

Before the Independent Commissioner

Under the Resource Management Act 1991

In the matter of an application by Foodstuffs South Island Limited for the establishment and operation of a PAK'nSAVE supermarket and fuel station at 191 Main North Road, and associated car parking, vehicle access, landscaping, signage, and storm water treatment (RMA/2018/2029)

Joint Witness Statement: Planning Policy

30 October 2019

- 1 This joint witness statement has been prepared in response to the Commissioner's Minute 1 instructions to conference in respect of planning and policy matters.
- 2 The conferencing took place on Monday 21 October 2019 at the Christchurch City Council offices, commencing 10am and finishing at 11.15am.
- 3 Participants at the meeting were:

Name	Organisation	Party Represented
Nathan Harris	Christchurch City Council	Christchurch City Council
Emma Chapman	Christchurch City Council	Christchurch City Council
Joanne Stapleton	Environment Canterbury	Environment Canterbury (Submitter)
Mark Allan	Aurecon	Foodstuffs (Applicant)

- 4 Ms Chapman was in attendance in an advisory / peer review capacity and will not be providing planning evidence.
- 5 In preparing this statement, the expert witnesses have read and understood the Code of Conduct for Expert Witnesses as included in the Environment Court of New Zealand Practice Note 2014. We have confined our conferencing to matters within our field of expertise. We have exercised independent and professional judgment. We have not acted on the instructions or directions of any person to withhold data or information, or to withhold or avoid agreement, or as to the contents of this statement.

Matters agreed

- 6 The following matters have been agreed in respect of the planning policy framework relevant to the application:

Canterbury Regional Policy Statement (RPS)

- a) We agree that, as relevant to the current application, the Christchurch District Plan has given effect to the RPS pursuant to s75(3) of the RMA and that, accordingly, assessment of the proposal against the provisions of the RPS is not required.

Chapter 3 Strategic Directions, Christchurch District Plan (CDP)

- b) We agree that Chapter 3: Strategic Directions provides overarching direction for the CDP and is given effect to by the objectives and policies in the other chapters of the CDP.
- c) We agree that the objectives and policies in the other chapters of the CDP are consistent with the objectives in this Chapter.
- d) We agree that in these circumstances it is not necessary to undertake a discrete analysis of the objectives in this Chapter.
- e) We agree that in these circumstances it is appropriate to consider the application in the broad context set by the high-level objectives in this Chapter.

Chapter 15 Commercial, CDP

- f) We agree that the following objectives and policies of Chapter 15: Commercial are relevant to consideration of the application:
 - 15.2.1 Objective - Recovery of commercial activity
 - 15.2.2 Objective - Centres-based framework for commercial activities
 - 15.2.2.1 Policy - Role of centres
 - 15.2.2.4 Policy - Accommodating growth
 - 15.2.4 Objective - Urban form, scale and design outcomes
 - 15.2.4.1 Policy - Scale and form of development
 - 15.2.4.2 Policy - Design of new development
- g) We agree that the remaining objectives and policies of the Chapter are not relevant.

Chapter 16 Industrial, CDP

- h) We agree that the following objectives and policies of Chapter 16: Industrial are relevant to consideration of the application:
 - 16.2.1 Objective - Recovery and growth
 - 16.2.1.1 Policy - Sufficient land supply
 - 16.2.1.2 Policy - Enable the development of industrial areas to support recovery
 - 16.2.1.3 Policy – Range of industrial zones
 - 16.2.1.4 Policy - Activities in industrial zones
 - 16.2.1.5 Policy - Office development (only insofar as the proposed activity involves ancillary office / administration areas)
 - 16.2.3 Objective - Effects of industrial activities (noting that while 16.2.3a. refers to “adverse effects of industrial activities and development on the environment”, supporting 16.2.3.2 Policy - Managing effects on the environment refers more broadly to “effects of development and activities in industrial zones...”
 - 16.2.3.2 Policy - Managing effects on the environment
 - 16.2.3.3 Policy - Managing stormwater

- i) We agree that the application site is a “brownfield” site as defined by the CDP, but that the proposal does not constitute “brownfield redevelopment” as expressed in *16.2.2 Objective - Brownfield redevelopment* and supporting *16.2.2.1 Policy - Brownfield site identification* and *16.2.2.2 - Policy Brownfield redevelopment*. To this end, we agree that these provisions are not relevant.
- j) We agree that the remaining objectives and policies of the Chapter are not relevant.

Balance of the CDP

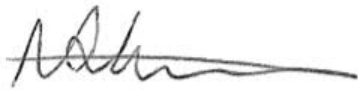
- k) We agree that other relevant objectives and policies are contained in the balance of the CDP, and have recorded these in the table appended to this statement (**Attachment 1**).
- l) In respect of Chapter 4 Hazardous Substances and Contaminated Land, we agree that through suitable conditions of consent and site/ construction management practices, the proposal would be consistent with the relevant objectives and policies of this Chapter.
- m) In respect of Chapter 5 Natural Hazards, Mr Harris and Mr Allan agree that through suitable conditions of consent and site design / construction management practices, the proposal would be consistent with the relevant objectives and policies of this Chapter. Ms Stapleton does not have a position, the issue of flooding not being of concern to Environment Canterbury.
- n) In respect of Chapter 6 General Rules and Procedures, Mr Harris and Mr Allan agree that *6.1 Noise*, *6.3 Outdoor Lighting*, *6.6 Water Body Setbacks* and *6.8 Signs* are the only relevant sub-chapters, and that the policy intent could be met through suitable conditions of consent and mitigation measures informed by specialist technical evidence, e.g. acoustics, ecology, urban design, transport. Ms Stapleton does not have a position, these matters not being of concern to Environment Canterbury.
- o) In respect of Chapter 7 Transport, we agree that the objectives and policies are effects-based, and that the proposal’s consistency or otherwise with the same will be informed by specialist transport evidence.
- p) In respect of Chapter 8 Earthworks, Mr Harris and Mr Allan agree that through suitable conditions of consent and site/ construction management practices, the proposal would be consistent with the relevant objectives and policies of this Chapter. Ms Stapleton does not have a position, the issue of earthworks not being of concern to Environment Canterbury.
- q) In respect of Chapter 9 Significant and Other Trees, Mr Harris and Mr Allan agree that through suitable conditions of consent and site/ construction management practices, the proposal would be consistent with the relevant objectives and policies of this Chapter. Ms Stapleton does not have a position, the issue of street trees not being of concern to Environment Canterbury.

Matters not agreed

7 The following matters have not been agreed:

- a) The extent to which the proposed activity is consistent, or otherwise, with the relevant objectives and policies in the Commercial and Industrial Chapters of the CDP.

Dated 30 October 2019



Nathan Harris



Jo Stapleton



Mark Allan

Attachment 1: Agreed Relevant Objectives and Policies

Chapter 4 Hazardous Substances and Contaminated Land	
4.2.2.1 Objective	Contaminated land – managing effects
4.2.2.1.1 Policy	Best practice approach
4.2.2.1.2 Policy	Remediation
4.2.2.1.3 Policy	Future use
Chapter 5 Natural Hazards	
5.2.1.1 Objective	Natural hazards (reverts to Objective 3.3.6 in Chapter 3 Strategic Directions)
5.2.2.1.2 Policy	Manage activities to address natural hazard risks
5.2.2.1.4 Policy	No transferring of natural hazard risk
5.2.2.2.1 Policy	Flooding
Chapter 6 General Rules and Procedures	
6.1 Noise	
6.1.2.1 Objective	Adverse noise effects
6.1.2.1.1 Policy	Managing noise effects
6.1.2.1.2 Policy	Noise during night hours
6.3 Outdoor Lighting	
6.3.2.1 Objective	Artificial outdoor lighting and glare
6.3.2.1.1 Policy	Enabling night-time activity while managing the adverse effects of artificial outdoor lighting
6.6 Water Body Setbacks	
6.6.2.1 Objective	Protection of water bodies and their margins from inappropriate use and development
6.6.2.1.1 Policy	Naturalisation of water bodies and their margins
6.6.2.1.2 Policy	Setbacks from water bodies
6.6.2.1.3 Policy	Management of activities in water bodies
6.8 Signs	
6.8.2.1 Objective	Signage
6.8.2.1.1 Policy	Enabling signage in appropriate locations
6.8.2.1.2 Policy	Controlling signage in sensitive locations
6.8.2.1.3 Policy	Managing the potential effects of signage
6.8.2.1.4 Policy	Transport safety
Chapter 7 Transport	
7.2.1 Objective	Integrated transport system for Christchurch District
7.2.1.2 Policy	High trip generating activities
7.2.1.3 Policy	Vehicle access and manoeuvring
7.2.1.4 Policy	Requirements for car parking and loading

7.2.1.5 Policy	Design of car parking areas and loading areas
7.2.1.6 Policy	Promote public transport and active transport
7.2.1.8 Policy	Effects from transport infrastructure
7.2.2 Objective	Adverse effects from the transport system
7.2.2.1 Policy	Effects from the strategic transport network
7.2.2.2 Policy	Activities within the Transport Zone
7.2.2.3 Policy	Effect on adjacent land uses to the Transport Zone
Chapter 8 Earthworks	
8.2.4 Objective	Earthworks
8.2.4.1 Policy	Water quality
8.2.4.3 Policy	Benefit of earthworks
8.2.4.4 Policy	Amenity
8.2.5 Objective	Earthworks health and safety
8.2.5.1 Policy	Land stability
8.2.5.2 Policy	Nuisance
8.2.5.3 Policy	Vehicle movement
8.2.5.4 Policy	Earthworks design
8.2.5.5 Policy	Management of contaminated land
Chapter 9 Significant and Other Trees	
9.4.2.1.1 Objective	Trees
9.4.2.2.3 Policy	Tree protection
9.4.2.2.4 Policy	Tree maintenance
9.4.2.2.7 Policy	Felling of trees
Chapter 15 Commercial	
15.2.1 Objective	Recovery of commercial activity
15.2.2 Objective	Centres-based framework for commercial activities
15.2.2.1 Policy	Role of centres
15.2.2.4 Policy	Accommodating growth
15.2.4 Objective	Urban form, scale and design outcomes
15.2.4.1 Policy	Scale and form of development
15.2.4.2 Policy	Design of new development
Chapter 16 Industrial	
16.2.1 Objective	Recovery and growth
16.2.1.1 Policy	Sufficient land supply
16.2.1.2 Policy	Enable the development of industrial areas to support recovery
16.2.1.3 Policy	Range of industrial zones
16.2.1.4 Policy	Activities in industrial zones
16.2.1.5 Policy	Office development
16.2.3 Objective	Effects of industrial activities

16.2.3.2 Policy	Managing effects on the environment
16.2.3.3 Policy	Managing stormwater