

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON NOTIFIED PROPOSED POLICY STATEMENT OR PLAN,
CHANGE OR VARIATION**

Clause 8 of Schedule 1, Resource Management Act 1991

To Waimakariri District Council (WDC)

Name of persons making further submission: **Rolleston Industrial Developments Limited (160, 326), Carter Group Property Limited (237), and CSI Property Limited (212) (the Submitters)**

- 1 This is a further submission on submissions on the proposed Waimakariri District Plan.
- 2 The Submitters are persons who have an interest in the proposal that is greater than the interest of the public generally (in that their operations in the Waimakariri district are directly affected by the proposed plan review).
- 3 If others make a similar submission, the Submitters will consider presenting a joint case with them at a hearing.
- 4 The Submitters wish to be heard in support of their further submission.
- 5 The Submitters' further submissions are set out in **Annexure 1**.

Signed for and on behalf of **Rolleston Industrial Developments Limited, Carter Group Property Limited, and CSI Property Limited** by its solicitors and authorised agents Chapman Tripp



Jo Appleyard
Partner
21 November 2022

Address for service of submitter:

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ANNEXURE 1: FURTHER SUBMISSIONS

Submitter name	Submission no	Topic/ Provision	Decision requested by submitter	Support/ oppose	Reason for Submitters' support/oppose	Decision sought by Submitters
Peter and Lizzy Anderson	32.1	Planning maps - General	Rezone 1 Tupelo Place, Swannanoa, to Large Lot Residential Zone. Insert a new Outline Development Plan for the site in Part 3 Development Areas.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
Erin Reeve and; Harry Matthews	35.1	Planning maps - General	Rezone 30 Vicenza Drive, Ohoka to Large Lot Residential Zone and the zone's rules, objectives and policies should apply.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
John Gregory	36.1	Planning maps - General	Rezone San Dona subdivision to Rural Residential and support San Dona Olive Group rezoning submission.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
Winston Smith	39.1	Planning maps - General	Rezone San Dona area and 108 Modena Place, Mandeville and the San Dona area of Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
CA and; GJ McKeever	111.1	Planning maps - General	Rezone San Dona as Large Lot Residential Zone with an Urban Flood Assessment Overlay so that there is a consistent	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.

Submitter name	Submission no	Topic/ Provision	Decision requested by submitter	Support/ oppose	Reason for Submitters' support/oppose	Decision sought by Submitters
			application of provisions across Mandeville North.			
James Brett Weir	161.1	SUB-R10 - Wawahia whenua – Subdivision	Amend zoning from rural to residential between 12 Bush Road and Mill Road (on the even-numbered side of the road).	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
Todd Kirk and; Anna Denise Halliday	170.1	Planning maps - General	Rezone San Dona area and 150 Verona Place from Rural Lifestyle Zone to Large Lot Residential Zone.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
Allan and; Melissa Mabey	177.1	Planning maps - General	Rezone 25 Velino Place Mandeville and wider San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone with Urban Flood Assessment Overlay.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
Georgina Alice and; Richard John Hancox	204.1	Planning maps - General	Change the proposed zoning of 10 Sillano Place, Ohoka and the surrounding San Dona subdivision to Large Lot Residential.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.

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Gary Robert Marshall	302.1	Planning maps - General	Rezone 104 Vicenza Drive and San Dona to Large Lot Residential Zone, oppose the current Rural Lifestyle Zone.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
Robert Derek Jose	374.1	Planning maps - General	Rezone San Dona area and 23 Velino Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
Steven and; Leisa Williams	375.1	Planning maps - General	Rezone 134 Vicenza Drive and the San Dona area from Rural Lifestyle Zone to Large Lot Residential Zone.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
Allan Wilkinson	376.1	Planning maps - General	Rezone the San Dona area, including 142 Verona Place, to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
John Victor Mudgway	378.1	Planning maps - General	Rezone the San Dona area to Large Lot Residential Zone, instead of the Rural Lifestyle Zone.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
Michael and; Jo Tyree	381.1	Planning maps - General	Rezone 38 Sillano Place and San Dona area of Mandeville Large Lot Residential Zone.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.

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Dylan and Karen Sumers	382.1	Planning maps - General	Rezone San Dona and 197 Siena Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
Ray and; Karen Harpur	388.1	Planning maps - General	Rezone San Dona area and 168 Vicenza Drive to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
John, Raelene, Darron and; Rachelle Reekers	398.1	Planning maps - General	Rezone the San Dona area of Mandeville to Large Lot Residential Zone (LLRZ) and that LLRZ rules apply.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
Keith Godwin	418.1	Planning maps - General	Rezone San Dona as Large Lot Residential Zone with an Urban Flood Assessment Overlay so that there is a consistent application of provisions across Mandeville North.	Support	The Submitters' consider this rezoning request appropriate for the context and location.	Adopt.
Canterbury Regional Council	316.8	UFD-P2 - Ahuatanga auaha a taone - Urban form and development	Amend UFD-P2 to give effect to Chapter 6 in the Canterbury Regional Policy Statement.	Oppose.	The NPS-UD allows for development outside of the areas in Map A of the CRPS in some circumstances. The Plan must give effect to the NPS-UD.	Reject.

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	316.9	UFD-P3 - Ahuatanga auaha a taone - Urban form and development	Amend UFD-P3 to provide for rural residential development in the part of Waimakariri District that is within the Greater Christchurch area only where it has been identified in an adopted Rural Residential Development Strategy and is in accordance with Canterbury Regional Policy Statement Policy 6.3.9.	Oppose.	The NPS-UD allows for development outside of the areas in Map A of the CRPS in some circumstances. The Plan must give effect to the NPS-UD.	Reject.
	316.10	UFD-P5 - Ahuatanga auaha a taone - Urban form and development	Amend UFD-P5 to give effect to Chapter 6 of the Canterbury Regional Policy Statement.	Oppose.	The NPS-UD allows for development outside of the areas in Map A of the CRPS in some circumstances. The Plan must give effect to the NPS-UD.	Reject.
	316.12	UFD-P7 - Ahuatanga auaha a taone - Urban form and development	Amend policies to recognise the direction contained in Chapter 6 of the Canterbury Regional Policy Statement regarding the location of commercial and industrial development within Greater Christchurch.	Oppose.	The NPS-UD allows for development outside of the areas in Map A of the CRPS in some circumstances. The Plan must give effect to the NPS-UD.	Reject.
	316.13	UFD-P8 - Ahuatanga auaha a taone	Amend policies to recognise the direction contained in Chapter 6 of the Canterbury Regional	Oppose.	The NPS-UD allows for development outside of the areas in Map A of the CRPS in	Reject.

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		- Urban form and development	Policy Statement regarding the location of commercial and industrial development within Greater Christchurch.		some circumstances. The Plan must give effect to the NPS-UD.	
	316.190	K – Kaiapoi – General	Use a regular plan change process rather than certification, to address issues including airport noise, high flood hazard areas, indigenous biodiversity and wetlands, and coastal inundation risk.	Support.	Do not consider it appropriate to include given the significant constraints to development faced by Kaiapoi.	Adopt.