

**From:** [D Middleton](#)  
**To:** [Submissions](#)  
**Cc:** [Suzanne](#); [Sandra Combe](#); [simon.lawton@xtra.co.nz](mailto:simon.lawton@xtra.co.nz)  
**Subject:** Submission in reaction to PC80: Mr David Caldwell's minute #2 addressing site visit and related matters  
**Date:** Thursday, 3 November 2022 5:29:31 p.m.

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The following submission is for and on behalf of concerned residents living on life style blocks opposite the site on Two Chain Road PC80. All requirements and conditions such as 'conflict of interest' etc, for this requested information according to the original submission are met:

We appreciate the recognition and citing of the policy in the current district operative plan regarding business zone designations and the interaction of these zones with Living zones. The specific direction in this policy related to Business 2A designation zones reads as follows, "The Business 2A Zone does not adjoin any residential area and as such caters for a larger scale of activities than other Business 2 Zones." Given this direction we believe that if PC80 is granted that the creation of a substantial buffer zone is needed to separate Business 2A activities within the proposed PC80 site and adjoining residential areas on Two Chain Road.

We also appreciate the precedent of the Izone development and the Armack Drive residential enclave which recognized the incompatibility of the adjoining zones and provided a remedy through controls on development in Izone. In that same spirit, we feel that in order for PC80 to advance any further in the plan change process remedies appropriate for a Living area adjoining the proposed Business 2A site in PC80 need to be determined.

In relation to the agreement of new rules (relating to specific operational restrictions) developed due to concerns voiced by the Rolleston Prison:

As a starting point we would agree with a zone extending 500 meters from the frontage of residential properties across Two Chain Road into the proposed site where controlled development would align with the revisions already agreed by the applicant and the representative of the Rolleston Prison. As described in the Applicant's revision to the proposal related to Rules 13.1.4, 13.1.7.3 and 13.1.11.3. This would mitigate some concerns related to noise, light pollution and particulates.

Further, we believe that the hours of operation for activities in this 500 meter zone should be restricted during the hours of 10 pm and 7 am, provided a clear definition of the the restrictions is agreed and a condition of purchase or lease for future site occupants.

Additionally, a restriction on any potential container stacks and operating equipment heights would further negate the impending environmental deterioration for all neighbouring residences. These height limits would need to be in keeping with a clear view requirement for all urban residential and rural residential areas in the general location.

Given your stated interest in the termination point of the water race within the PC80 site we also want to make clear that the water race that flows out of PC80 across Two Chain Rd and in to 174 (Jarred and Michelle Melhopt)Two Chain Rd is an important, necessary and well used stock water supply that flows north east through our properties until termination at the Combes property at 110. Suspension of this water race would have a negative and costly impact.

In general, we appreciate Minute 2 but would like to point to the difficulty for the residents in our original submission given the complicated nature of this application, numerous submissions and amendments. We are not entirely clear what is now being proposed or considered for approval given the applicant's concessions during the hearing. Specifically related to the types of activities, location of those activities, access points for the site and the size of the site given the finding of productive land within the site. We would appreciate the provision of any updated information regarding changes to the original application and current status.

Please contact me me for any further information you may require regarding this submission.

Kind Regards

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