into the transport network. They will also ensure that the safety, convenience and efficiency of the transport network is maintained, and that appropriate provision is made for a well-connected community.
- 7.69. On the basis that Mr. Carr's suggested changes are adopted by the proponent, I recommend that the submission points in support of Variation 2¹⁵⁰ and neutral submission point¹⁵¹ that the rezoning will promote positive transport effects through less commuting and improved connectivity by providing business activities close to labour forces and transport networks are accepted. Correspondingly, I recommend that the submission points that oppose Variation 2 due to a range of adverse effects (congestion, increased greenhouse gas emissions, pollution,

¹⁴⁶ S03.1 M van Haastrecht, S04.2, S04.5 & S04.6 B-A Roche, S05.4 & S05.8 J Hindley, S14.6 P Beechy and S15.3 D Schmidt, and S21.1 J White.

¹⁴⁷ Transport evidence of Mr. Carr, ITA Section 10: Site Access Assessment, paragraph 2.49 (page 12) and 4. Summary, paragraph 4.7.(c) (page 21).

¹⁴⁸ S03.1 M van Haastrecht, S04.2, S04.5 & S04.6 B-A Roche, S05.4 & S05.8 J Hindley, S14.6 P Beechy and S15.3 D Schmidt, and S21.1 J White.

¹⁴⁹ S03.1 M van Haastrecht, S04.2, S04.5 & S04.6 B-A Roche, S05.4 & S05.8 J Hindley, S14.6 P Beechy and S15.3 D Schmidt, and S21.1 J White.

¹⁵⁰ S07.2 B Bartley, S08.2 R Wright, S10.2 S Cameron, S11.2 B Murray, S12.2 V van der Zwet, S13.2 E van der Zwet, S16.1 R Carneiro, S17.4 Beattie Air & S23.2 N Shatford.

¹⁵¹ S06.5 CRC.

compromised safety, vehicles diverting down local roads, staff parking, and increased heavy vehicle movements) are rejected in part.¹⁵²

- 7.70. I support Mr. Carr's position that existing PODP rule TRAN-R8 would apply to any future land use consent applications for a trade retailer and trade supplier activity should the rezoning be accepted. This rule will provide an appropriate opportunity for the connections onto Lincoln Rolleston Road to be determined in accordance with the minimum design standards. This would include the design of access points onto Lincoln Rolleston Road and require consideration to be given to any emergency services hub if it has been lawfully established at that time. I therefore recommend that the neutral submission points from SDC are accepted in part.¹⁵³
- 7.71. The above recommendations on the submission points received, conclusions and the appropriateness of the rezoning are contingent on the proponent addressing the matters identified in Mr. Carr's transport evidence, as recorded in Section 9 and **Appendix 1** of this report. The appropriateness of the recommended through connections to the adjoining development area DEV-RO12 also requires additional advice from the proponent's transport and acoustic experts to establish the effects of any changes on the local transport networks and effectiveness of the acoustic fencing, including through the provision revised modelling and design analysis.

Noise and vibration

Variation 2

- 7.72. Rezoning the site from MRZ to LFRZ will enable the development and operation of trade and retail supplier activities in proximity to residential neighbours that needs to be effectively managed to ensure any adverse noise effects are avoided, remedied or mitigated.
- 7.73. Variation 2 includes a Noise Assessment prepared by Marshall Day Acoustics, which is contained in Appendix D of Variation 2¹⁵⁴ and evaluated in Section 5.4 of the request.

Submissions

- 7.74. One submission point opposes Variation 2 as it considers the rezoning will generate adverse noise effects (S05.3 J Hindley). An additional submitter has requested that Variation 2 is approved but that the acoustic treatments along the boundary of the site with 131 to 139 Levi Road are retained (S22.1 Goulds Development Ltd).

Expert analysis

- 7.75. Mr. Jeremy Trevathan, Principal Acoustic Engineer at Acoustic Engineering Services, has provided an evidence statement covering his assessment of the noise assessment provided with Variation 2 and evaluation of the submissions received that are relevant to his area of expertise, which is contained in **Appendix 7** of this report.

¹⁵² S03.1 M van Haastrecht, S04.2, S04.5 & S04.6 B-A Roche, S05.4 & S05.8 J Hindley, S14.6 P Beechy and S15.3 D Schmidt, and S21.1 J White.

¹⁵³ S19.1 to S19.5 SDC.

¹⁵⁴ Variation 2 [Appendix L](#) (selwyn.govt.nz).

- 7.76. Mr. Trevathan’s evidence initially outlines the key elements and conclusions of the Marshall Day Acoustic noise assessment and records his agreement of these findings.¹⁵⁵ He then records his support for the conclusions in the Marshall Day Acoustics assessment that the consented treatments at the interface with the site and MRZ on the north-eastern boundary¹⁵⁶ will ensure compliance with the PODP noise standards.¹⁵⁷
- 7.77. Mr. Trevathan identifies that the proposed Variation 2 provisions do not include a reference to the PODP NOISE standards as a specific requirement, that the night-time noise estimates have not been assessed and that the assumptions applied by Marshall Day Acoustics to establish the likely noise effects generated from a trade retailer and trade supplier activity are uncertain.¹⁵⁸ While Mr. Trevathan establishes that these issues can be identified and resolved via the preparation and provision of an activity-based acoustic assessment as part of any future resource consent process, he considers that there is no mechanism for this to be provided as proposed rule LFRZ-R8 does not reference the NOISE provisions contained within Part 2 – District Wide Matters of the PODP.
- 7.78. Mr. Trevathan’s evidence details his initial opinion on the likely impact a break in the north-eastern boundary treatment established as part of the PAK’nSAVE resource consent process and relied upon by the proponent in the Variation 2 provisions and ODP to mitigate potentially adverse noise effects associated with a trade retailer and trade supplier activity. While he records that a continuous boundary treatment is optimal to achieving compliance with the minimum noise standards, he identifies that there may be other design options to establish a connection and to comply with the noise limits.¹⁵⁹
- 7.79. Mr. Trevathan is unable to make any recommendations on the effectiveness of any amended acoustic attention methods without an updated acoustic assessment that models the impacts a break, or multiple breaks, in the boundary treatment may have in the ability for the consented PAK’nSAVE or a future trade retailer and trade supplier activity to comply with the permitted activity noise standards. This includes whether the break in the boundary treatment is for a single pedestrian and cycling connection, an additional road connection or a combination of both.

Evaluation of expert analysis and submissions and recommendations

- 7.80. I support the recommendations detailed in Mr. Trevathan’s evidence that the consented treatments at the interface with the site and the MRZ on the north-eastern boundary should be sufficient to ensure compliance with the PODP noise standards.
- 7.81. I acknowledge Mr. Trevathan’s concerns that the absence of a specific reference to the PODP NOISE provisions in proposed rule LFRZ-R8 PREC13 presents uncertainties, including in respect to whether an activity-based acoustic assessment would be provided with a resource consent for a future trade retail and trade supplier activity.

¹⁵⁵ Acoustic evidence of Mr. Trevathan, Review of MDA Analysis and Conclusions, paragraph 10 (pages 3 & 4).

¹⁵⁶ That include a 2.5m high noise control fence, a full height wall near the loading canopy, a 10m wide biodiversity planting strip and a further 2m high noise control fence.

¹⁵⁷ Acoustic evidence of Mr. Trevathan, Review of MDA Analysis and Conclusions, paragraph 111 (page 4).

¹⁵⁸ Acoustic evidence of Mr. Trevathan, Review of MDA Analysis and Conclusions, paragraphs 12 to 15 (pages 4 & 5).

¹⁵⁹ Acoustic evidence of Mr. Trevathan, Review of MDA Analysis and Conclusions, paragraph 21, (pages 6 & 7).

- 7.82. However, I am mindful that the structure of the PODP means that the district-wide matters are not typically referenced within the zone-based activity rules. This is because the PODP requires that the district-wide matters apply in addition to the Area Specific matters, which is recorded in the LFRZ-Rules Note for Plan users, as an example.¹⁶⁰
- 7.83. Consequently, any future activities on the site will need to comply with the permitted activity noise standards, as listed in PODP Part 2 – District Wide Matters and including rule NOISE-R1, the zone noise limits listed in NOISE-REQ1, and construction noise limits listed in requirement NOISE-REQ2. I also support the proponent’s approach of amending rule LFR-R8 to include PREC13 considerations that specifically excludes the use of any service access or loading bay adjacent to the north-eastern boundary to 700 to 1900 hours. It is understood that this is the reason why Marshall Day Acoustic excluded night-time deliveries from their acoustic assessment. Therefore, I am confident that the existing PODP provisions appropriately require any future activities on the site to either comply with the permitted activity rules or to apply for a resource consent for any non-compliances.
- 7.84. Mr. Trevathan’s evidence identifies that the assumptions within Marshall Day Acoustics noise assessment means that it is uncertain whether the future trade retailer and trade supplier activity that would be enabled by Variation 2 would be able to comply with relevant permitted activity noise rules and requirements. I encourage the proponent to provide further evidence on this matter to remove any risk the absence of any specific reference to the NOISE provisions in proposed rule LFRZ-R8.3 may present.
- 7.85. I also consider that it is necessary for the proponent to provide additional noise evidence on the extent to which a connection, or multiple connections, through the north-eastern boundary treatment can be established to accommodate through connections to the adjoining MRZ without compromising the ability for these treatments to effectively mitigate noise effects. I consequentially recommend that the submission point in support of the exiting boundary treatment being retained is accepted in part.¹⁶¹
- 7.86. I support Mr. Trevathan’s conclusions that any increase in noise arising from the rezoning will be modest and that the general character and effect of traffic noise and related vibrations will remain the same.¹⁶² I also agree that Variation 2 does not technically enable more noise to be generated as the PODP Noise limits are determined based on the zoning of the receiving environment, which would remain MRZ if the rezoning is accepted.¹⁶³ Consequently, I recommend that the submission point covering this matter is rejected.¹⁶⁴

Land suitability, geotechnical risk and natural hazards

Variation 2

- 7.87. It is important to determine that the land that is subject to the rezoning request is suitable to develop and that the wellbeing of future occupiers are protected from unreasonable natural

¹⁶⁰ [Partially Operative Selwyn District Plan \(Appeals Version\)](#), Part 3 - Area Specific Matters- Zones- Commercial and Mixed-Use Zones - LFRZ - Large Format Retail Zone - LFRZ Rules - Notes for Plan Users (selwyn.govt.nz).

¹⁶¹ S22.1 Goulds Development Ltd.

¹⁶² Acoustic evidence of Mr. Trevathan, Review of MDA Analysis and Conclusions, paragraph 19 (pages 5 & 6).

¹⁶³ Acoustic evidence of Mr. Trevathan, Review of MDA Analysis and Conclusions, paragraph 20 (page 6).

¹⁶⁴ S05.3 J Hindley.

hazard risks and the presence of any contaminated soils. The site is also subject to the PODP Plains Flood Management Overlay; that it as a location where flooding from a 200-year Average Recurrence Interval (ARI) flood event needs to be managed.

- 7.88. Variation 2 identifies and assesses ground conditions, flood hazards, geotechnical risks, and the presence of contaminated soils (Sections 3.5 and 5.6).

Submissions

- 7.89. There were three submission points seeking relief in respect to land suitability, geotechnical risk and natural hazards:

- a. One neutral submission point identifies that Variation 2 is consistent with CRPS Objectives 5.2.1 and 11.2.1 and Policies 5.3.2 and 11.3.1 for managing natural hazards (S06.6 CRC).
- b. One neutral submission point identifies that Variation 2 is consistent with CRPS Objective 17.2.1 and Policy 17.3.2 for avoiding contaminated land and protecting groundwater (S06.6 CRC).
- c. One submission point from Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga in support of Variation 2 is provided where the recommendations that are relevant to suitability of the land for rezoning contained in the CIA attached to the submission are addressed, including:¹⁶⁵
 - i. Identify and protect springs and/or wetlands.
 - ii. Identify and protect culturally sensitive areas.
 - iii. Avoid earthworks that could affect aquifers.
 - iv. Survey and protect taonga/indigenous species.
 - v. Remediate all contaminated soils.

Analysis – Flood hazard

- 7.90. I support the conclusions contained in Variation 2 that the identified flood risk can be appropriately managed during any future resource consenting processes.¹⁶⁶ The proposed rezoning from a residential to a commercial land use activity continues to ensure that necessary regard will have to be had to how on-site drainage is engineered to manage the impacts of projected flood events. I consider that the most appropriate time to determine the finished ground levels of the site and floor levels of the future commercial buildings are through the future land use consent processes, which includes demonstrating compliance with PODP rule NH-R2.3 and obtaining the necessary engineering approvals. An example of how this flood risk can be effectively managed is provided in the conditions of the granted PAK'nSAVE consent conditions.¹⁶⁷

- 7.91. I am not aware of the presence of any springs or wetlands, the presence of sites of significance to Māori, or taonga or indigenous species following a review of Variation 2, the Mahaanui Iwi

¹⁶⁵ S18.1 Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga.

¹⁶⁶ [Variation 2](#), Section 5.6 Flooding (page 26).

¹⁶⁷ RC216016 Condition 40.

Management Plan (MIMP), CRPS, CLWRP, PODP, GCSP or Rolleston Structure Plan. I note that the CLWRP contains provisions to effectively manage the effects of land development on the region's aquifers. I also do not consider that the proposed rezoning from MRZ to LFRZ increases the relative risk that the sensitive environments outlined in the CIA may be identified and require protecting through any subsequent consenting process. On this basis, I recommend that the submission point from Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and the further submission from the Canterbury Regional Council are accepted in part.¹⁶⁸

- 7.92. Overall, I am satisfied that there is sufficient certainty provided in the PODP provisions that the identified flood risk does not present a risk that precludes the appropriateness of the rezoning. I therefore consider that the neutral submission from the Canterbury Regional Council in respect to Variation 2 being consistent with CRPS Objectives 17.2.1 and 11.2.1 and Policies 5.3.2 and 11.3.1 for managing natural hazards is accepted.¹⁶⁹

Analysis – Geotechnical risk

- 7.93. Variation 2 references the geotechnical desktop analysis that was provided in support of the PAK'nSAVE resource consent application, which determined that the site is likely to comprise surficial topsoil overlying a crust of interbedded silts and sands above gravelly soils to hundreds of metres in depth.¹⁷⁰ This analysis also identifies that groundwater depths are likely to exceed 10 metres in depth. These ground conditions are common in Rolleston, as is the requirement for any future subdivision or building works to be accompanied by more detailed geotechnical assessments to determine foundation designs in accordance with the New Zealand Building Code and Ministry of Business, Innovation and Employment Technical Land Classifications.
- 7.94. I also take confidence from the geotechnical evidence that was provided as part of the initial Plan Change 7 process to rezone the land from Rural (Inner Plains) to Living Z Deferred Zone. This included geotechnical and liquefaction evidence prepared by Geotech Consulting Limited on behalf of SDC where the geotechnical engineer concluded that:¹⁷¹

“... there is low to very low risk of liquefaction for all the rezone areas around Rolleston, and that liquefaction does not need to be considered in the appropriateness or otherwise of the rezoning.”

- 7.95. The suitability of the land to support even greater residential densities in the MRZ was also determined to be appropriate through the Variation 1 decision issued pursuant to the RMA-EHS.
- 7.96. Therefore, I consider that there is sufficient information available to establish the geotechnical stability of the site for the purposes of determining its appropriateness for rezoning and that any associated risks can be effectively managed as detailed geotechnical engineering assessments are required prior to the construction of any buildings.

Analysis – Contaminated soils

- 7.97. Contaminated soils are managed under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (the 'NESCS'). This applies to any

¹⁶⁸ S18.1 Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and FS06.1, FS06.2 & FS06.7 to FS06.10 CRC.

¹⁶⁹ S06.6 CRC.

¹⁷⁰ [Variation 2](#), Section 3.5 Ground Conditions, Geotech, (page 9).

¹⁷¹ [PC7 Appendix-5-Evidence-of-Ian-McCahon-Earthquake.pdf](#), paragraph 8 (page 2).

subdivision or change in the use of a piece of land and therefore would apply to the type of land use change that would be facilitated by Variation 2, albeit from residential to commercial uses. As this is a request for a zone change, and not to determine the actual use of the site, the NESCS does not strictly apply.

- 7.98. In any event, Variation 2 details that a Preliminary Site Investigation ('PSI') accompanied the PAK'nSAVE land use consent and that there is no information to suggest that any Hazardous Activities and Industries List activities have taken place on the land in the past.¹⁷² The requirement to undertake soil sampling and for the consent holder to submit a Detailed Site Investigation ('DSI') prior to the earthworks commencing are requirements of the granted land use consent conditions for the PAK'nSAVE, which is evidence that there are suitable methods for ensuring that the risk of exposure to contaminated soils can be effectively managed under the NESCS requirements.¹⁷³
- 7.99. I consider that there is sufficient information available on the likely presence of contaminated soils on the site. I am also mindful that the NESCS requires that a DSI is carried out when the use of the land changes or is proposed to be subdivided to identify the extent of the contaminants, and a Remedial Action Plan or Site Validation Reports prepared if required. I consider that any risk to people's health and wellbeing of developing the land for commercial purposes can be effectively managed under the NESCS.
- 7.100. I therefore consider that the neutral submission from the Canterbury Regional Council in respect to Variation 2 being consistent with CRPS Objective 17.2.1 and Policy 17.3.2 for avoiding contaminated land and protecting groundwater is accepted.¹⁷⁴ Similarly, I recommend the submission point support from Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga is accepted and the further submission from Canterbury Regional Council are accepted as the NESCS provisions will ensure that all contaminated soils below the minimum standards will be required to be remediated.¹⁷⁵

Land Suitability Conclusion

- 7.101. Overall, I consider that there is sufficient information available, and processes to be followed if the request is granted, to establish that there are no land suitability constraints or natural hazard risks that preclude Variation 2 from being accepted.

Versatile soils

- 7.102. The Variation 2 site comprises Class 2 and 3 versatile soils under the Land Use Capability (LUC) classification.¹⁷⁶ This indicates that the land has capacity to support productive rural activities, and that Variation 2 will enable a change in land use activities that could impact this finite resource.

¹⁷² [Variation 2](#), Section 3.5 Ground Conditions, Soil Contamination (page 9).

¹⁷³ RC216016 Conditions 39 to 42.

¹⁷⁴ S06.6 CRC.

¹⁷⁵ S18.1 Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and FS06.4 CRC.

¹⁷⁶ Canterbury Maps - Highly Productive Land - NZLRI LUC Classes 1 to 3.

Analysis

- 7.103. The Rolleston Structure Plan identified and evaluated the soil resource when determining the urban growth pattern for the township and the Variation 2 site as a future residential area (SR4).¹⁷⁷ The prioritised use of the site for urban development, and the related loss of versatile soils to primary production, are recognised in the various statutory instruments (CRPS Chapter 6 Map A and PODP MRZ) and non-statutory plans (Our SPACE and the GCSP).
- 7.104. The proposed rezoning of the Variation 2 site from MRZ to LFRZ will not contribute to any greater loss of versatile soil resource within the wider region and has been anticipated by the previous Living Z and current Medium Density Residential zonings. This is reflected in the National Policy Statement on Highly Productive Land (the 'NPS-HPL') that specifically excludes residential zoned land from being subject to the directive objective and policies that avoid the rezoning or development of highly productive land.¹⁷⁸
- 7.105. CRPS Policy 5.3.12 applies to the versatile soil resource across the wider Canterbury Region. This policy seeks to maintain and enhance natural and physical resources that contribute to the rural productivity economy. I consider that Variation 2 is consistent with CRPS Policy 5.3.12 as the current Medium Density Residential and proposed Large Format Retail zonings do not have a primary objective of protecting rural productivity.

Conclusion

- 7.106. I consider that appropriate regard has been given to the loss of versatile soils to primary production in the previous statutory planning and non-statutory plans that determined the appropriateness of the urban development and use of the Variation 2 site. The rezoning does not present any increased loss of versatile soils and the current MRZ means that it is not subject to the NPS-HPL.

8. Statutory Analysis

Part 2 Purpose and Principles

- 8.1. Under section 74 (1)(b), any changes to the PODP must be in accordance with the provisions of Part 2 of the RMA. This includes the purpose of the RMA (section 5), matters of national importance that must be 'recognised and provided for' (section 6) and other matters that 'particular regard' is to be had to (section 7).
- 8.2. I support the proponents conclusion that the PODP MRZ provisions that currently apply to the site, and the LFRZ provisions that form the majority of the proposed changes, are not subject to appeal and have the commensurate legal effect.¹⁷⁹ I consider that the purpose of the Act is currently reflected in the settled objectives and policies of the PODP, which Variation 2 does not seek to change. Rather, Variation 2 seeks to rezone the land to LFRZ to reflect the consented PAK'nSAVE supermarket and enable the co-location of a trade retail and trade supplier activity.

¹⁷⁷ [Rolleston Structure Plan, 2009](#). 3.5.4 Soils and Geology and Figure 3.5: Soils (pages 28 & 29), and Figure 7.1: Rolleston RPS PC1 Development Sequence (page 80).

¹⁷⁸ [NPS-HPL](#) (mfe.govt.nz), August 2024, clause 3.4 (1) and (2).

¹⁷⁹ [Variation 2](#), Section 4 Private Plan Change Request, 4.1 Current Planning Zone and Overlays (page 10).

Establishing the appropriateness of the objective of Variation 2 in achieving the purpose of the RMA is also a requirement under section 32, which is considered below.

- 8.3. I generally agree with the proponents' conclusions that Variation 2 can achieve the purpose of the Act, subject to the proponent accepting the recommendations detailed in Section 9 and **Appendix 1**.¹⁸⁰
- 8.4. In terms of other matters set out in section 7 of the RMA, I consider that the efficient use and development of natural and physical resources (section 7 (b)), the maintenance and enhancement of amenity values (section 7 (c)), and the maintenance and enhancement of the quality of the environment (section 7 (f)) are relevant to the consideration of Variation 2. I consider that these matters have been considered in the effects assessment set out above and that there is no reason to oppose the acceptance of the request on the grounds that the rezoning would not give effect to Part 2 of the Act. Once again, this is on the basis that the proponent addresses the recommendations of the various experts to ensure that PREC13 can effectively integrate into the surrounding MRZ environment.

Functions of Territorial Authorities

- 8.5. The functions of Council's are set out in section 31 of the RMA and include the establishment, implementation and review of objectives, policies, and methods to:
- a. Achieve integrated management of the effects of the use, development and protection of land and associated natural and physical resources; and
 - b. Control any actual or potential effects of the use, development, or protection of land.
- 8.6. I generally support the proponents' conclusions that Variation 2 will enable Council to continue to carry out its functions under the Act.¹⁸¹ This includes by rezoning land to enable the co-location of commercial opportunities within a strategic location that can contribute to social, environmental and economic benefits. However, I consider that the proposed PODP changes put forward by the proponent need to be supplemented by the recommended amendments to the LFRZ rules, requirements, matters of control or discretion and the PREC13 ODP. The adoption of these recommended changes will ensure that the non-residential activities that would be enabled by Variation 2 can effectively integrate into the surrounding MRZ environment and that any related adverse effects can be effectively managed.
- 8.7. I also consider that the proponent needs to provide the following additional evidence to ensure that any risks and uncertainties with the rezoning can be appropriately identified and evaluated:
- a. Additional evidence to establish the extent to which a break' in the north-eastern boundary treatment to establish the recommended through connections from the site to the MRZ to the north-east can be achieved, including transport and acoustic modelling.

¹⁸⁰ [Variation 2](#), Section 8 8.2 Plan Change Consistency with S74 and S75 RMA, 8.2.2 S74(1)(b) RMA – Purpose of the RMA (pages 48 & 49).

¹⁸¹ [Variation 2](#), Section 8 Plan Change Consistency with S74 and S75 RMA, 8.2.1 S74(1)(a) RMA – Functions of Council under S31 RMA (pages 47 & 48).

- b. Infrastructure evidence to establish that the estimated demand on the reticulated water and wastewater networks from the consented PAK'nSAVE supermarket and the trade retail and trade supplier activities enabled by Variation 2 are the equivalent to residential housing densities or 15hh/ha or less.
 - c. Acoustic evidence to establish the likelihood that the future trade retail and trade supplier activities can comply with relevant permitted activity noise rules and requirements in the absence of any specific reference to the NOISE provisions in proposed rule LFRZ-R8.3 may present.
- 8.8. Overall, and in advance of the requested additional evidence, I consider that the updated PREC13 provisions, in combination with the proposed changes to the CMUZ, LFRZ and District-Wide Matters, can achieve integrated management and manage all potential effects associated with the future use, development and protection of the land, consistent with SDC's functions under section 31 of the Act.

Statutory Documents

- 8.9. As noted previously, the PODP (including as amended by any plan change request) must:
- a. Give effect to any operative national policy statement (section 75 (3)(a)) and any regional policy statement (section 75 (3)(c));
 - b. Have regard to any management plan or strategy prepared under other Acts (section 74 (2)(b)(i));
 - c. Take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district (section 75(2A)); and
 - d. Not be inconsistent with any regional plan (section 75 (4)(b)).
- 8.10. The extent to which Variation 2 satisfies these statutory tests in the context of changes to the PODP are evaluated further below.

National Policy Statement on Urban Development (NPS-UD)

- 8.11. The substantial statutory and spatial planning of Rolleston that is outlined in Section 2 are important touchstones when evaluating the extent to which Variation 2 can 'give effect' to the objectives and policies of the NPS-UD. This is particularly the case when evaluating the appropriateness of introducing a LFRZ that would enable a trade retailer and trade supplier activity to establish and operate within an area of Rolleston that has been identified as plan-enabled housing capacity to meet the projected demands of one of the fastest growing urban centres in Aotearoa.
- 8.12. The NPS-UD provides clear directions in respect to what constitutes a well-functioning urban environment, which is defined in Policy 1 and requires that district plans either have, or enable, a variety of homes and businesses in different locations to meet the wellbeing of people and communities. The locations where this additional capacity is to be enabled must be accessible, support competitive development markets, reduce greenhouse gas emissions and be resilient to climate change. The NPS-UD lists several economic bottom-lines that must be satisfied to ensure housing and business capacity is enabled and supported by district plans. The NPS-UD

also requires that overly restrictive barriers to these outcomes being achieved are removed. In this sense, I consider that the NPS-UD is an enabling direction that has been further supported by the RMA-EHS to promote residential and business development to support growing communities where the stated pre-requisites have been satisfied.

- 8.13. The proponent evaluates Variation 2 against the NPS-UD provisions, concluding that the rezoning is consistent with the relevant objective and policies for the following reasons:¹⁸²
- a. The rezoning will add to Rolleston's plan-enabled business development capacity (representing a 38% increase in LFRZ provision), which is responsive to the growth of Rolleston and the identified shortage in trade retailer and trade supplier activities in Rolleston and the Selwyn District.¹⁸³
 - b. The LFRZ PREC13 will enable people and local communities to provide for their social and economic well-being, and for their health and safety through enhanced choice in land supply for business.¹⁸⁴
 - c. The future development and operation of the LFRZ activities on the site contributes to a well-functioning urban environment through the changes proposed to the operative PODP provisions that will achieve an appropriate level of amenity.¹⁸⁵
 - d. The site is located within a walkable distance of the TCZ, and the rezoning will enable the development of a trade retail and trade supplier activity that is compatible with the consented PAK'nSAVE and commensurate with the amenity of the surrounding residential environment.¹⁸⁶
 - e. The co-location of a trade retail and trade supply activity with the consented PAK'nSAVE supports the consolidation of complementary business activities, meeting the needs of the local community.¹⁸⁷
 - f. There is adequate existing and planned infrastructure to support the wider transport needs of the development and the proposed ODP provides for connections to the existing transport network in locations that support safe and efficient integration of the site with the adjacent roading network.¹⁸⁸
 - g. The rezoning will reduce greenhouse gas emissions by decreasing the need for Selwyn residents to travel to Christchurch to access trade retail and trade supplier activities.¹⁸⁹
 - h. The site's resilience to the effects of climate change, in particular flooding risk, can be addressed at the time of resource consent.¹⁹⁰

¹⁸² [Variation 2](#), Executive Summary and Section 8.2 Plan Change Consistency with S74 and S75 RMA, 8.2.5 S74 (1) (ea) RMA - National Policy Statements (pages 50 to 52).

¹⁸³ NPS-UD Objectives 3, 4 and 6 (c) and Policies 1 (b) and 8.

¹⁸⁴ NPS-UD Objective 1.

¹⁸⁵ NPS-UD Policies 6 (b), 6 (c) and 8.

¹⁸⁶ NPS-UD Objective 3 (a) and Policy 3 (d).

¹⁸⁷ NPS-UD Objective 3.

¹⁸⁸ NPS-UD Objective 6 (a) and Policy 1 (c).

¹⁸⁹ NPS-UD Policy 1 (d).

¹⁹⁰ NPS-UD Policies 1 (e) and 6 (e).

- i. The rezoning will lead to only a very small loss of housing development capacity in the context of the district's supply.¹⁹¹
- 8.14. On the basis of the above conclusions and the economic evidence provided by the proponent and Mr. Foy, I agree that Variation 2 will enable a variety of business sectors to operate from different locations in Rolleston, consistent with a well-functioning urban environment. The rezoning will support an increase the supply of trade retail and trade supplier activities by 38% as an alternative to the LFRZ in I-Port, within a walkable distance from the TCZ and in proximity to SH1 via Levi Road..¹⁹² The proposed Variation 2 provisions, coupled with Mr. Foy's recommendation to manage the number of ancillary food and beverage outlets, will be effective in enabling competition in the trade retail and trade supplier offerings available in Rolleston, and ensuring adverse trade competition effects can be managed to ensure the viability of other commercial activities are not unduly compromised.¹⁹³
- 8.15. I consider that the co-location of the trade retail and trade supplier activity with the consented PAK'nSAVE supermarket creates benefits that other alternative locations are unlikely to achieve, including being within an establishing residential neighbourhood and in proximity to the TCZ and access SH1.¹⁹⁴ These positive outcomes are substantiated by the economic evidence and the submissions in support of the rezoning that indicate that Variation 2 will meet a commercial need, increase productivity, improve trade retail and trade supplier offerings and convenience and support employment in the area.
- 8.16. I also agree with the transport evidence and submission points received in support of Variation 2 that establishing a trade retail and trade supplier offering in this location will contribute to fewer and reduced trip distances to access similar trade retail and trade supplier activities in Christchurch City and in Rolleston's I-Port for retailers, suppliers, trades people, employees, and customers, which will collectively support reductions in greenhouse gas emissions.¹⁹⁵ These reductions will be reduced even further if the proponent supports the recommendations for a pedestrian, cycling and roading connections to the north-east, while recognising that most customers to large format retail activities will travel by vehicles due to the nature of the commercial offering.
- 8.17. I recognise that various planning instruments and spatial plans do not anticipate the site accommodating commercial activities, including CRPS Chapter 6 Map A, the GCSP, and Rolleston Structure Plan. However, the rezoning supports an additional trade retail and trade supplier offering that avoids the need for additional rural land to be rezoned to accommodate commercial activities, while the economic evidence establishes that the loss of this plan enabled residential 'greenfield' land will not reduce the supply required to meet projected demand within the short- and medium-term periods.¹⁹⁶
- 8.18. I acknowledge the concerns expressed in Mr. Lonink's expert urban design evidence and in submissions that Variation 2 will enable commercial activities to establish and operate within an establishing residential neighbourhood, which will ultimately change the character and

¹⁹¹ NPS-UD Policies 2 and 6 (d).

¹⁹² NPS-UD Objectives 1 and 3 and Policies 1 and 2.

¹⁹³ NPS-UD Objectives 1 and 2 and Policies 1, 2 and 6.

¹⁹⁴ NPS-UD Objectives 1, 3 and 8 and Policies 1, 3 and 5.

¹⁹⁵ NPS-UD Objectives 1, 3 and 8 and Policies 1 and 6.

¹⁹⁶ NPS-UD Objectives 1 and 2 and Policies 1, 2, 6 and 8 and Subparts 3.2 and 3.3.

amenity of the area. However, I consider that the recommended changes to the Variation 2 provisions will ensure that there are appropriate controls within the PODP to effectively integrate the trade retailer and trade supplier activities enabled by the rezoning into the environment. I am also mindful that the NPS-UD recognises that urban environments, and the amenity values attributed to them, develop and change over time in response to the changing needs of people and communities.¹⁹⁷

8.19. The proposed ODP will assist in ensuring that the site can be effectively integrated into SDC's transportation network if the recommended changes are accepted by the proponent, including in respect to improving the connectivity and accessibility of the site to the adjoining development area DEV-012.¹⁹⁸ While Mr. Blake-Manson's infrastructure evidence indicates that additional capacity in the reticulated water and wastewater networks is required, there is capacity available to support the demand generated from the equivalent of housing densities of 15hh/ha. If it turns out that more capacity is required than what is currently available, then this will influence the timing of when the resource consents and associated engineering approvals may be granted rather than it being fatal to the appropriateness of the rezoning. I also consider there is sufficient information and processes in place to ensure that stormwater can be appropriately managed through the more detailed engineering design and consenting processes.

8.20. On the basis of the above discussion, I consider that Variation 2 can support additional plan-enabled business capacity in a location that supports a well-functioning urban environment that is consistent with the NPS-UD objectives and policies where the recommendations detailed in Section 9 and detailed in **Appendix 1** are accepted by the proponent.

National Environmental Standard for Assessing and Managing Contaminations in Soil to Protect Human Health (NESCS)

8.21. As this is a request for a zone change, and not to determine the actual use of the site, the NESCS does not strictly apply. The requirements of the NESCS will have to be appropriately addressed at any subsequent resource and building consent stages and, depending on the nature of any future activity, may either satisfy the permitted activity requirements or require resource consent under the NESCS.

8.22. As identified in the Section 7 above, I consider that any risk of developing the land for commercial purposes to people's health can be effectively managed under the NESCS.

Canterbury Regional Policy Statement (CRPS)

8.23. The CRPS contains objectives, policies and methods for sustainably managing the resources of the Canterbury region. CRPS Chapter 6 is particularly relevant to the consideration of Variation 2 as it contains the objectives, policies and methods for applying urban consolidation and intensification principles and recovery framework for managing urban growth and development across the Greater Christchurch sub-region. The CRPS and PODP are the primary mechanisms for implementing the GCSP, Our SPACE and Rolleston Structure Plan. There is also a strong correlation between the CRPS Chapter 6 provisions and the NPS-UD, where the objectives and policies actively manage the provision of plan-enabled land to meet the

¹⁹⁷ NPS-UD Objective 4 and Policy 6.

¹⁹⁸ NPS-UD Objective 6 and Policy 1 and Subpart 3.5.

projected housing and business capacity needs of the sub-region. In this regard, my position differs from the proponent as I consider that the changes made to CRPS Chapter 6 in September 2022 and October 2024 ensure that the planning instrument contains provisions that give effect to the NPS-UD.¹⁹⁹

- 8.24. I generally agree with the conclusions of the proponent's evaluation of Variation 2 against the relevant objectives and policies of the CRPS.²⁰⁰ The submission points from the Canterbury Regional Council also usefully evaluate the rezoning against the relevant CRPS objectives and policies.
- 8.25. Objectives 6.2.1, 6.2.2 and 6.2.6 are relevant as they set out the recovery framework and the desired settlement pattern for Greater Christchurch. These objectives establish the key outcomes that are anticipated to be delivered through the policies, including those relating to the location and extent of urban development (Policy 6.3.1 and Map A), the desired development and urban form (Policy 6.3.2), development according to ODPs (Policy 6.3.3), housing and business land (Policies 6.3.6 and 6.3.7), and the requirement that land use is integrated with other infrastructure (Policy 6.3.5).
- 8.26. I support the submission point from the Canterbury Regional Council that Variation 2 meets the broad intent of Objective 6.2.1 as it will support self-sufficient business growth, while avoiding urban development occurring outside the identified 'greenfield priority areas.' This is because the rezoning will enable the co-location of a trade retail and trade supplier activity with a consented PAK'nSAVE supermarket in a strategically strong location that is already zoned for urban development. The economic evidence also supports the rezoning of MRZ land to enable an 'out of centre' commercial activity to establish and operate as it will improve the trade retail and trade supplier offerings in the township without giving rise to significant retail distribution effects on commercial offerings within Rolleston's TCZ and other business centres, consistent with Objective 6.2.6 and Policy 6.3.6. I consider that these factors assist in reducing the inconsistency Variation 2 has with the desired settlement pattern in Policy 6.3.1 and Map A of the CRPS.
- 8.27. The economic experts and the Canterbury Regional Council's submission also establish that the loss of plan-enabled housing capacity arising from the rezoning will not impact the provision of land to meet the stated housing bottom lines in the short and medium terms, consistent with Objective 6.2.1a and Policies 6.3.6 and 6.3.7.²⁰¹ Mr. Foy establishes that there is sufficient residential land supply available elsewhere in Rolleston to meet the estimated demand and that there is considerable uncertainty in establishing the likely demand in residential land supply over the long-term.²⁰²
- 8.28. Similarly, I agree with the proponent and the Canterbury Regional Council that Variation 2 promotes integrated development as it supports the establishment of another commercial offering to meet the needs of Rolleston within a strategic location that is in proximity to the TCZ

¹⁹⁹ [Variation 2](#), Section 8.2 Plan Change Consistency with S74 and S75 RMA, 8.2.6 S74(2) RMA – Canterbury Regional Policy Statement (page 52).

²⁰⁰ [Variation 2](#), Section 8.2 Plan Change Consistency with S74 and S75 RMA, 8.2.6 S74(2) RMA – Canterbury Regional Policy Statement (pages 52 to 57).

²⁰¹ Economic evidence of Mr. Foy, 4. Review of Submissions, paragraph 4.5 (pages 10 & 11).

²⁰² Economic evidence of Mr. Foy, 3. Review of Applicant's Assessment, Residential Land Supply, paragraphs 3.24 & 3.25 (page 8).

and SH1 and can be serviced with reticulated infrastructure, consistent with Objective 6.2.4 and Policy 6.3.4. I also consider that the Variation 2 ODP and proposed PODP provisions can support a well-connected and integrated urban environment where the recommended changes in Section 9 and **Appendix 1** are adopted by the proponent to ensure consistency with Objectives 6.2.1, 6.2.2 and 6.2.4 and Policies 6.3.2, 6.3.3, 6.3.5 and 6.3.7.

- 8.29. The objectives and policies within Chapter 5 require that land use and infrastructure are appropriately integrated, and stormwater is appropriately managed. Chapter 7 seeks to protect and maintain water quality and Chapter 11 provides a framework for managing natural hazard risk in Canterbury, including flooding.
- 8.30. There are no known natural hazards or land constraints that would preclude the accepting Variation 2 and I agree with the proponent that the identified flood risk can be managed through PODP rules. The site can be connected to reticulated water and wastewater networks when there is available capacity, stormwater can be managed on-site, and the future commercial activities can be integrated into the land transport network. As identified in Section 7 of this report, I consider that the impact of Variation 2 on the Canterbury region's versatile soil resource will be negligible. This is because the site is currently subject to the MRZ, so the NPS-HPL does not apply, and the balance of the versatile resource is being effectively managed through the PODP General Rural Zone (GRUZ) consistent with CRPS Policy 5.3.12.
- 8.31. Overall, I consider that Variation 2 is consistent with the relevant objectives and policies of the CRPS. This conclusion is subject to the modifications being made to the proposed Variation 2 provisions that are outlined in Section 9 and detailed in **Appendix 1** of this report.

Canterbury Land and Water Regional Plan (LWRP) and Canterbury Air Regional Plan (CARP)

- 8.32. Under section 75 (4)(b) of the RMA, the PODP cannot be inconsistent with a regional plan, which in respect to Variation 2 includes the LWRP and CARP. The establishment of activities within the site will either need to meet the permitted activity conditions of these plans or resource consents will be required to be obtained under the regional plans that are in place at the time. I also note that the Canterbury Regional Council, in their submission, confirm that any proposal would need to comply with the provisions of the LWRP that I support.²⁰³
- 8.33. Overall, I consider that the activities enabled by the rezoning can be efficiently and effectively developed and serviced in a manner that is consistent with the outcomes sought by the LWRP and CARP.

Mahaanui Iwi Management Plan 2013

- 8.34. The MIMP is a planning document recognised by an iwi authority and lodged with the council, which includes content that relates to the district's resource management issues. The submission from Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga includes a CIA that evaluates Variation 2 against the relevant MIMP policies and includes ten recommendations to ensure that sensitive natural features are actively protected, stormwater and infrastructure services are effectively designed, installed and operated, any contaminated soils are remediated, and the Ngāi Tahu Subdivision and Development Guidelines are applied.

²⁰³ S06.07 CRC.

- 8.35. As identified in Section 7, I consider that appropriate provision has been made within the PODP, CLWRP and any associated development approval processes to address the CIA recommendations and the proposed rezoning from MRZ to LFRZ does not increase the relative risk that the sensitive environments outlined in the CIA may be identified and require protecting.
- 8.36. Therefore, I consider that Variation 2 has ‘taken into account’ the Iwi Management Plan under section 74 (2A) and there are no specific resource management issues, or specific sites of significance to Mana Whenua, that would be compromised by the accepting of Variation 2.

Relevant non-statutory plans and strategies

- 8.37. As discussed throughout this evidence, I consider that Variation 2 has given sufficient regard to management plans and strategies under section 74 (2), including the GCSP, Our SPACE and the Rolleston Structure Plan.
- 8.38. The Eastern Area Plan to implement the strategic management outcomes expressed in Future Selwyn may provide more direction on the provision of out of centre commercial activities and whether there is sufficient provision made for large format retailers in Rolleston. However, this Area Plan is currently under development so there is no direction available to assist in considering the appropriateness of Variation 2 and it is uncertain if or when this may be provided.

Consistency with the plans of adjacent territorial authorities

- 8.39. Matters of cross-boundary interests are no longer specifically provided for under the PODP in the same way as they were in Section A1.5 of the Township Volume of the Operative Selwyn District Plan.²⁰⁴ However, integration and consistency between the adjacent district plans, including the plans administered by Christchurch City Council and Waimakariri District Council, is achieved as they must give effect to National Policy Statements and the CRPS. The cross-boundary interests associated with the rezoning of the site have also primarily been identified, and managed, through the Greater Christchurch Partnership arrangements and the related provisions contained in the CRPS and PODP.
- 8.40. Overall, I consider that the cross-boundary effects of Variation 2 have been appropriately identified, considered, and addressed.

Consideration of alternatives, benefits, and costs

- 8.41. Section 32 requires the consideration and evaluation of the extent to which the objectives of the request are the most appropriate way to achieve the purpose of the Act (section 32 (1)(a)); as well as an assessment of whether the provisions in the request are the most appropriate way to achieve the objectives (of both the request and the existing PODP objectives), having regard to the efficiency and effectiveness of the provisions and having considered other reasonably practicable options (section 32 (1)(b)).

²⁰⁴ [Operative Selwyn District Plan](#), revised 18 August 2023 (selwyn.govt.nz).

Extent to which the Objectives of the Request are the Most Appropriate Way to Achieve the Purpose of the Act

8.42. As set out in Variation 2,²⁰⁵ the request does not seek any new objectives, or any changes to the existing objectives within the PODP, including those that apply to the Commercial Mixed-Use Zone (CMUZ) and LFRZ. The assessment required under section 32 (1)(a) is therefore the extent to which the objective of Variation 2 is the most appropriate way to achieve the purpose of the RMA.

8.43. The stated objective of Variation 2 is to:²⁰⁶

“...rezone the Site to an appropriate commercial zone that reflects the consented and intended future use of the Site for a supermarket and a trade retail / trade supply store....”.

8.44. Having evaluated the Variation 2 and the submissions, I consider that the objective will achieve the purpose of the RMA when considered against the relevant statutory tests, including consistency with the relevant objectives, policies, and methods of the NPS-UD, CRPS and the PODP. I agree with the proponent and the economic experts that the rezoning will improve the range of trade retail and trade supplier activities required to meet the increasing demand in Rolleston, within a strategically well positioned location without creating adverse retail distribution effects.

8.45. Conversely, declining Variation 2 may result in alternative less optimal locations being rezoned or consented to meet the demand for trade retail and trade supplier activity in closer proximity to the residential neighbourhoods in Rolleston and reduce the levels of market competition and diversity that is anticipated by the NPS-UD to achieve a well-functioning urban environment.²⁰⁷

8.46. Variation 2 will also support Council to meet its functions under section 31 (1)(aa) in respect to ensuring there is sufficient business development capacity to meet the needs of Rolleston’s residents and businesses.

8.47. I agree that the alternative options identified by the proponent to achieve the objective of Variation 2, being to do nothing, apply for resource consent or to rezone the site without any provisions to integrate commercial activities into the establishing residential neighbourhood are less efficient and effective than the rezoning.²⁰⁸

8.48. These conclusions are subject to the modifications being made to the proposed PODP provisions that are outlined in Section 9 and detailed in **Appendix 1** of this report.

Whether the provisions are the most appropriate way to achieve the Objectives

8.49. Variation 2 seeks to utilise the operative CMUZ and LFRZ provisions and include an OPD and specific precinct-based provisions, to ensure that the co-location of a trade retailer and trade supplier activity with the consented PAK’nSAVE supermarket can be effectively integrated into a developing residential neighbourhood. Importantly, the schedule of the PODP amendments contained in Variation 2 do not propose any changes to the operative objectives for managing

²⁰⁵ [Variation 2](#), Section 6 Section 32 Evaluation, 6.1 Statutory Context (page 28).

²⁰⁶ [Variation 2](#), Section 6 Section 32 Evaluation, 6.1 Statutory Context (page 28).

²⁰⁷ NPS-UD Objectives 1 and 3.

²⁰⁸ [Variation 2](#), Section 6.3 Assessment of Efficiency and Effectiveness of the Plan Change (pages 41 to 44).

the commercial activities and the addition of proposed Policy LFRZ-P4 appropriately recognises the locational context of PREC13 that is detailed in the recommended changes to the LFRZ Overview. I support these proposed amendments and consider that they assist in ensuring that the rezoning can be consistent with the PODP CMUZ and LFRZ objectives.

- 8.50. I generally support the rationale employed by the proponent to adapt the operative LFRZ framework to respond to the locational context of the Variation 2 site. This approach achieves the wider objective of enabling an additional LFRZ in Rolleston that is subject to rules, requirements and an ODP to require it to integrate into an existing and establishing residential environment. The proposed Variation 2 provisions incorporate appropriate changes to the LFRZ activity-based rules and requirements that distinguish the different context between the existing LFRZ in I-Port with the proposed PREC13 that is within an establishing residential neighbourhood. It is evident that the proponent places a greater reliance on the ODP over precinct specific rules or requirements for detailing the landscape and acoustic mitigation requirements when comparing the operative LFRZ provisions with the proposed LFRZ-PREC13 framework, which I generally support.
- 8.51. On the basis of this context, the submissions received and the evidence that is currently available, I consider that it is appropriate that the proposed PREC13 provisions are supplemented by more detailed development controls to ensure that the commercial activities can integrate into the MRZ environment, and any related adverse effects are effectively managed through a future consenting process. This includes but is not limited to the need to:
- a. Actively manage the number of food and beverage outlets that can establish and operate as ancillary activities to the consented supermarket and trade retailer and trade supplier (by amending rule LFRZ-R4)
 - b. Increase the minimum building setback along the Lincoln Rolleston Road frontage (by amending requirement LFRZ-REQ4.4).
 - c. Ensure there is appropriate scope provided to evaluate the appearance of any future trade retail and trade supply outlet (by including additional matters of control or discretion in CMUZ-MAT3).
 - d. To supplement the landscape mitigation strategy proposed by the proponent to mitigate adverse visual effects, incorporate appropriate building design controls and improve accessibility and connectivity (by amending the PREC13 ODP plan and narrative).
- 8.52. I acknowledge that the recommendation to include additional qualifiers in the proposed PREC13 ODP plan and narrative, including the requirement to provide a landscape management plan, CPTED assessment and ITA for approval, are detailed assessments that are typically formalised through resource consent conditions. However, in this instance I agree with the experts that more certainty is required in the PREC13 provisions to ensure that the assessments recommended by SDC's experts are provided as a pre-requisite for any resource consent.
- 8.53. Similarly, there may be duplication in respect to the general matters for control or discretion in existing CMUZ-MAT3 and the recommended changes to outlined in Section 9 and detailed in **Appendix 1** for managing building design and CPTED. However, I consider that greater certainty is required to ensure that the façade design and external appearance of the trade retailer and

trade supplier building that would be enabled by Variation 2 is designed to the same high quality as the consented PAK'nSAVE supermarket and that the wider site and area are safe environments for people to work and visit.

- 8.54. The additional evidence that has been requested will assist in determining the appropriateness of the recommended though connection to the MRZ land to the north-east and whether the proposed provisions support a well-connected and accessible urban environment and safe and efficient transport network. The additional acoustic and infrastructure evidence will also assist in reducing the risks that the Variation 2 objective may not be met through the proposed PODP provision changes, including in respect to confirming that there is available capacity in the reticulated water and wastewater networks and that compliance with the PODP noise standards are sufficient to mitigate any adverse noise effects.
- 8.55. As identified in Section 7 and pending the provision of the above evidence, I consider that the proposed Variation 2 provisions when supplemented by the recommended amendments detailed in Section 9 and **Appendix 1** will ensure the rezoning outcomes are consistent with the relevant PODP objectives and policies.

9. Proposed Amendments to the PODP

- 9.1. Having evaluated the appropriateness of Variation 2, I consider that the proposed amendments to the PODP that are set out in the request should be granted with the following modifications. These modifications are assessed in Sections 7 and 8, detailed in this section and in **Appendix 1**, and are required to address the matters raised in submissions and evidence to ensure the request satisfies the statutory tests that would enable Variation 2 to be granted.
- 9.2. They include implementing the following recommended changes to the proposed Variation 2 provision schedule:
- a. Amending proposed rule LFRZ-R4 to limit the number of food and beverage activities that can establish and operate within PREC13 and to clarify that the maximum GFA shall not exceed 250m² in total.
 - b. Adding requirement LFRZ-REQ4.4 to apply a minimum 20m building setback with the road boundaries of PREC13.
 - c. Amending requirement LFRZ-REQ7 to record the exception provided in requirement LFRZ REQ6 to ensure consistency with the PODP drafting protocols and to record that the landscaping requirements prescribed in LFRZ-REQ6 sit separately from the ODP requirements.
 - d. Amending and adding to the matters for control or discretion in CMUZ-MAT3.3 Urban Design to enable the building appearance to be appropriately evaluated at the time a resource consent is sought for any future trade retail and trade supplier building within the PREC13.
 - e. Adding additional prerequisites to the proposed LFRZ PREC13 ODP plan and any consequential changes to the supporting narrative in Part 3 – Area Specific Matters – LFRZ-Schedules, including:

- i. Permitted activity pre-requisites – Add additional qualifiers to proposed amendment to require that a landscape plan, CPTED assessment and Integrated Transport Assessment to be submitted to SDC for approval to satisfy general compliance with the ODP.
- ii. Lincoln Rolleston Road boundary trees – To require that specimen trees at a minimum 5m spacing to be planted along the length of the Lincoln Rolleston Road boundary in the 5m wide Landscape Treatment planting strip and along the north side of the Future Primary Road (the Broadlands Drive extension).
- iii. Lincoln Rolleston Road landscaping strip – To require that the landscape treatment is to be designed and installed to be generally consistent with the consented landscape plan for the supermarket development (RC216016).
- iv. Carpark trees – To require that tree planting within the carpark areas of PREC13 shall be at a ratio of one tree per five car parks. These trees shall be comprised of medium (7m-15m) or large (>15m) tree species located within the parking areas typically spaced at one tree every three parking bays.
- v. Outdoor storage area landscape treatments – To require additional denser planting comprising shrubs and trees to at least 3m in height along the Lincoln Rolleston Road boundary adjacent to the outdoor storage areas that will need to return along the north side of the potential future eastern road connection.
- vi. Vehicle crossing annotation – Record that the PAK'nSAVE vehicle crossings are required to carry one-way traffic movements to maintain consistency with the conditions of the granted resource consent.
- vii. Service access annotation – Amend the reference to the service access to the south as an 'Indicative' location to respond to the uncertainties around the location of the future Broadlands Drive roundabout.
- viii. North-eastern boundary walking and cycling connection – To require a future pedestrian and cycle linkage to the MRZ, provided in general accordance with the DEV-RO12 ODP.
- ix. North-eastern boundary road connection – To require a future road connection to the MRZ, as illustrated on the DEV-RO12 ODP, is to be provided in general accordance with this ODP.

10. Conclusions and Recommendation

- 10.1. As set out in Section 6, the statutory matters that must be considered in relation to a plan change require the assessment of sections 31, 32, 74 and 75, and regard must be had to the overall purpose and principles set out in Part 2 of the Act.
- 10.2. As assessed under Sections 7 to 9 of this report and pending additional evidence, I consider that Variation 2 satisfies these statutory tests and that it is appropriate to support the rezoning request with the modifications that are recommended in this report, outlined in Section 9, and detailed in **Appendix 1**.

Appendix 1 – Recommended Changes to proposed Variation 2 PODP provision schedule

The following are additional recommended amendments to the proposed Variation 2 provision schedule contained in Appendix G of the request that reflect the recommendations contained in Section 9 and the accompanying expert evidence. All other recommended changes detailed in Appendix G are considered appropriate.

All changes requested to the PODP by the plan change proponent are underlined. Where amendments have been proposed as part of this report, these are shown in **red** and underlined. Deletions are shown as **bold** with ~~striking through~~. It is anticipated that additional consequential renumbering may be required.

PODP Planning Maps

The following spatial amendments are recommended to PODP Planning Maps:

Map Layer	Description of recommended amendment
Zone Layer	Amend the PODP Planning Maps to rezone the property at 157 Levi Road (Lot 1 Deposited Plan 579376) from Medium Density Residential Zone (MRZ) to <u>Large Format Retail Zone (LFRZ)</u> .
Development Area Overlay	Delete DEV-RO1 Rolleston 1 Development Area (Lot 1 Deposited Plan 579376) and add <u>LFRZ-PREC13 (Lot 1 Deposited Plan 579376)</u> .

Relationship between spatial layers

HPW-Relationship between Spatial Layers

HPW26-Precincts		
Name	Code	Description
<u>Lincoln Rolleston Road Large Format Retail Precinct</u>	<u>PREC13</u>	<u>The purpose of this precinct is to manage the type and scale of large format retail activities and the interfaces with the surrounding residential area.</u>

Transport

There are no recommended changes to the proposed amendments to requirement TRAN-REQ28.

TRAN-Rule Requirements

TRAN-REQ28	Landscape Strip for Parking Areas
<p>CMUZ (excluding <u>PREC13</u>) KNOZ</p>	<p>1. All new on-site car parking shall establish and maintain a continuous landscape strip that complies with the following:</p> <ul style="list-style-type: none"> a. the landscape strip is located between the road and adjacent parking area and does not extend across vehicle crossings or pedestrian accesses; and b. the landscape strip is a minimum width of 3m and contains plant species that will grow to a height of 60cm within 3 years of planting; or c. the landscape strip is a minimum width of 1.5m and contains plant species that will grow to a minimum height of 1m and is visually impermeable within 3 years of planting; and d. the landscape strip includes a tree for each 10m of road frontage that is set in a planting bed with the minimum dimensions of 1.5m by 1.5m. <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of TRAN-REQ28.1 is not achieved: RDIS</p> <p>Matters of discretion:</p> <p>3. The exercise of discretion in relation to TRAN-REQ28.2 is restricted to the following matters:</p> <ul style="list-style-type: none"> a. TRAN-MAT7 Landscaping of Parking Areas
<p><u>PREC13</u></p>	<p>4. All new on-site car parking shall establish and maintain a continuous landscape strip that complies with <u>LFRZ-REQ6.11</u></p> <p>Activity status when compliance not achieved:</p> <p>5. When compliance with any of TRANREQ28.4 is not achieved: RDIS</p> <p>Matters of discretion:</p> <p>6. The exercise of discretion in relation to TRAN-REQ28.5 is restricted to the following matters:</p> <ul style="list-style-type: none"> a. TRAN-MAT7 Landscaping of Parking Areas

SIGN

The following includes inconsequential provision numbering to requirement SIGN-REQ1 PREC13.

SIGN-Rule Requirements

SIGN-REQ1 Free Standing Signs		
LFRZ <u>(excluding PREC13)</u> GIZ PORTZ DPZ	14. There shall be a maximum of one free standing sign per vehicle access to the site. 15. The maximum area of a sign shall be 18m ² . 16. The maximum width of a sign shall be 3m. 17. The maximum height above ground level at the top of the sign shall be 9m.	Activity status when compliance not achieved: 18. When compliance with any of SIGN-REQ1.14, SIGN-REQ1.15, SIGN-REQ1.16, or SIGN-REQ1.17 is not achieved: RDIS Matters for discretion: 19. The exercise of discretion in relation to SIGN-REQ1.18 is restricted to the following matters: a. SIGN-MAT1 All Signs and Support Structures
PREC13	<u>37.</u> There shall be a maximum of two free standing signs along Lincoln Rolleston Road and one free standing sign along Levi Road. <u>38.</u> The maximum area of a sign shall be 12m ² . <u>39.</u> The maximum height above ground level at the top of the sign shall be 6m. <u>Advisory Note:</u> <u>SIGN-REQ1.37</u> shall not apply where the sole function of a sign is to direct traffic.	Activity status when compliance not achieved: <u>40.</u> When compliance with any of SIGN-REQ1.37, SIGN-REQ1.38 or SIGN-REQ1.39 is not achieved: RDIS Matters for discretion: <u>41.</u> The exercise of discretion in relation to SIGN- REQ1.40 is restricted to the following matters: a. <u>SIGN-MAT1</u> All Signs and Support Structures

Commercial and Mixed Use Zones

Amend the proposed new matter for control or discretion by adding an additional matter to CMUZ-MAT3.3 Urban Design to enable the building appearance to be evaluated.

CMUZ-Matters for Control or Discretion

Note for Plan Users: To avoid repetition in the **Town Centre, Local Centre, Neighbourhood Centre, and Large Format Retail** Zones the Matters for control or discretion in all Commercial and Mixed Use Zones are located below. To determine when CMUZ-MAT 1 - CMUZ-MAT8 apply, refer to the provisions in the applicable Zone chapter.

CMUZ-MAT3	Urban Design
	<ol style="list-style-type: none"> 1. The extent to which the development incorporates good urban design principles, including: <ol style="list-style-type: none"> a. Recognises and reinforces the zone's role, context, and character, including any natural, heritage or cultural assets; b. Contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces; c. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building; d. Minimises building bulk through the provision of articulation and modulation, while having regard to the functional requirements of the activity; e. Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas, and boundary demarcation; f. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection; and g. Provides safe, legible, and efficient access for all transport modes. h. Includes landscaping, fencing and storage, and waste areas that are designed and located to mitigate the adverse visual and amenity effects of the development on adjoining residential-zoned sites and public reserves. 2. Where the development includes visitor accommodation, the degree to which acoustic design of the visitor accommodation will minimise the potential for reverse sensitivity effects on existing and permitted activities within the Zone. 3. <u>In PREC13 Lincoln Rolleston Road Large Format Retail Precinct, the extent to which</u> <ol style="list-style-type: none"> a. <u>The development complies with LFRZ-SCHED1 – Outline Development Plan; and</u> b. <u>Includes a façade design that utilises varied materials and building modulation and applies appropriate extents and levels of corporate colour palettes to integrate the building into the adjacent residential environments.</u>

CMUZ-MAT4	Height
	<ol style="list-style-type: none"> 1. The extent to which the location, design, scale, and appearance (including reflectivity) of the building or structure mitigates the visual impact of exceeding the height limit. 2. The extent to which the increase in height is necessary due to the functional requirements of an activity. 3. Any reverse sensitivity effects on important infrastructure where the zone height standard is exceeded. 4. <u>Effects on the amenity of adjoining residentially zoned properties, including on outlook, privacy, overshadowing and visual dominance.</u>

Large Format Retail Zone

There are no recommended changes to the proposed amendments to policy LFRZ-P4.

LFRZ-Overview

The Large Format Retail Zone is located in two areas:

1. Adjacent to the Industrial Zone and Special Purpose Port Zone in Rolleston, north of State Highway One and the main trunk railway line. The ~~its~~ purpose of the Large Format Retail Zone is to provide primarily for retail activities that require a large floor area, providing a location where many of these types of activities can be located together and developed as an integrated area.

2. Adjacent to Levi Road, Lincoln Rolleston Road and Rolleston 12 Development Area in Rolleston (PREC13 Lincoln Rolleston Road Large Format Retail Precinct). Its purpose is to provide for a supermarket and a trade retail and trade supply activity to service the surrounding Medium Density Residential Zone catchment. Due to its interface with this residential zone, it is the more restrictive of the two Large Format Retail Zone locations.

The Large Format Retail Zone is intended to support the overall retail offering within the district, without detracting from the core commercial activities located within the Rolleston Town Centre.

Development within the Large Format Retail Zone will include larger buildings and associated areas of car parking, with the road boundary interface managed carefully to mitigate the adverse visual effects arising from this and maintain a pleasant streetscape. In the case of PREC13, additional boundary treatment is required along the residential boundary interface to ensure development is compatible with its residential surroundings.

LFRZ-Objectives and Policies

LFRZ-Policies

<u>LFRZ-P4</u>	<u>Manage built form and layout within PREC13 Lincoln Rolleston Road Large Format Retail Precinct to maintain compatibility with the amenity of adjacent residentially zoned land.</u>
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LFRZ-Rules

Amend proposed rule LFRZ-R4.4 to limit the number of food and beverage activities that can establish and operate within PREC13 and to clarify that the two food and beverage activities do not exceed 250m² in total.

LFRZ-R1	Buildings and Structures
<p><u>LFRZ</u> <u>(excluding PREC13)</u></p>	<p>Activity Status: PER</p> <p>1. The establishment of any building or structure and/or any addition or modification to an existing building or structure,</p> <p>Where:</p> <p>a. The building is not a residential unit.</p> <p>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing LFRZ-REQ2 Height LFRZ-REQ3 Height in relation to boundary LFRZ-REQ4 Setbacks LFRZ-REQ5 Outdoor storage LFRZ-REQ6 Landscaping</p> <p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LFRZ-R1.1.a is not achieved: NC 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
<p><u>PREC13</u></p>	<p>Activity Status: RDIS</p> <p><u>4. The establishment of any building or structure and/or any addition or modification to an existing building or structure.</u></p> <p><u>Where the activity complies with the following rule requirements:</u></p> <p><u>LFRZ-REQ1</u> Servicing <u>LFRZ-REQ2</u> Height <u>LFRZ-REQ3</u> Height in relation to boundary <u>LFRZ-REQ4</u> Setbacks <u>LFRZ-REQ5</u> Outdoor storage <u>LFRZ-REQ6</u> Landscaping <u>LFRZ-REQ7</u> Outline Development Plan</p> <p>Activity status when compliance not achieved:</p> <p><u>6. When compliance with any of LFRZ-R1.4 is not achieved: NC</u> <u>7. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement.</u></p>

	<p><u>Matters for discretion:</u></p> <p><u>5. The exercise of discretion in relation to LFRZ-R1.4 is restricted to the following matters:</u></p> <p><u>a. CMUZ-MAT3 Urban Design</u></p>	
LFRZ-R4	Food and Beverage Activities	
<p><u>LFRZ (excluding PREC13)</u></p>	<p>Activity Status: PER</p> <p>1. Any food and beverage activity,</p> <p>Where:</p> <p>a. The maximum GFA of the food and beverage activity does not exceed 150m² per individual tenancy, except that one individual food and beverage activity tenancy within the LFRZ may have a GFA of up to 1,000m²</p> <p>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing</p> <p>LFRZ-REQ5 Outdoor storage</p> <p>LFRZ-REQ6 Landscaping</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LFRZ-R4.1.a. or LFRZ-R4.1.b is not achieved: NC</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
<u>PREC13</u>	<p>Activity Status: PER</p> <p>4. Any food and beverage activity,</p> <p>Where:</p> <p>a. it is ancillary to a trade retail and trade supplier activity; and</p> <p>b. has a total GFA that does not exceed 250m² and</p> <p>c. <u>there are no more than two food and beverage activities within the precinct.</u></p> <p>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing</p> <p>LFRZ-REQ5 Outdoor storage</p> <p>LFRZ-REQ6 Landscaping</p> <p>LFRZ-REQ7 Outline Development Plan</p>	<p>Activity status when compliance not achieved:</p> <p>5. When compliance with any of LFRZ-R4.4.a, or LFRZ-R4.4.b, <u>or LFRZ-R4.4.c</u> is not achieved: NC</p> <p>6. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement.</p>

LFRZ-R6 Retail Activities		
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	<p>Activity Status: PER</p> <p>1. Any retail activity that is not otherwise listed in LFRZ-Rule List,</p> <p>Where:</p> <p>a. The retail activity is not a department store; and</p> <p>b. The GFA of any individual retail tenancy is no less than 450m².</p> <p>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing</p> <p>LFRZ-REQ5 Outdoor storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LFRZ-R6.1.a or LFRZ-R6.1.b is not achieved: NC</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
<u>PREC13</u>	<p>Activity Status: PER</p> <p>4. Any retail activity that is not otherwise listed in LFRZ-Rule List,</p> <p>Where:</p> <p>a. <u>The retail activity is a supermarket with a GFA no less than 6,000m².</u></p> <p>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing</p> <p>LFRZ-REQ5 Outdoor storage</p> <p>LFRZ-REQ7 Outline Development Plan</p>	<p>Activity status when compliance not achieved:</p> <p>5. When compliance with any of LFRZ-R6.4 is not achieved: NC</p> <p>6. <u>When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement.</u></p>
LFRZ-R7 Automotive Activities		
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	<p>Activity Status: PER</p> <p>1. Any automotive activity.</p> <p>Where the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing</p> <p>LFRZ-REQ5 Outdoor storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
<u>PREC13</u>	<u>Activity Status:</u> NC	<u>Activity status when compliance not achieved:</u> N/A

	<u>3. Any automotive activity.</u>	
LFRZ-R8	Trade Retail and Trade Supply Activities	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	<p>Activity Status: PER</p> <p>1. Any trade retail and trade supply activity.</p> <p>And the activity complies with the following rule requirements: LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
<u>PREC13</u>	<p>Activity Status: PER</p> <p><u>3. Any trade retail and trade supply activity.</u></p> <p>Where:</p> <ul style="list-style-type: none"> a. <u>no more than one trade retail and trade supplier is located in PREC13; and</u> b. <u>the GFA of the trade retail and trade supplier is no less than 6,000m².; and</u> c. <u>the use of any service access or loading bay adjacent to the eastern boundary is restricted to 0700 to 1900 hours</u> <p>And the activity complies with the following rule requirements: LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage LFRZ-REQ7 Outline Development Plan</p>	<p>Activity status when compliance not achieved:</p> <p><u>4. When compliance with any of LFRZ-R8.3.a, LFRZ-R8.3.b or LFRZ-R8.3.c is not achieved: NC</u></p> <p><u>5. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement.</u></p>
LFRZ-R11	Community Corrections Activities	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	<p>Activity Status: PER</p> <p>1. Any community corrections activity.</p> <p>Where the activity complies with the following rule requirements: LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
<u>PREC13</u>	Activity Status: NC	Activity status when compliance not achieved: N/A

	<u>3. Any community corrections activity.</u>	
LFRZ-R16	Primary Production Activities	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13</u>	<p>Activity Status: PER</p> <p>1. Any primary production activity,</p> <p>Where:</p> <p>a. The activity is not:</p> <ul style="list-style-type: none"> i. mineral extraction; ii. intensive primary production; or iii. plantation forestry. <p>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing</p> <p>LFRZ-REQ5 Outdoor storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LFRZ-R16.1.a. is not achieved: NC</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
<u>PREC13</u>	<p>Activity Status: NC</p> <p><u>4. Any primary production activity.</u></p>	Activity status when compliance not achieved: N/A
LFRZ-R21	Industrial Activities that are not otherwise listed in LFRZ-Rule List	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13</u>	<p>Activity Status: DIS</p> <p>1. Any industrial activity that is not otherwise listed in the LFRZ-Rule List.</p>	Activity status when compliance not achieved: N/A
<u>PREC13</u>	<p>Activity Status: NC</p> <p><u>3. Any industrial activity that is not otherwise listed in the LFRZ-Rule List.</u></p>	Activity status when compliance not achieved: N/A

LFRZ-Rule Requirements

Adding requirement LFRZ-REQ4.4 to apply a minimum 20m building setback with the road boundaries of PREC13 and amending requirement LFRZ-REQ7 to record the exception provided in requirement LFRZ REQ6.

Amend requirement LFRZ-REQ7 to reference the exception provided in in proposed requirement LFRZ-REQ6.

LFRZ-REQ4 Setbacks		
<u>LFRZ (excluding PREC13)</u>	1. Any building shall be set back a minimum of 5m from the road boundary except where 40% or more of the road facing ground-floor façade of the building is glazed.	Activity Status when compliance not achieved: 2. When compliance with any of LFRZ-REQ4.1. is not achieved: RDIS Matters for discretion: 3. The exercise of discretion in relation to LFRZ-REQ4.2. is restricted to the following matters: a. CMUZ-MAT6 Setbacks
<u>PREC13</u>	<u>4. Any building shall be set back a minimum of 20m from any road boundary.</u> <u>5. Any building shall be set back a minimum of 10m from any internal boundary adjoining a residential zone.</u>	Activity Status when compliance not achieved: <u>6. When compliance with any of LFRZ-REQ4.4. or LFRZ-REQ4.5 is not achieved: RDIS</u> Matters for discretion: <u>7. The exercise of discretion in relation to LFRZ-REQ4.6. is restricted to the following matters:</u> <u>a. CMUZ-MAT6 Setbacks</u>
LFRZ-REQ5 Outdoor Storage		
	1. Any outdoor storage area shall be screened from any road boundary of the site <u>and from any internal boundary adjoining a residential zone</u> by a fence, wall, or vegetation of at least 1.8m in height, for the full length that the storage area is visible from the road. 2. Unconsolidated materials such as soil, coal, sawdust, powdered fertilizer are to be covered or otherwise secured from being blown by the wind.	Activity status when compliance is not achieved: 3. When compliance with any of LFRZ-REQ5.1. or LFRZ-REQ5.2. is not achieved: RDIS Matters for discretion: 4. The exercise of discretion in relation to LFRZ-REQ5.3. is restricted to the following matters:

		<p>a. CMUZ-MATb Fencing and Outdoor Storage</p> <p>Notification:</p> <p>5. Any application arising from LFRZ-REQ5.3. shall not be subject to public notification</p>
LFRZ-REQ6	Landscaping	
<p><u>LFRZ (excluding PREC13)</u></p>	<ol style="list-style-type: none"> 1. Prior to the erection of any principal building, a landscaping strip of at least 3m width shall be provided along every road frontage of the site, except where the landscaping would encroach on the line of sight required for any railway crossing or any vehicle accessway as shown in TRAN-Schedules 2. The landscaping shall consist only of those species listed in APP4, and for each site shall include: <ol style="list-style-type: none"> 5. A minimum of two trees from Group A for every 10m of road frontage. 6. At least 35% of the landscaping strip shall be planted in species from Group C. 7. At least 10% of the landscaping strip shall be planted in species from Group D. 3. All plants shall be of the following maximum spacings: <ol style="list-style-type: none"> a. group B and Group C — 1.5m centres b. Group D — 700mm centres 4. All new planting areas shall be mulched. 5. The landscaping shall be maintained and if dead, diseased or damaged shall be removed and replaced immediately with the same or similar species. 6. No fences or structures shall be erected within the 3m landscaping strip. 7. Footpaths may be provided within the 3m landscape strip, provided that they are: <ol style="list-style-type: none"> a. No more than 1.5m in width; and b. Generally at right angles to the road frontage 	<p>Activity Status when compliance not achieved:</p> <p>8. When compliance with any of LFRZ-REQ6 is not achieved: RDIS</p> <p>Matters of discretion:</p> <p>9. The exercise of discretion in relation to LFRZ-REQ6.8 is restricted to the following matters:</p> <ol style="list-style-type: none"> a. CMUZ-MATd Landscaping <p>Notification:</p> <p>10. Any application arising from LFRZ-REQ6.-8. shall not be subject to public notification</p>

<u>PREC13</u>	<u>11. Landscaping shall comply with the ODP in LFRZ-SCHED1 – Lincoln Rolleston Road Large Format Retail Precinct.</u>	<p><u>Activity Status when compliance not achieved:</u> <u>12. When compliance with any of LFRZ-REQ6.11 is not achieved: RDIS</u></p> <p><u>Matters of discretion:</u> <u>13. The exercise of discretion in relation to LFRZ-REQ6.12 is restricted to the following matters:</u> a. <u>CMUZ-MATd Landscaping</u></p> <p><u>Notification:</u> <u>14. Any application arising from LFRZ-REQ6.12 shall not be subject to public notification</u></p>
<u>LFRZ-REQ7</u>	<u>Outline Development Plan</u>	
<u>PREC13</u>	<u>1. Except as provided for in LFRZ-REQ6, all development shall be undertaken in accordance with the ODP in LFRZ-SCHED1 – Lincoln Rolleston Road Large Format Retail Precinct.</u>	<p><u>Activity Status when compliance not achieved:</u> <u>2. When compliance with any of LFRZ-REQ7.1 is not achieved: [to be proposed]</u></p> <p><u>Matters of discretion:</u> <u>3. The exercise of discretion in relation to LFRZ-REQ7.2 is restricted to the following matters:</u> a. <u>CMUZ-MAT3 Urban Design</u></p>

LFRZ-Schedules

Add additional matters to the proposed LFRZ PREC13 ODP plan and any consequential changes to the supporting narrative in Part 3 – Area Specific Matters –LFRZ-Schedules.

LFRZ-SCHED1

PREC13

Lincoln Rolleston Road Large Format Retail Precinct

TABLE 1: Recommended changes and additions to LFRZ-Schedules - LFRZ-SCHED1 PREC13 ODP

PREC13	<p>Permitted activity pre-requisites</p> <p>Add additional qualifiers in the narrative of the proposed PREC13 ODP to require that the following are submitted to SDC for approval to satisfy general compliance with the ODP.</p> <ol style="list-style-type: none"> 1. <u>A landscape management plan has been provided for the approval of SDC that covers the security, maintenance, and pest and weed control within the northeastern 10-metre-wide biodiversity strip.</u> 2. <u>A full CPTED assessment, including a lighting plan, has been provided for the approval of SDC</u> 3. <u>An Integrated transport Assessment covering the following items is provided for the approval of SDC:</u> <ol style="list-style-type: none"> i. <u>Integration with the southern parts of the site with the retail activity, and avoidance of through traffic travelling between Lincoln Rolleston Road and Levi Road.</u> ii. <u>Potential consideration of traffic effects at weekends.</u> iii. <u>Details for site access layouts and positions, including the proximity of the service access to the future Broadlands Drive roundabout.</u> iv. <u>Possible revisions to the traffic signal timings at the Lincoln Rolleston Road, Levi Road, Lowes Road and Masefield Drive intersection.</u> v. <u>Whether pedestrian routes need to be modified, plus the provision of new pedestrian crossing points.</u>
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	<p>vi. <u>Upgrades to the site frontage onto Lincoln Rolleston Road, including a pedestrian path or shared pedestrian and cycling path.</u></p> <p>vii. <u>Integration of bus stops adjacent to the Site.</u></p> <p>viii. <u>Road safety considerations in respect of service vehicles and customers using the same vehicle access.</u></p>
	<p>Lincoln Rolleston Road boundary trees</p> <p>Amend the proposed PREC13 ODP plan to require that:</p> <p><u>Specimen trees at a minimum 5m spacing to be planted along the length of the Lincoln Rolleston Road boundary 5m wide Landscape Treatment planting strip and the north side of the Future Primary Road.</u></p>
	<p>Lincoln Rolleston Road landscaping strip</p> <p>Amend the proposed PREC13 ODP plan to require that:</p> <p><u>The Lincoln Rolleston Road landscape treatment is to be designed and installed to be generally consistent with the consented landscape plan for the proposed supermarket development (RC216016).</u></p>
	<p>Carpark trees</p> <p>Amend the proposed PREC13 ODP plan to require that:</p> <p><u>Tree planting within the carpark areas of PREC13 shall be at a ratio of one tree per five car parks. These trees shall be comprised of medium (7m-15m) or large (>15m) tree species. located within the parking areas typically spaced at one tree every three parking bays.</u></p>
	<p>Outdoor storage area landscape treatments</p> <p>Amend the proposed PREC13 ODP plan to provide:</p> <p><u>Additional denser planting comprising shrubs and trees to at least 3m in height is required along the Lincoln Rolleston Road boundary adjacent to the outdoor storage areas that will need to be return along the north side of the potential future eastern road connection.</u></p>
	<p>Vehicle crossings</p>

	<p>Amend the proposed PREC13 ODP plan to:</p> <p><u>The PAK'nSAVE vehicle crossings are required to carry one-way traffic movements to maintain consistency with the conditions of the granted resource consent.</u></p>
	<p>Service access annotation</p> <p>Amend the proposed PREC13 ODP plan to:</p> <p><u>The service to the south as an 'Indicative' location to respond to the uncertainties around the location of the future Broadlands Drive roundabout.</u></p>
	<p>North-eastern boundary walking and cycling connection</p> <p>Amend the proposed PREC13 ODP plan to provide:</p> <p><u>A future pedestrian and cycle linkage to the MRZ shall be provided in general accordance with the DEV-RO12 - Rolleston 12 Development Area ODP.</u></p>
	<p>North-eastern boundary road connection</p> <p>Amend the proposed PREC13 ODP plan to provide:</p> <p><u>A future road connection to the MRZ, as illustrated on the DEV-RO12 - Rolleston 12 Development Area ODP, is to be provided in general accordance with this ODP.</u></p>

Appendix 2 – Gabe Ross: Landscape and visual effects evidence statement

Appendix 3 – John Lonink: Urban design evidence statement

Appendix 4 – Derek Foy: Economic evidence statement

Appendix 5 – Hugh Blake-Manson: Infrastructure and servicing evidence statement

Appendix 6 – Andy Carr: Transportation evidence statement

Appendix 7 – Jeremy Trevathan: Acoustics evidence statement