

21 June 2010

Attention Cameron Wood
Selwyn District Council
PO Box 90
ROLLESTON



PROPOSED PLAN CHANGE 7 - FURTHER SUBMISSIONS

We act for:-

- a. Rolleston Square Limited;
- b. Rolleston Retail Limited; and
- c. Roll Ten Investments Limited.

We **enclose** further submissions from each of these entities on the following submissions:-

- a. Sia Choo Leng - Submission 2.
- b. Mei Houg Hua - Submission 3.
- c. Wen Bin Lin - Submission 4.
- d. Worthwhile Limited - Submission 5.
- e. Hoo Ting Yen - Submission 6.
- f. Christina Slew Ing Yek - Submission 7.
- g. Ming Sheug Chen and Xiu Ling Liu - Submission 8.
- h. Jason Hoo - Submission 10.
- i. Song Yu Rong - Submission 14.
- j. CDL Land (NZ) Limited - Submission 32.
- k. Ming Xing Wang - Submission 35.
- l. Jin Ping Huang - Submission 36.
- m. Chen Jian Wang - Submission 37.
- n. Nimbus Group Limited - Submission 38.
- o. Carrick No 1 Limited - Submission 39.
- p. Bruce and Michelle Coles - Submission 44.

Partners
P F Whiteside
G H Nation
O R Matson
C R Johnstone
M Perpick
A K Sheppard
J D Gillard
K C France
A M Douglas
J V Ormsby
J B Kenny
S M Anderson

Consultants
A H Young
Prof. S Todd
G A Cooper

Associates
R L D Paul
S H Marsden
D I Haigh
J M Orton
C A Muir
E J Walton
P A C Maw
G E Slevin
M B Martin

General Manager
M A Jones

- q. Murray and Lisa Alfeld - Submission 45.
- r. Canterbury Regional Council - Submission 46.
- s. The New Zealand Guardian Trust Company Limited - Submission 54.
- t. Foster Holdings Limited - Submission 91.

Yours faithfully
Wynn Williams & Co



Philip Maw
Associate

e-mail: philip.maw@wynnwilliams.co.nz

SCANNED

100622062

582

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

Clause 8 of First Schedule, Resource Management Act 1991



To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited

1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Foster Holdings Limited, C/- Paul Rogers, Adderley Head, P O Box 16, Christchurch, being submission S91.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce a Local Centre and Neighbourhood Centres in Outline Development Plan Areas 5 and 6.
4. The reasons for that opposition are:
 - a. The introduction of a Local Centre and Neighbourhood Centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of that Local Centre and those Neighbourhood Centres.
 - b. The introduction of a Local Centre and Neighbourhood Centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.
 - c. The introduction of Local Centre and Neighbourhood Centres , in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not

achieve the sustainable management of natural and physical resources.
Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.

- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of Local Centres and Neighbourhood Centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.
5. Rolleston Square Limited seeks that the part of the submission requesting the inclusion of a Local Centre and Neighbourhood Centres within Outline Development Plan Areas 5 and 6 be disallowed.
6. Rolleston Square Limited wishes to be heard in support of this submission.
7. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw
Solicitor for person making further submission

Date: 20 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

150622061

SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1991



To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited

1. This is a further submission in support of a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan.
2. Rolleston Square Limited supports the submission of:
 - a. The New Zealand Guardian Trust Company Limited, C/- Kirkland Enright, P O Box 1290, Auckland 1140, being submission S54.
3. The particular parts of the submission Rolleston Square Limited supports are:
 - a. those parts of the submission which seek to protect existing commercial activities and commercial zones from reverse sensitivity effects associated with increased residential activity.
4. The reasons for that support are:
 - a. Protecting the function, vitality and amenity of existing town centres, which include existing business zoned land, is integral achieving the sustainable management of natural and physical resources. Avoiding conflicts between business (commercial) zones and residential zones is required to protect the function, viability and amenity of existing town centres.
5. Rolleston Square Limited seeks that that part of the submission which seeks the inclusion of Objectives, Policies and Rules to protect existing commercial activities and commercial zones from reverse sensitivity effects associated with residential development, be allowed.
6. Rolleston Square Limited wishes to be heard in support of this submission.
7. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw

Solicitor for person making further submission

Date: 20 June 2010

Address for service of person making further submission:

Wynn Williams & Co

Level 7, BNZ House, 129 Hereford Street, Christchurch 8140

P O Box 4341

CHRISTCHURCH 8140

Telephone: 03 3797622

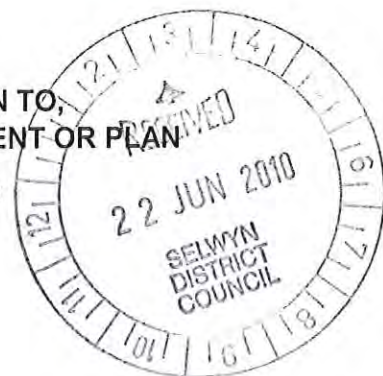
Fax: 03 3792467

Contact person: P A C Maw



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

Clause 8 of First Schedule, Resource Management Act 1991



To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited

1. This is a further submission in support of a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan.
2. Rolleston Square Limited supports the submission of:
 - a. Canterbury Regional Council, P O Box 345, Christchurch, being submission S46.
3. The particular parts of the submission Rolleston Square Limited supports are:
 - a. That part of the submission which seeks the inclusion of Rules to limit the scale of retail activity that can occur at the deferred Business 2 Zone for Lincoln to safeguard the function, vitality and amenity of the existing town centre.
4. The reasons for that support are:
 - a. Protecting the function, vitality and amenity of existing town centres is integral to good urban planning, urban form and efficiency. Including rules to protect existing town centres will ensure that the District Plan better achieves the purpose and principles of the Act.
5. Rolleston Square Limited seeks that that part of the submission which seeks the inclusion of rules to limit the scale of retail activity that can occur at the deferred Business 2 Zone for Lincoln to safeguard the function, vitality and amenity of the existing town centre be allowed.
6. Rolleston Square Limited wishes to be heard in support of this submission.
7. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw

Solicitor for person making further submission

Date: 20 June 2010

Address for service of person making further submission:

Wynn Williams & Co

Level 7, BNZ House, 129 Hereford Street, Christchurch 8140

P O Box 4341

CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

SCANNED

100622058

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

Clause 8 of First Schedule, Resource Management Act 1991



To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited

1. This is a further submission in support of a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited supports the submission of:
 - a. Murray and Lisa Alfeld, C/- Adderley Head, P O Box 16, Christchurch 8140, being submission S45.
3. The particular parts of the submission Rolleston Square Limited supports are:
 - a. Those parts relating to Outline Development Plan ("ODP") Area 3, the accompanying report for ODP Area 3, and the criteria set out in Policy B4.3.68 relating to ODP Area 3.
4. The reasons for that support are:
 - a. The ODP for Area 3 and the accompanying report, together with the criteria for ODP Area 3 in Policy B4.3.68 amount to the sustainable management of natural and physical resources, and achieve the purpose and principle of the Resource Management Act 1991.
5. Rolleston Square Limited seeks that the part of the submission relating to ODP Area 3 be allowed.
6. Rolleston Square Limited wishes to be heard in support of this submission.
7. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw

Solicitor for person making further submission

Date: 20 June 2010

Address for service of person making further submission:

Wynn Williams & Co

Level 7, BNZ House, 129 Hereford Street, Christchurch 8140

P O Box 4341

CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

100622058

SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1991



To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited

1. This is a further submission in support of a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited supports the submission of:
 - a. Bruce and Michelle Coles, C/- Adderley Head, P O Box 16, Christchurch 8140, being submission S44.
3. The particular parts of the submission Rolleston Square Limited supports are:
 - a. Those parts relating to Outline Development Plan ("ODP") Area 3, the accompanying report for ODP Area 3, and the criteria set out in Policy B4.3.68 relating to ODP Area 3.
4. The reasons for that support are:
 - a. The ODP for Area 3 and the accompanying report, together with the criteria for ODP Area 3 in Policy B4.3.68 amount to the sustainable management of natural and physical resources, and achieve the purpose and principle of the Resource Management Act 1991.
5. Rolleston Square Limited seeks that the part of the submission relating to ODP Area 3 be allowed.
6. Rolleston Square Limited wishes to be heard in support of this submission.
7. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.

.....
P A C Maw
Solicitor for person making further submission

Date: 20 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

.

SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1991

To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited



1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan.
2. Rolleston Square Limited opposes the submission of:
 - a. Carrick No.1 Ltd, P O Box 8394, Christchurch 8440, being submission S39.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. Those parts which seek to remove the ability to provide residential living activities in the Business 1 Zone.
4. The reasons for that opposition are:
 - a. The use of Business 1 land for residential purposes, particularly as an interim use, amounts to the sustainable management of natural and physical resources. It enables land which may be required for Business purposes in the future to be used in a manner which can subsequently be converted to Business use when additional business land is required. It also enables mixed use business/residential development to occur in the Business 1 zone.
5. Rolleston Square Limited seeks that that part of the submission which seeks to remove the ability to provide residential living activities in a Business 1 Zone, be disallowed.
6. Rolleston Square Limited wishes to be heard in support of this submission.
7. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw

Solicitor for person making further submission

Date: 20 June 2010

Address for service of person making further submission:

Wynn Williams & Co

Level 7, BNZ House, 129 Hereford Street, Christchurch 8140

P O Box 4341

CHRISTCHURCH 8140

Telephone: 03 3797622

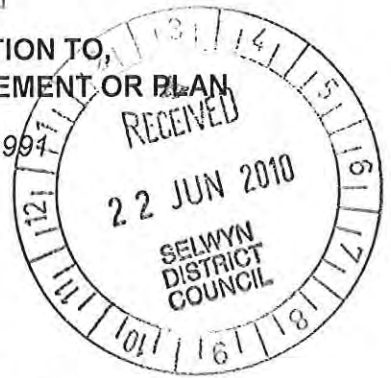
Fax: 03 3792467

Contact person: P A C Maw

100622054
SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1994



To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited

1. This is a further submission in support of a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited supports the submission of:
 - a. Nimbus Group Limited, P O Box 8394, Christchurch 8440, being submission S38.
3. The particular part of the submission Rolleston Square Limited supports is:
 - a. That part of the submission which states that there has been no consideration given in respect of a requirement for business land to service the expanded population anticipated by PC7, there being a distinct lack of demographic analysis for retail requirements necessary for such an expansion.
4. The reasons for that support are:
 - a. Selwyn District Council has accepted the findings of Mr Evan Harris, a Director of Colliers International (formerly H G Livingstone Ltd) in relation to the amount of business land required for the growth of Rolleston. Mr Harris' findings are set out in his report dated 15 July 2008. That report concludes that for a design population of 20,000 people, an extra 45,000 m² of Business 1 land will need to be developed, giving a total of 105,000 m².

"This seems to be adequately catered for now with the existing 8.4 ha of Business 1 land and the 2 ha of existing use rights business that currently exists. Accordingly, to provide further Business 1 land for retail growth within the foreseeable future (based on the 2026 estimates) is totally unnecessary."

- b. According to the latest projections for growth within Rolleston, the design population of 20,000 will not be reached until 2041. This means that the existing provision of Business 1 zoned land, together with that land which is

used for business purposes by virtue of existing use rights, is sufficient to meet the needs of the Rolleston community until the population of Rolleston exceeds 20,000 people.

- c. Given the existing provision of Business 1 land, the inclusion of Local Centres and Neighbourhood Centres within Outline Development Plan Areas is ill-conceived and does not amount to the sustainable management of natural and physical resources. No assessment of the effect of providing such centres on the existing Town Centre has been carried out, and the objectives, policies and rules seeking to provide for Local Centres and Neighbourhood Centres is deficient.
5. Rolleston Square Limited seeks that that part of the submission seeking that plan change 7 be rejected in its entirety be allowed.
6. Rolleston Square Limited wishes to be heard in support of this submission.
7. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



P A C Maw

Solicitor for person making further submission

Date: 20 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1991

To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited



1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Chen Jian Wang, C/- Worthwhile Limited, PO Box 99110, Newmarket, Auckland 1149, being submission S37.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce an additional Neighbourhood Centre in the Outline Development Plan Area 1 in the location indicated on the drawing attached to the submission and described as No. 300/B.
4. The reasons for that opposition are:
 - a. The introduction of neighbourhood centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of those neighbourhood centres.
 - b. The introduction of neighbourhood centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.

- c. The introduction of neighbourhood centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.
- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of neighbourhood centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission requesting the addition of a neighbourhood centre in Outline Development Plan Area 1 at the place indicated on drawing 300/B be disallowed.

- 5. Rolleston Square Limited wishes to be heard in support of this submission.
- 6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw
Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1991

To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited



1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Jin Ping Huang, C/- Worthwhile Limited, PO Box 99110, Newmarket, Auckland 1149, being submission S36.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce an additional Neighbourhood Centre in the Outline Development Plan Area 1 in the location indicated on the drawing attached to the submission and described as No. 300/B.
4. The reasons for that opposition are:
 - a. The introduction of neighbourhood centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of those neighbourhood centres.
 - b. The introduction of neighbourhood centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.

- c. The introduction of neighbourhood centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.
- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of neighbourhood centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission requesting the addition of a neighbourhood centre in Outline Development Plan Area 1 at the place indicated on drawing 300/B be disallowed.

- 5. Rolleston Square Limited wishes to be heard in support of this submission.
- 6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw
Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

100622049

SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1994



To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited

1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Ming Xing Wang, C/- Worthwhile Limited, PO Box 99110, Newmarket, Auckland 1149, being submission S35.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce an additional Neighbourhood Centre in the Outline Development Plan Area 1 in the location indicated on the drawing attached to the submission and described as No. 300/B.
4. The reasons for that opposition are:
 - a. The introduction of neighbourhood centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of those neighbourhood centres.
 - b. The introduction of neighbourhood centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.

- c. The introduction of neighbourhood centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.
- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of neighbourhood centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission requesting the addition of a neighbourhood centre in Outline Development Plan Area 1 at the place indicated on drawing 300/B be disallowed.

- 5. Rolleston Square Limited wishes to be heard in support of this submission.
- 6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw
Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

100622048

SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1991

To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited



1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. CDL Land (NZ) Limited, C/- Davis Ogilvie & Partners Ltd, being submission S32.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which relates to the inclusion of a Neighbourhood Centre within Outline Development Plan Area 1.
4. The reasons for that opposition are:
 - a. The introduction of Neighbourhood Centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "Neighbourhood Centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in Neighbourhood Centres, nor is there any guidance given in the Plan for the scale or timing of those Neighbourhood Centres.
 - b. The introduction of Neighbourhood Centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.
 - c. The introduction of Neighbourhood Centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable

management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.

- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of Neighbourhood Centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission relating to the inclusion of a Neighbourhood Centre within Outline Development Plan Area 1 be disallowed.

5. Rolleston Square Limited wishes to be heard in support of this submission.
6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw

Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

SCANNED

100622047

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

Clause 8 of First Schedule, Resource Management Act 1991



To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited

1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Song Yu Rong, C/- Worthwhile Limited, PO Box 99110, Newmarket, Auckland 1149, being submission S14.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce an additional Neighbourhood Centre in the Outline Development Plan Area 1 in the location indicated on the drawing attached to the submission and described as No. 300/B.
4. The reasons for that opposition are:
 - a. The introduction of neighbourhood centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of those neighbourhood centres.
 - b. The introduction of neighbourhood centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.

- c. The introduction of neighbourhood centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.
- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of neighbourhood centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission requesting the addition of a neighbourhood centre in Outline Development Plan Area 1 at the place indicated on drawing 300/B be disallowed.

- 5. Rolleston Square Limited wishes to be heard in support of this submission.
- 6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw
Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

100622046
SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1991

To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited



1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Jason Hoo, C/- Worthwhile Limited, PO Box 99110, Newmarket, Auckland 1149, being submission S10.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce an additional Neighbourhood Centre in the Outline Development Plan Area 1 in the location indicated on the drawing attached to the submission and described as No. 300/B.
4. The reasons for that opposition are:
 - a. The introduction of neighbourhood centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of those neighbourhood centres.
 - b. The introduction of neighbourhood centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.

- c. The introduction of neighbourhood centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.
- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of neighbourhood centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission requesting the addition of a neighbourhood centre in Outline Development Plan Area 1 at the place indicated on drawing 300/B be disallowed.

- 5. Rolleston Square Limited wishes to be heard in support of this submission.
- 6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw
Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw



1 50622044

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

Clause 8 of First Schedule, Resource Management Act 1991



To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited

1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Ming Sheug Chen and Xiu Ling Liu, C/- Worthwhile Limited, PO Box 99110, Newmarket, Auckland 1149, being submission S8.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce an additional Neighbourhood Centre in the Outline Development Plan Area 1 in the location indicated on the drawing attached to the submission and described as No. 300/B.
4. The reasons for that opposition are:
 - a. The introduction of neighbourhood centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of those neighbourhood centres.
 - b. The introduction of neighbourhood centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.

- c. The introduction of neighbourhood centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.
- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of neighbourhood centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission requesting the addition of a neighbourhood centre in Outline Development Plan Area 1 at the place indicated on drawing 300/B be disallowed.

- 5. Rolleston Square Limited wishes to be heard in support of this submission.
- 6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw
Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1991

To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited



1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Christina Slew Ing Yek, C/- Worthwhile Limited, PO Box 99110, Newmarket, Auckland 1149, being submission S7.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce an additional Neighbourhood Centre in the Outline Development Plan Area 1 in the location indicated on the drawing attached to the submission and described as No. 300/B.
4. The reasons for that opposition are:
 - a. The introduction of neighbourhood centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of those neighbourhood centres.
 - b. The introduction of neighbourhood centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.

- c. The introduction of neighbourhood centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.
- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of neighbourhood centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission requesting the addition of a neighbourhood centre in Outline Development Plan Area 1 at the place indicated on drawing 300/B be disallowed.

- 5. Rolleston Square Limited wishes to be heard in support of this submission.
- 6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.


.....
P A C Maw
Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

SCANNED

100622041

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

Clause 8 of First Schedule, Resource Management Act 1991



To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited

1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Hoo Ting Yen, C/- Worthwhile Limited, PO Box 99110, Newmarket, Auckland 1149, being submission S6.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce an additional Neighbourhood Centre in the Outline Development Plan Area 1 in the location indicated on the drawing attached to the submission and described as No. 300/B.
4. The reasons for that opposition are:
 - a. The introduction of neighbourhood centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of those neighbourhood centres.
 - b. The introduction of neighbourhood centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.

- c. The introduction of neighbourhood centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.
- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of neighbourhood centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission requesting the addition of a neighbourhood centre in Outline Development Plan Area 1 at the place indicated on drawing 300/B be disallowed.

- 5. Rolleston Square Limited wishes to be heard in support of this submission.
- 6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw
Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

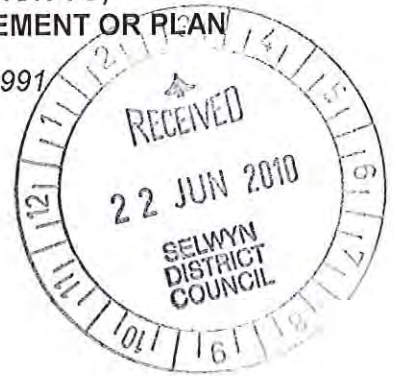
Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

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

Clause 8 of First Schedule, Resource Management Act 1991



To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited

1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Worthwhile Limited, PO Box 99110, Newmarket, Auckland 1149, being submission S5.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce an additional Neighbourhood Centre in the Outline Development Plan Area 1 in the location indicated on the drawing attached to the submission and described as No. 300/B.
4. The reasons for that opposition are:
 - a. The introduction of neighbourhood centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of those neighbourhood centres.
 - b. The introduction of neighbourhood centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.

- c. The introduction of neighbourhood centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.
- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of neighbourhood centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission requesting the addition of a neighbourhood centre in Outline Development Plan Area 1 at the place indicated on drawing 300/B be disallowed.

5. Rolleston Square Limited wishes to be heard in support of this submission.
6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw
Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1991

To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited



1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Wen Bin Lin, 3 Claremont Way, East Tamaki Heights, Manukau, being submission S4.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce an additional Neighbourhood Centre in the Outline Development Plan Area 1 in the location indicated on the drawing attached to the submission and described as No. 300/B.
4. The reasons for that opposition are:
 - a. The introduction of neighbourhood centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of those neighbourhood centres.
 - b. The introduction of neighbourhood centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.

- c. The introduction of neighbourhood centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.
- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of neighbourhood centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission requesting the addition of a neighbourhood centre in Outline Development Plan Area 1 at the place indicated on drawing 300/B be disallowed.

- 5. Rolleston Square Limited wishes to be heard in support of this submission.
- 6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw
Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw

100622038

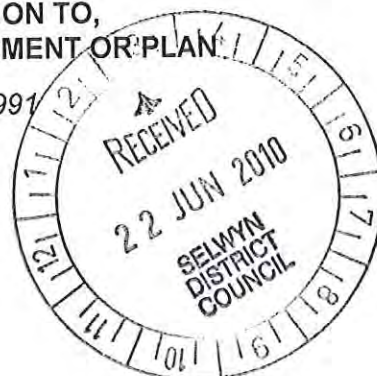
SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1991

To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited



1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Mei Houg Hua, C/- Jonas Jia, 7 Littlejohn Street, Hillsborough, Auckland, being submission S3.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce an additional Neighbourhood Centre in the Outline Development Plan Area 1 in the location indicated on the drawing attached to the submission and described as No. 300/B.
4. The reasons for that opposition are:
 - a. The introduction of neighbourhood centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of those neighbourhood centres.
 - b. The introduction of neighbourhood centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.

- c. The introduction of neighbourhood centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.
- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of neighbourhood centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission requesting the addition of a neighbourhood centre in Outline Development Plan Area 1 at the place indicated on drawing 300/B be disallowed.

- 5. Rolleston Square Limited wishes to be heard in support of this submission.
- 6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw
Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

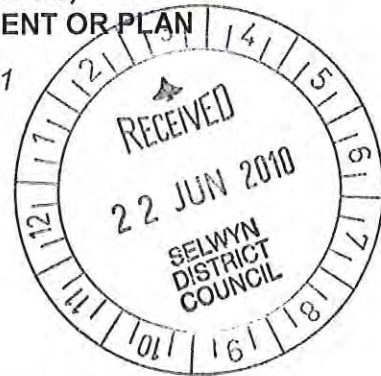
Contact person: P A C Maw

100622037

SCANNED

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

Clause 8 of First Schedule, Resource Management Act 1991



To: Selwyn District Council

Name of person making further submission: Rolleston Square Limited

1. This is a further submission in opposition to a submission on proposed change 7 to the following plan:
 - a. Selwyn District Plan
2. Rolleston Square Limited opposes the submission of:
 - a. Sia Choo Leng, C/- Worthwhile Ltd, P O Box 99 110, Newmarket, Auckland 1149, being submission S2.
3. The particular parts of the submission Rolleston Square Limited opposes are:
 - a. That part of the submission which seeks to introduce an additional Neighbourhood Centre in the Outline Development Plan Area 1 in the location indicated on the drawing attached to the submission and described as No. 300/B.
4. The reasons for that opposition are:
 - a. The introduction of neighbourhood centres has the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. The term "neighbourhood centres" is not defined in the plan, and there is no guidance as to the types of activities that can establish in neighbourhood centres, nor is there any guidance given in the Plan for the scale or timing of those neighbourhood centres.
 - b. The introduction of neighbourhood centres in these circumstances has the potential to detract from the use of important community services associated with the existing Rolleston Town Centre and may result in those community services not being appropriately located to serve persons attracted to the existing Rolleston Town Centre.

- c. The introduction of neighbourhood centres, in circumstances where there is already an oversupply of business 1 zoned land in Rolleston, amounts to an inefficient use of resources, and does not achieve the sustainable management of natural and physical resources. Introducing neighbourhood centres in these circumstances does not achieve good urban form and efficiency, and does not amount to good urban planning.
- d. The spatial distribution of business zoned land throughout the greater Rolleston Township by way of neighbourhood centres has the potential to adversely affect the ability of Rolleston to attract retail and business tenants who rely on a high degree of foot traffic, and co-location with other retail or business tenants. Distributing business zoned land in this manner will delay the establishment of a fully functioning, vibrant town centre. This is particularly so in Rolleston as the existing Town Centre has sufficient business zoned land to cater for growth through to at least the year 2020, given the current growth estimates for households in Rolleston.

Rolleston Square Limited seeks that the part of the submission requesting the addition of a neighbourhood centre in Outline Development Plan Area 1 at the place indicated on drawing 300/B be disallowed.

- 5. Rolleston Square Limited wishes to be heard in support of this submission.
- 6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....
P A C Maw
Solicitor for person making further submission

Date: 18 June 2010

Address for service of person making further submission:

Wynn Williams & Co
Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Contact person: P A C Maw