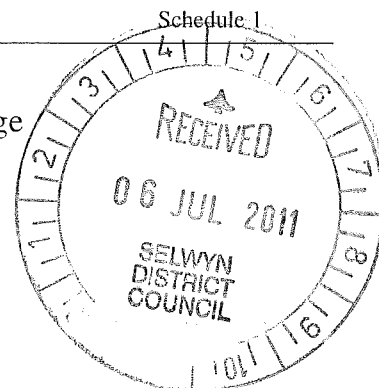


Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Darfield Gun Club & James Murray Robertson

This is a submission on the following proposed Plan Change:

Plan Change 24 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: Extending Darfield to Croyke Rd

(give details).

3. *My submission is ^{is neither in NOR} SUPPORT / OPPOSITION is: I would like to bring to your attention to the existence of the Darfield Gun Club on the corner of Croyke & Telegraph Roads. It worries us that you are considering bringing Darfield township out to this area. We have been on this site 30 years and shoot on average twice a month with school boy shooting in the winter term. We certainly do not entertain moving P.T.O.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Subdivision of this area must only go ahead
conditional to no noise complaints or restrictions
on Gun Club activities

4. †I seek the following decision from Selwyn District Council:
-
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-

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

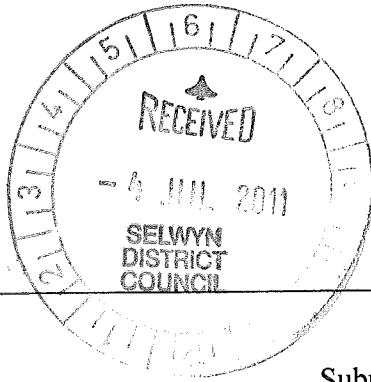
7. M. Robert 27-6-11
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: Courtenay
No 1 RD Christchurch

Telephone: 03) 3181728 Fax:

Email:

Contact person: Murray Robertson Title (if appropriate)



Resource Management (Forms, Fees, and Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: ROBERT GEORGE BEITH & MAUREEN DIANA REID

This is a submission on the following proposed Plan Change: **PRIVATE PLAN CHANGE 24**

Silverstream Estates Limited, Creyke Road, Darfield..... *(Name and number of Plan Change)*

2. The specific provisions of the proposal that my submission relates to are:.....

..... (Give details).

3. *My submission in SUPPORT / OPPOSITION is: that Darfield has a
..... need for small sections for people who
..... wish to shift here from earthquake zones
..... & with Lonsdale development taking place

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

4. †I seek the following decision from Selwyn District Council: *approve plan*

.....

.....

.....

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†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I ~~WISH~~ / DO NOT WISH to be heard in support of my submission (delete as applicable)

6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(Delete if you would not consider presenting a joint case)

7. *Rob Reid* *1/7/11*
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: *Telegraph Road RD1 Darfield*

.....

Telephone: *03 3188456* Fax:

Email: *reid.darfield@XTRA.CO.NZ*

Contact person: *Rob Reid* Title (if appropriate)

IN THE MATTER Clause 6 of the First Schedule to the Resource Management Act 1991

AND

IN THE MATTER of a submission on Plan Change 24: Silverstream Estates Limited, Darfield

SUBMISSION ON PLAN CHANGE 24: SILVERSTREAM ESTATES LIMITED, DARFIELD

SUBMITTER: SELWYN DISTRICT COUNCIL

Dated: 30 June 2011



SUBMISSION ON PLAN CHANGE 24: SILVERSTREAM ESTATES LIMITED, DARFIELD

TO: Selwyn District Council
PO Box 90
Rolleston 7643

SUBMISSION: On Plan Change 24: Silverstream Estates Limited, Darfield

NAME OF SUBMITTER: SELWYN DISTRICT COUNCIL, Attention: David Smith c/- Selwyn District Council, PO Box 90, Rolleston 7643

STRUCTURE OF SUBMISSION

1 This submission is divided into the following four topics:

1.1 Topic 1: General Submission

1.2 Topic 2: Demand and Supply;

1.3 Topic 3: Unconsolidated Development;

1.4 Topic 4: Infrastructure.

TOPIC 1: GENERAL SUBMISSION

2 The submission opposes Plan Change 24 (PC24) in its entirety for all of the reasons that follow.

3 PC24 is based on an erroneous assumption that the current policy framework, which guides development within the Selwyn District Council area and Darfield in particular, is not adequate. The current mechanisms already provide for a sufficient level of development opportunity, direction and integration and, as such, there is no need for the provisions promoted by PC24.

4 The objectives, policies, and methods contained within PC24 fail to achieve the sustainable management purpose of the Resource Management Act 1991 (the RMA).

5 The policies and methods contained in PC24 are not the most efficient and effective means to give effect to the objectives of PC24 and accordingly such policies and methods are inappropriate.

6 The reasons for incorporating the proposed objectives, policies and methods are not adequately explained or justified in terms of any available section 32 analysis accompanying or supporting PC24.

- 7 The proposed objectives, policies and methods of PC24 are not the most appropriate means of achieving the purpose of the RMA. There has not been adequate consideration given to alternatives, costs and benefits as required under the RMA.
- 8 The population growth predictions on which PC24 is founded are not reliable and should not be used as support for PC24.

TOPIC 2: DEMAND AND SUPPLY

Lack of demand

- 9 The Selwyn District Council (the Council) is concerned that Darfield already has more than sufficient appropriately zoned land for its reasonably foreseeable needs, and there is no need for additional land to meet demand.

Consequences of lack of demand

- 10 The Council is concerned that rezoning more Living 1 land at this time would increase the oversupply of land significantly and exacerbate the issue of sporadic and disconnected development and result in the inefficient provision of infrastructure across Darfield as a whole.

TOPIC 3: UNCONSOLIDATED DEVELOPMENT

Location of site

- 11 The Council is concerned that the location of the proposed site is remote from the existing town centre and would result in an unconsolidated development that is not well integrated with the rest of Darfield.

Effects of the proposed business zoning

- 12 The Council is concerned that the proposed Business 2 zone would enable a significant retail centre to be developed at the eastern end of Darfield. This would result in adverse effects on the amenity and function of the existing town centre, and on town consolidation and the related infrastructure efficiencies. In addition, there is no certainty that all currently zoned B2 properties located off Cardale Street will be relocated to the new B2 zone and that there remains the potential for very serious reverse sensitive effects to residential zoned land from both these areas

TOPIC 4: INFRASTRUCTURE

Wastewater

- 13 In principle, the provision of a package wastewater treatment system (although it is recognised that this would be preferable to individual disposal systems) is not supported. The reasons for this include that the timing is inappropriate, given the Council

consultation process with respect to a community wide approach to the treatment and disposal of wastewater is in progress; and concerns regarding the infrastructural inefficiencies of multiple treatment systems; deficient information relating to minimum and maximum flows, water quality at discharge, waste product treatment and disposal methods, scheme materials and installation techniques, operation and maintenance costs, and lifecycle costs (including renewal of components) are not known.

Water Supply Information

- 14 The two wells from which the Council is seeking supply be secured may not be able to provide water to the existing Living zoned land within Darfield (capacity around 1,750 households). This increase in Living 1 zoned land could not be supported in terms of water provision at this stage because an adequate water supply is unavailable.
- 15 The plan change application also identified using water from Kirwee as an option. The conveyance of water from Kirwee to service the plan change area is not supported, due to the inefficiency of such conveyance and the potential cost burden on other scheme users (if the infrastructure was to be vested in the Council at some stage in the future).

Transport

- 16 Concerns include: utilisation of existing zoned land, in particular L1, appears more beneficial and efficient to Darfield than that proposed from both a wider District planning and traffic perspective; uncertainty about development intensities and related traffic generation and effects; possible eventuality of alternative Darfield town centre and is relying on limited access to the surrounding network; no development staging provided to determine how infrastructure will be efficiently and effectively provided; lack of appreciation or understanding on the roles that connections to Telegraph Road and Creyke Road could or would play; and confusion on the intended access arrangements and loss of service expectations being provided along Telegraph Road and Creyke Road relating to eventuate in "urban" form and immunity.

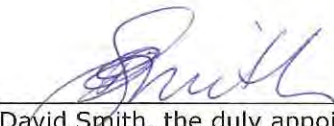
DECISION SOUGHT

- 17 The submitter seeks the following decision from the local authority:
 - 17.1 That the plan change be refused in its entirety; and
 - 17.2 In the alternative, all consequential, additional or other amendments to the provisions of the plan change necessary to give effect to the intent of this submission.

The submitter wishes to be heard in support of this submission.

If others make a similar submission, the submitter will consider presenting a joint case with them at the hearing.

Signed:

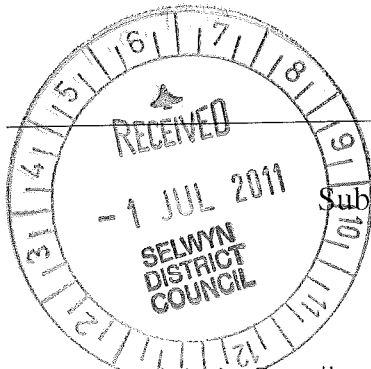

David Smith, the duly appointed representatives of the submitter

Date:

30/6/11

Address for service:

Attention: David Smith
Selwyn District Council
PO Box 90
Rolleston 7643
P: (03) 347 2800
F: (03) 347 2799
Email: david.smith@selwyn.govt.nz



Form 5

Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Marcel van Heerwen Darfield Shooting Centre

This is a submission on the following proposed Plan Change:

Private Plan change 24 (name and number of Plan Change)
Silverstream Estates.

2. The specific provisions of the proposal that my submission relates to are:.....
Submission relates to the whole plan
.....
..... (give details).

3. *My submission in SUPPORT / OPPOSITION is:.....
My submission is neither opposed or supportive of the plan

I am treasurer/secretary for the Darfield Shooting Centre on the corner of Crutcher and Telegraph Road. We have had the Centre on that corner for more than 30 years with the 3 Clubs based there: Darfield Deerstellers, Darfield Smallbore Rifle Club and the Darfield Gun Club. All 3 clubs use the grounds on a regular basis with associated activities.

I just want to make sure that the shooting centre has been taken in consideration when drawing up the

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

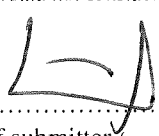
4. ~~I seek the following decision from Selwyn District Council:~~

plans for the subdivision
I do not want our activities at
the Shooting Centre affected by
the new plans. I want it to stay
business as usual.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I WISH / DO NOT WISH to be heard in support of my submission (delete as applicable)

6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7.  Signature of submitter (or person authorised to sign on their behalf)

29/6/2011
Date

8. Address for service of submitter: 3 Thornton St Darfield

Telephone: 03-3188232 Fax:

Email: marcel.vl@extra.co.nz

Contact person: Title (if appropriate)



**Selwyn District Plan
PRIVATE PLAN CHANGE 24
Silverstream Estates Limited, Creyke Road, Darfield**

Selwyn District Council
Clause 5 of the First Schedule, Resource Management Act 1991

Private Plan Change 24 proposes to change the Selwyn District Plan by altering the existing Living 2A Deferred and Business 2 zoning of the site in accordance with the proposed Outline Development Plan (ODP), resulting in 45.3ha of Living 1 land, 45.8ha of Living 2A zoned land and 13.3ha of Business 2 zoned land. The site totals 113.4ha. The site is bordered by Creyke Road to the south-east, Telegraph Road to the south-west and West Coast Road (SH 73) to the north. There is also access to the site from Cardale Street.

At present, the District Plan requires both a water supply and the inclusion of an Outline Development Plan within the District Plan to remove the current deferral of the land. The purpose of the Plan Change is to remove the deferral across the site as well as provide for the rezoning of the land. If provision of a water supply is not finalised by the time a decision on the Plan Change is made, the proposed living zoned land will remain deferred until there is provision of a water supply. As soon as a water supply is confirmed, the deferral will be removed via a Council resolution rather than a future plan change.

There is currently no reticulated sewer system in Darfield and it is proposed that sewerage can be managed by either individual on-site sewage treatment systems or a sewer reticulation system installed using a transportable membrane bioreactor (MBR) system with adjacent disposal field. Stormwater from individual lots will be disposed off to ground via soak pits. Stormwater from roads will be conveyed by grass treatment swales to sumps then discharged to ground. Regional Council consents will be required for any discharges to ground.

The plan change and the assessment of why it is needed can be read at any of the Council's service centres and public libraries in Darfield, Leeston, Lincoln and Rolleston or online at www.selwyn.govt.nz. This Plan Change is a privately initiated plan change and has no effect until Council's decision is released.

Submissions

Any person or organisation may make a submission supporting or opposing any aspect of this plan change. Submissions must be written and in accordance with Form 5 of the Resource Management Regulations and is available from any Council Service Centre or on the website.

Submissions may be:

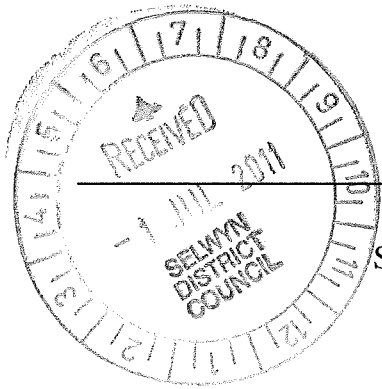
- Posted to:** Planning Department, Selwyn District Council, PO Box 90, Rolleston 7643
- Delivered to:** A Council service centre in Darfield, Lincoln, Leeston or Rolleston.
- Faxed to:** (03) 347 2799 (if you fax your submission please post or deliver a copy to the details above)
- Emailed to:** submissions@selwyn.govt.nz

At a later date, all submissions received will be summarised and published. Further Submissions will then be invited, allowing any person or organisation to support or oppose any of the initial submissions. A Council hearing will then be arranged to consider all submissions, after which the Council will decide whether to reject or approve the plan change. Any submitter who is not satisfied with the Council's decision may then appeal to the Environment Court.

For further information regarding this plan change or the process outlined above, please contact David Smith on (03) 347 2938.

The closing date for submissions is 5.00pm on Thursday 30 June 2011.

110701045



Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: PETER HIGGINS & Marilyn Jean Higgins

This is a submission on the following proposed Plan Change:

Private Plan Change 24 Silverstream Est Ltd (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....
.....
.....
.....(give details).

3. *My submission in ~~SUPPORT~~ / OPPOSITION is: any change of zone
that affects 1 and 1A Cardale Street
Danfield will
1. restrict any future development and
use of land and buildings.
2. will devalue both properties.
3. will adversely affect any future
sale of the properties.
.....
.....
.....
.....
.....

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: that the zoning of 1 and 1A Cardale Street remains as present.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I ~~WISH~~ / DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7. Peter Higgins 29/6/11
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: Peter Higgins
702 McLaughlins Road RD1 Darfield 7571
Telephone: 03 3188 882 Fax: 03 3188 882

Email:

Contact person: Peter Higgins Title (if appropriate)



506

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

30/6/2011

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: EVAN MILES AND MAUREEN JORIS FREW

This is a submission on the following proposed Plan Change:

Selwyn District Plan Private Plan Change 24 (name and number of Plan Change)
Silverstream Estates Ltd, Croyce Rd, Danfield

2. The specific provisions of the proposal that my submission relates to are:

The rezoning of Living 2A deferred land to
Living 1 and Business 2
.....(give details).

3. *My submission in SUPPORT / OPPOSITION is: Attached

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: Attached

.....

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.....

.....

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. ~~I WISH / DO NOT WISH~~ to be heard in support of my submission (delete as applicable)

6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7. E M Frew 30/6/11
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 13 Avoca Pl
Danfield

Telephone: 027 222 4925 Fax:

Email: frews@ihug.co.nz

Contact person: Evan Frew Title(if appropriate)

Our submission in opposition is:

1. We object to rezoning 45.3ha Living 2A deferred land specified in the application to Living 1 because there is already plenty of Living 1 zoned land in Darfield – enough for approx 400 lots (as outlined in “Darfield Development Co-ordination Resource” prepared for Darfield Township Committee and SDC by Context Urban Design in 2008). It is desirable that the Living 1 zones should be near the town centre with its shops, schools and community facilities.
2. We object to rezoning the existing B2 zoned land on Cardale St as this street forms the direct access to Mathias St from Telegraph and Greendale Rds for commercial vehicles – it is not desirable to create more residential lots along that street. Also the existing businesses in Cardale St are important to Darfield and should not be forced to relocate if they wish to expand their operations. This land has been zoned B2 since the 1970s. The applicant states that the proposed new B2 land to the east of Mathias St will have minimal effect on the existing businesses along the main street - where is the evidence for this?
3. Traffic Flow. The main entrance to the proposed Silverstream subdivision from central Darfield would be from the Mathias St/Cardale St corner which would be a problem. This will also create a huge amount of traffic at the intersection of Mathias St and State Highway 73 – already a dangerous corner. A roundabout or traffic lights may be needed.

Question 4

We want the Council not to create any new Living 1 land at this time.

We want the current B2 land on Cardale St, including that owned by the applicant, to remain as B2. We support the rezoning of some L2A deferred land east of the existing B2 land on Mathias St (ie adjacent to FTL yard) to B2. However, this should be a special B2 zone which would include industry but exclude retail. This would require an extension of Cardale St to provide access to the new B2 land and an extension to Mathias St through to Creyke Rd for access to the current (and ongoing) L2 deferred land to the south.

If any additional B1 or B2 land is required in the centre of Darfield then the current B1 zone along the south side of South Terrace from Ritso St to Bray St should be extended south in order to keep all the B land together. Further expansion could be accommodated by the rezoning of some L2 Land south of Mitchells timber yard on SHW73 between Cridges Rd and Bangor Rd. The existing economic centre needs to be protected and have the ability to expand in order not to fragment the township.

Resource Management (Forms, Fees, and
Procedure) Regulations 2003



Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Paddy McKay

This is a submission on the following proposed Plan Change: **PRIVATE PLAN CHANGE 24**

Silverstream Estates Limited, Creyke Road, Darfield..... (Name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

The entire application rezoning.
..... (Give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is:

That progress is good. Mixed use is
good. Tidy ~~se~~ up of zoning is good.
Growth of the town is good.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.



Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

4. † I seek the following decision from Selwyn District Council:

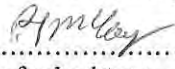
To accept the entire application.

Let's get on with developing Darghild.

† Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)

6. ~~If others make a similar submission, I will consider presenting a joint case with them at a hearing~~
(Delete if you would not consider presenting a joint case)

7.  27-6-11
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 35 South Ice Darghild

Telephone: 03 3188 208 Fax: 03 3187 178

Email: tania.mckay@clear.co.nz

Contact person: Paddy McKay Title Business owner (if appropriate)

David Smith

From: Melissa Brownlee <melissa@maximprojects.co.nz>
Sent: Thursday, 30 June 2011 4:52 p.m.
To: David Smith
Subject: FW: Plan Change 24
Attachments: PC24 Submission.docx

From: Melissa Brownlee
Sent: Thursday, 30 June 2011 4:49 p.m.
To: 'PC26@selwyn.govt.nz'
Subject: Plan Change 24

Good afternoon,

Our submission on Plan Change 24 is attached.

Best regards,

Melissa Brownlee

Resource Management (Forms, Fees, and Procedure) Regulations 2003 Schedule 1

Form 5

Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council

2 Norman Kirk Drive

PO Box 90

Rolleston

Christchurch 7614

FAX: 03-347-2799

1. Full name of submitter: Maxim Projects Limited

This is a submission on the following proposed Plan Change: **PRIVATE PLAN CHANGE 24 - Cardale/Mathias Streets, Darfield**

Silverstream Estates Limited, Creyke Road, Darfield

2. The specific provisions of the proposal that my submission relates to are:

The entire application

3. My submission is in SUPPORT:

Growth is positive for Darfield, the community and the Selwyn District. Maxim support the proposal to rezone the business land and the residential land.

The Plan Change application is consistent with Maxim's design principles and development values.

The Outline Development Plan demonstrates modern holistic town planning values and land use practices that are economic and acceptable to the community.

Selwyn District Council promotes balanced district development, recognising that each area of the district has special needs and opportunities that complement the whole district economy. Plan Change 24 provides a clear and transparent mechanism to support economic development in Darfield.

The local economy and local community depend on the encouragement of local entrepreneurship and business development and the development and retention of skilled people. The ODP facilitates opportunities for residents to participate fully in its economy. It provides for social inclusion and connectivity. It is a mechanism for nurturing the people, land and future of Darfield, while supporting the sustainable growth of existing businesses and encouraging new business development.

The proximity of Darfield to Christchurch makes it a desirable place to build a home, grow a business and live a lifestyle.

Proposed Changes

The proposed plan changes are supported, specifically:

The change to policy B4.3.22 is supported as the purpose of outline development planning has been achieved.

Inserting rule 1.4.1 is supported as Council resolution is the appropriate mechanism.

Inserting rule 1.3.1 is supported as Council resolution is appropriate.

Changes relating to rule 12.1.3.11 and 12.1.3.12 are supported because they provide consistency.

Rules 12.1.3.13 and 12.1.3.14 are both supported for environmental considerations.

4. I seek the following decision from Selwyn District Council:

That plan change 24 is accepted in its entirety

5. I WISH to be heard in support of my submission

6. If others make a similar submission, I will consider presenting a joint case with them at a hearing

7. Submitter:Maxim Projects Limited

Date: 30 June 2011

8. Address for service: PO Box 36441, Merivale

Telephone: 03 943 0799

Email: melissa@maximprojects.co.nz

Contact person: Melissa Brownlee, Development Coordinator

David Smith

From: Joshua Leckie <joshua.leckie@andersonlloyd.co.nz>
Sent: Thursday, 30 June 2011 4:24 p.m.
To: Submissions
Subject: SDC - proposed change 24
Attachments: Plan Change Submission.pdf

ANDERSONLLOYD LAWYERS

Please find **attached**, on behalf of Foodstuffs (South Island) Properties Limited, a submission on proposed Plan Change 24.

Original to follow by post.
 Regards
 <<Plan Change Submission.pdf>>

Joshua Leckie
 Solicitor

P: 03 364 9261
 E: joshua.leckie@andersonlloyd.co.nz

Anderson Lloyd
 18a Birmingham Drive
 Middleton
 Christchurch, New Zealand

PO Box 13831,
 Christchurch 8141

P: 03 379 0037
 F: 03 379 0039

Also in:
 Queenstown
 Dunedin

www.andersonlloyd.co.nz



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Please consider the environment before printing this e-mail

Submission on a Proposed Private Plan Change

Clause 6, First Schedule, Resource Management Act 1991

To: Selwyn District Council
PO Box 90
Rolleston 7614

Name of Submitter: Foodstuffs (South Island) Properties Limited ("Foodstuffs")

1. This is a submission on Proposed Private Plan Change 24 ("PC24") which seeks to rezone land on the south eastern fringe of Darfield to Living 1, Living 2A and Business 2. This submission relates to the rezoning of 13.3 hectares to Business 2 zoned land.
2. Foodstuffs is a retailer owned co-operative company, being wholly owned by South Island grocery retailers. Foodstuffs are the wholesale supplier to Pak'n'Save food warehouses, New World supermarkets, Four Square Discount Group, Four Square Stores, On the Spot dairies and many unaffiliated outlets. Foodstuffs also owns a variety of properties through the South Island from which many of their retail members undertake their business. Foodstuffs' business investment in the Selwyn District is substantial and includes the Darfield Four Square which is owned and operated by Kelvin Taege.
3. Foodstuffs supports private enterprise and growth in Selwyn District and is committed to ensuring that development can be effectively integrated into existing communities. However, rezoning of the nature proposed by PC24 has the potential to result in adverse retail distribution effects. The Resource Management Act 1991 enables such effects to be taken into account in appropriate circumstances, including the effect of the proposed business zoning on the function and amenity of the Darfield town centre and any consequential effects on the wider community.
4. The retail impact assessment supplied by the applicant in support of PC24 makes a number of unsubstantiated assumptions and does not provide sufficient information to address the issue of potential adverse retail distribution effects. An assumption appears to be made that the amendment to the existing Business 2 zoning will offset any potential impacts of the proposed rezoning of additional land for business purposes. It may be overly simplistic to assume that effects will be transferred in this manner. This ignores the potential for adverse cumulative effects arising from the proposed rezoning. It also raises the question whether the proposal reflects the efficient use of resources.

5. In the absence of a comprehensive retail impact assessment and appropriate planning framework, it is questionable whether the Plan Change as proposed will enable the Council to fulfil its statutory functions in effectively managing the nature and level of business activity at the subject site in an integrated manner.
6. Foodstuffs is therefore opposed to Plan Change 24 in its current form.
7. The decision requested by Foodstuffs is that Proposed Plan Change 24 be rejected, unless and until a comprehensive retail assessment is produced and a more comprehensive planning framework is developed to address the concerns outlined above and give full effect to this submission.
8. Foodstuffs wishes to be heard in relation to this submission.
9. If other parties make a similar submission, Foodstuffs would be prepared to consider presenting a joint case with them at any hearing.



.....
Foodstuffs (South Island) Properties Limited

By its solicitors and duly authorised agents
ANDERSON LLOYD

J M Crawford / J M G Leckie

Dated this 30th day of June 2011

Address for service of Submitter:

Foodstuffs (South Island) Properties Limited
c/- Anderson Lloyd
PO Box 13831
Christchurch
Tel: 03 379 0037
Fax: 03 379 0039
Attention: Jen Crawford / Josh Leckie

David Smith

From: Joshua Leckie <joshua.leckie@andersonlloyd.co.nz>
Sent: Thursday, 30 June 2011 4:24 p.m.
To: Submissions
Subject: SDC - proposed plan change 24
Attachments: Submission on a Proposed Private Plan Change.pdf

ANDERSONLLOYD LAWYERS

Please find **attached**, on behalf Kelvin Taege, a submission on proposed Plan Change 24. Original to follow by post.

Regards

<<Submission on a Proposed Private Plan Change.pdf>>

Joshua Leckie
Solicitor

P: 03 364 9261
E: joshua.leckie@andersonlloyd.co.nz

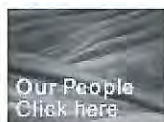
Anderson Lloyd
18a Birmingham Drive
Middleton
Christchurch, New Zealand

PO Box 13831,
Christchurch 8141

P: 03 379 0037
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Also in:
Queenstown
Dunedin

www.andersonlloyd.co.nz



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Submission on a Proposed Private Plan Change

Clause 6, First Schedule, Resource Management Act 1991

To: Selwyn District Council
PO Box 90
Rolleston 7614

Name of Submitter: Kelvin Taege

1. I am the owner/operator of Darfield Four Square and wish to submit on Proposed Private Plan Change 24.
2. I am concerned about Plan Change 24 in its current form because I want the town centre to remain the heart of the Darfield community and a focus for business activity.
3. I wish to be heard in relation to this submission.



.....
Kelvin Taege

By his solicitors and duly authorised agents
ANDERSON LLOYD
J M G Leckie

Dated this 30th day of June 2011

Address for service of Submitter:

Kelvin Taege
c/- Anderson Lloyd
PO Box 13831
Christchurch
Tel: 03 379 0037
Fax: 03 379 0039
Attention: Josh Leckie

110704009

DuncanCotterill

LAWYERS

1 July 2011

Planning Department
Selwyn District Council
P O Box 90
Rolleston 7643



Christchurch

1 Sir William Pickering Drive
Burnside, Christchurch 8053

PO Box 5
Christchurch 8140

Telephone +64 3 379 2430
Facsimile +64 3 379 7097

New Zealand

www.DuncanCotterill.com

Attention: David Smith

Silver Stream Estates Limited - Plan Change 24

Please find enclosed submissions on the publically notified proposal for a plan change to the Selwyn District Plan filed on behalf of our client Torlesse Travel Limited.

Yours faithfully

Katherine Patterson
Solicitor

k.patterson@duncancotterill.com

BEFORE THE SELWYN DISTRICT COUNCIL

BETWEEN SILVER STREAM ESTATES LIMITED

Applicant

And SELWYN DISTRICT COUNCIL

Council

**SUBMISSIONS ON PUBLICLY NOTIFIED PROPOSAL FOR PLAN CHANGE TO
THE SELWYN DISTRICT PLAN**

Clause 6 of First Schedule, Resource Management Act 1991

Duncan Cotterill
Solicitor acting: Ewan Chapman /
Katherine Patterson
PO Box 5, Christchurch

Phone +64 3 379 2430
Fax +64 3 379 7097
k.patterson@duncancotterill.com

To: Selwyn District Council

Name of Submitter: Torlesse Travel Limited

Background

1. Torlesse Travel Limited is an established bus company which operates a fleet of buses, serving a wide catchment area for tours, charters and school bus routes from its Cardale Street site ("the site"). The hours of business operation are by their nature irregular.
2. The business operations of Torlesse Travel Limited are fully accommodated with a purpose-built premises and fleet workshop on the site. The workshop can often operate into late evening hours. There are other ancillary courier and administration services also operating from the site.
3. Torlesse Travel Limited currently operates within a business 2 zone as defined by the existing Selwyn District Plan.
4. This is a submission on a proposed change to the following plan ("the proposal").
 - 4.1 The Selwyn District Plan, in particular, the land located on the south eastern fringe of Darfield.
5. We could not gain a competitive advantage in trade competition through this submission.
6. The specific provisions of the proposal that our submission relates to are:
 - 6.1 The proposed rezoning to existing living 2A deferred and business 2 zones on the corner of Cardale and Mathias streets to living 1; and the relocation of the business 2 zone to a specifically designed business park area located on the boundary of West Coast Road.

7. Our submission is:

7.1 We support the plan change as set out in the proposal subject to the Council approving the entire plan change as proposed and also granting the subsequent rezoning i.e. living 2A to living 1 and existing business 2 to be relocated to the new business 2 business park area proposed.

7.2 We are not prepared to support the plan change if the Council sees fit to only rezone living 2A to living 1 and retain the status quo for the existing business 2 zone. In this scenario we would be required to rely on existing use rights and it is likely that reverse sensitivity issues would be significant given the nature, character and intensity of our business.

8. This submission is also conditional upon the applicant commencing work to develop the new business 2 zoned business park within 12 months from the date the rezoning is processed.

9. A staged development where residential areas are completed years before the proposed business park would not benefit our business or the overall expansion of the town. It is preferable that the business 2 zone is relocated prior or at least simultaneously with the residential areas being developed.

Development Staging

10. We understand that the land on which the business park is to be located has not yet been acquired by the applicant. This ought to be a priority immediately that the rezoning has processed to mitigate any reverse sensitivity effects on the proposed living 1 zoned land at the corner of Cardale and Mathias streets.

Reasons for proposal

11. We agree that the proposal contains a zoning pattern for this particular area of Darfield that reflects the most efficient and appropriate use of the land. If the development proceeds we think it would encourage expansion in Darfield's business community which is greatly needed and the proposal has been designed to still preserve the rural appeal of the town.

12. We hope that the construction of the new Fonterra Factory and other initiatives will bring with it an influx of business to the area (and residents) which will stimulate the town economy that has become depleted in recent years with the exodus of many Darfield residents.

Outline development plan features

13. Given that the land in question is already zoned living 2A deferred it makes sense to fast track the living 1 residential use for this area.
14. In order to mitigate the associated reverse sensitivity issues which are evident if the proposal proceeds it is, in our opinion, of primary importance to relocate this business zone away from the residential area sooner rather than later.
15. The 'look' of the town as a whole will be improved if all business areas are located together in a purpose built business park. We would require the business park to be serviced with all the standard connections including but not limited to water and sewage so that our business can operate independently from the site.

Urban design considerations

16. We are reasonably satisfied that the infrastructure proposed will be sufficient to service the development provided that the new roads in and around the business park, which are yet to be defined are wide enough to accommodate our bus fleet and that appropriate manoeuvring space is available.
17. We understand that if we were to relocate our business operations to the new business park there is a landscaped buffer designed to block the noise of vehicles travelling to and from the business park from neighbouring residents on the opposite side of the road. This is important to us as our hours of operation are irregular and we would not like to deal with reverse sensitivity issues in this new location.
18. We make no comment on the water and waste issues raised in the proposal. In our opinion this is an issue for the Council and the applicant to resolve.

Positive effects from the proposal

19. For Darfield to get its foot in the door to attract those people and businesses displaced from the Canterbury earthquake it is necessary to improve the look and functionality of the town. We think the proposal achieves this and ought to be marketed accordingly.

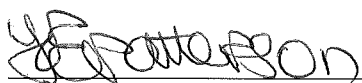
Character

20. The design of the proposal appears to retain the rural character of the town while increasing the desirability to live in a rural town with manageable sections and good aesthetics.

Traffic

21. The report compiled by Traffic Design Group shows that an increase in traffic flow can be managed by the current and proposed new roading.
22. We seek the following decision from the local authority:
- 22.1 That the Selwyn District Council approve the plan change and make the recommended rezoning as proposed.
23. We reserve our right to be heard in support of our submission.
24. If others make a similar submission, we would be prepared to consider presenting a joint case with them at a hearing.

Dated 30 June 2011


Katherine Patterson

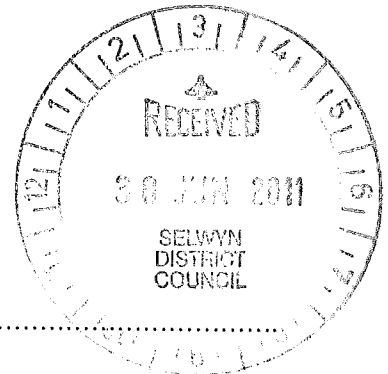
Counsel for Torlesse Travel Limited

Form 5
Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799



1. Full name of submitter: Mary Ireland

This is a submission on the following proposed Plan Change:

Private Plan Change 24 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

.....
.....
..... (give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is: is given because of
the following

1. It gives consideration to the constructive
planning for the growth of Darfield.

2. The roading pattern takes into account
positive connection to the Tiship and
its rural surrounds.

3. Takes an overall ~~st~~ consideration of the
existing residential + Business status of
the immediate area + has liaised with
neighbouring business as to possible relocation.

however.

I do feel that green space should be
incorporated into the development. The
green space in Pemberton Drive is not appropriate

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

being at the end of the cul-de-sac a lacks
visability.

4. †I seek the following decision from Selwyn District Council:

That this private Plan change
be accepted and that staff
work with developers to achieve
a quality development in this
town of Darfield.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. ~~I WISH~~ / DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7. M. Ireland 30/6/2011
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 30 Perrin Place
Darfield.

Telephone: 3188649 Fax: 3188648

Email: mary.rob@clear.net.nz

Contact person: Mary Ireland Title (if appropriate)

Clause 6 of First Schedule, Resource Management Act 1991

1. Full name of submitter: Daniel Township Committee.

Silverstream Estates Limited, Creyke Road, Darfield..... *(Name and number of Plan Change)*

2. The specific provisions of the proposal that my submission relates to are:.....SEE ATTACHED FORM

3. *My submission in SUPPORT / OPPOSITION is:

Page 1 of 2

Submission Points re Plan Change 24 (Silverstream) from the Darfield Township
Meeting 20 June 2011

1. Accessway needed to proposed B2 land from SH73 to keep heavy traffic out of the residential area of the township.
2. Adequate green space for recreation purposes and passive reserves to be included in the proposed residential subdivision.
3. The movement of traffic on the Mathias/Cardale Street intersection should be carefully considered. Consideration to be given to a roundabout at this intersection. Width of road needs to be adequate and pull-off lanes should be provided.
4. An acoustic fence could be visually unappealing. Could the blocking of sound be done solely through landscaping and bunds.
5. Adequate road widths are needed in the subdivision because of the number of residential sections proposed. Pull-off zones for carparking should be provided to prevent parked cars blocking the roadway.
6. The transfer of the B2 zoning as suggested is logical and would create new opportunities for businesses to come to Darfield.
7. The proposed roading pattern encourages good connectivity with the Darfield township and the surrounding rural area.
8. The proposed subdivision provides for a good mix of section sizes to cater for different sectors of the community. Providing higher density housing closer to the existing township is a sensible use of land.
9. Darfield is a great place to live and demand for housing in Darfield has increased due to the effects of the Canterbury earthquakes, An increase in population is also signalled by the Selwyn District Council revised growth model.
10. It should be noted that Silverstream representatives have presented five times to the Darfield Township Committee over the past few years.
11. In 2007/08 the Darfield Township committee worked with Janet Reeves to prepare a planning resource document to assist with the future growth and development of Darfield. Silverstream were given a copy of this document to assist with their planning.



Chairman, Darfield Township Committee

29-6-11
Date

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

4. †I seek the following decision from Selwyn District Council: Make a balanced
..... decision

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)

6. ~~If others make a similar submission, I will consider presenting a joint case with them at a hearing~~
(Delete if you would not consider presenting a joint case)

7. *[Signature]* 29-6-11
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 900 Esplanade Road RD Dalhousie

Telephone: 03 3188208 Fax: 03 3187137

Email:

Contact person: Paddy McEvoy Title Chairperson (if appropriate)

David Smith

From: Submissions
Sent: Thursday, 30 June 2011 12:38 p.m.
To: Submissions
Subject: Form 5 Submission

**** Your Details ****

Proposed Plan Change No: : PC24
 First Name: : Vance
 Surname : Perrin
 Organisation Name :
 Contact Name :
 Email Address : perrinclan@xtra.co.nz
 Box/Road/Street Number and Name/Property Name : 1932 Telegraph Road Suburb : Darfield Town/City : RD1
 arfield Post Code : 7571 Phone Number : 0272782338 Fax Number :

**** Submission ****

My/Our Submissions is: : The proposal for a structured L1 development is needed for the growth of Darfield. Previous developments have been by piece-meal without consideration of how they will fit within the greater township layout. This proposal lays out framework for long term development of the southern side of Darfield, and rectifies the mixed zoning currently present. Specifically the business zone on Cardale St will in time, without relocation, become surrounded by dense residential land and will potentially affect both business function and quality of living within the residential zone. For these reasons I support the proposed plan change.

I/We seek the following decision from the Council for the following reasons : 1. Relocation of the Cardale Street business zone, to remove future zoning conflict. 2. The re- zoning of the identified L2A to that of L1 to ensure the continued structured and planned growth of Darfield and a township.

If you are attaching your submission separately, do so here : No file uploaded

Supporting Information : No file uploaded

**** Hearing Options ****

Do you wish to be heard in support of your submission : No

If others are making a similar submission would you consider presenting a joint case with them at the Hearing :
 Maybe

**** Trade Competition ****

Trade Competition Declaration : I am directly affected by an effect of the subject matter of the submission that does not relate to trade competition or the effects of trade competition

David Smith

From: Aidan Prebble <Aidan.Prebble@cavell.co.nz>
Sent: Thursday, 30 June 2011 12:06 p.m.
To: Andrew Mactier
Cc: David Smith
Subject: PC 24 - Submission by Silver Stream Estates Ltd
Attachments: DOC300611-30062011120050.pdf; 315a.pdf; Outline Development Plan (26.06.11).pdf

Please find attached by way of service the submission of Silver Stream Estates Ltd on PC 24 for Darfield. Please advise whether you also require a hard copy to be sent.

Regards

Aidan Prebble
Partner
Cavell Leitch Law

Ground floor
6 Hazeldean Road
Addington
PO Box 799
Christchurch 8140
New Zealand

Email aidan.prebble@cavell.co.nz
Web <http://www.cavell.co.nz>
Telephone 03 379 9940
DDI 03 339 5639
Facsimile 03 379 2408
Mobile 027 299 9976

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Form 5
Submission on Publicly Notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
P O Box 90
Rolleston
Christchurch 7614
Fax: 03 347-2799
Email: PC26@selwyn.govt.nz

1. Full name of submitter: Silver Stream Estates Limited

This is a submission on the following proposed Plan Change:

- Silver Stream Estates Limited, Plan Change 24

2. The specific provisions of the proposal that my submission relates to are:

- (a) Improved rules as to staging, traffic generation and deferred zone status, and an updated ODP showing proposed staging.

3. My submission in **support** is:

- (a) That the additional rules and amended outline development plans attached to this submission and marked "A" be included in the plan change, or provisions to like effect.

4. I seek the following decision from Selwyn District Council:

- (a) The amendments set out in the attachment marked "A".

5. I **wish** to be heard in support of my submission.

6. If others make a similar submission, I will consider presenting a joint case with them at a hearing.



Signature of submitter
(or person authorised to sign on their behalf)

Date: 30 June 2011

Address for submitter:

Silver Stream Estates Limited
C/- Cavell Leitch Law
P O Box 799
Christchurch
Telephone: (03) 379 9940
Fax: (03) 379 2408
Email: aidan.prebble@cavell.co.nz
Contact person: A J Prebble, Solicitor

"A"

Staging Rules

1. Any residential development of the Living 1 zone at Darfield shall commence with Stage 1 as identified on the Darfield Staging Plan. Stage 1 shall commence with the development of no more than 100 lots (the first release). The balance of Stage 1 shall not commence until 80% of the first release has been developed and sold.
2. Development of the land shown within Stage 2 on the Darfield Staging Plan shall only occur at such time that 80% of the residential allotments within the Stage 1 area have been developed and sold
3. Development of the land shown within Stage 3 on the Darfield Staging Plan shall only occur at such time that 80% of the residential allotments within the Stage 2 area have been developed and sold.

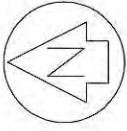
The proposed Darfield Staging Plan is attached as "B".

Traffic Rule

1. Any Business activity within the Business 2 zone within the Appendix 37 Darfield ODP in Darfield shall be a restricted discretionary activity with the discretion of the Council limited to the impact of the business activity on the surrounding traffic environment

Amended Outline Development Plan

1. The roading layout in the notified Darfield Outline Development Plan has been amended to align with the Darfield Integration Plan. This is attached as "C".



- ☐ Stage 1
- ☐ Stage 2
- ☐ Stage 3
- ☒ Development Area

CAD file: 24788L1staging.dwg

do
Davis Ogilvie

Davis Ogilvie Ph: 03 366-1653
Engineering - Surveying - Planning
186 Hazledene Road, Addington
Christchurch, New Zealand
P.O. Box 589 Christchurch 8140
OFFICES ALSO IN:
Nelson - Timaru - Greymouth

Proposed L1 Staging Plan - Darfield

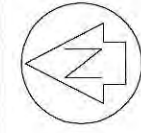
design rb
drawn mm
QA chk mm / rb
appvd rb
date 06.11
scale 1:10000@A4

24788

315/A

A	06.11	Preliminary Issue	RB	approved	
Issue	date	reason			

Darfield Outline Development Plan



Notes

- 1) A connected road network is to be formed, linking Telegraph Road, Mathias Street and Creyke Road.
- 2) Roads are to be aligned to provide a view along the road towards the Southern Alps
- 3) Provisions are to be made for road links between land zoned Outer Plains and both the L2A and B2 zone to allow for either living or industrial use in the future.
- 4) Any fencing along the Telegraph Road or Creyke Road frontages or the boundary with the Outer Plains zone to be generally consistent along the length of the frontage/boundary and to be of open rural style, such as post and rail or post and wire.
- 5) For landscaping, refer to the landscape concept plan.

Collector Road

Local Road

Provision to be made for possible future road connection

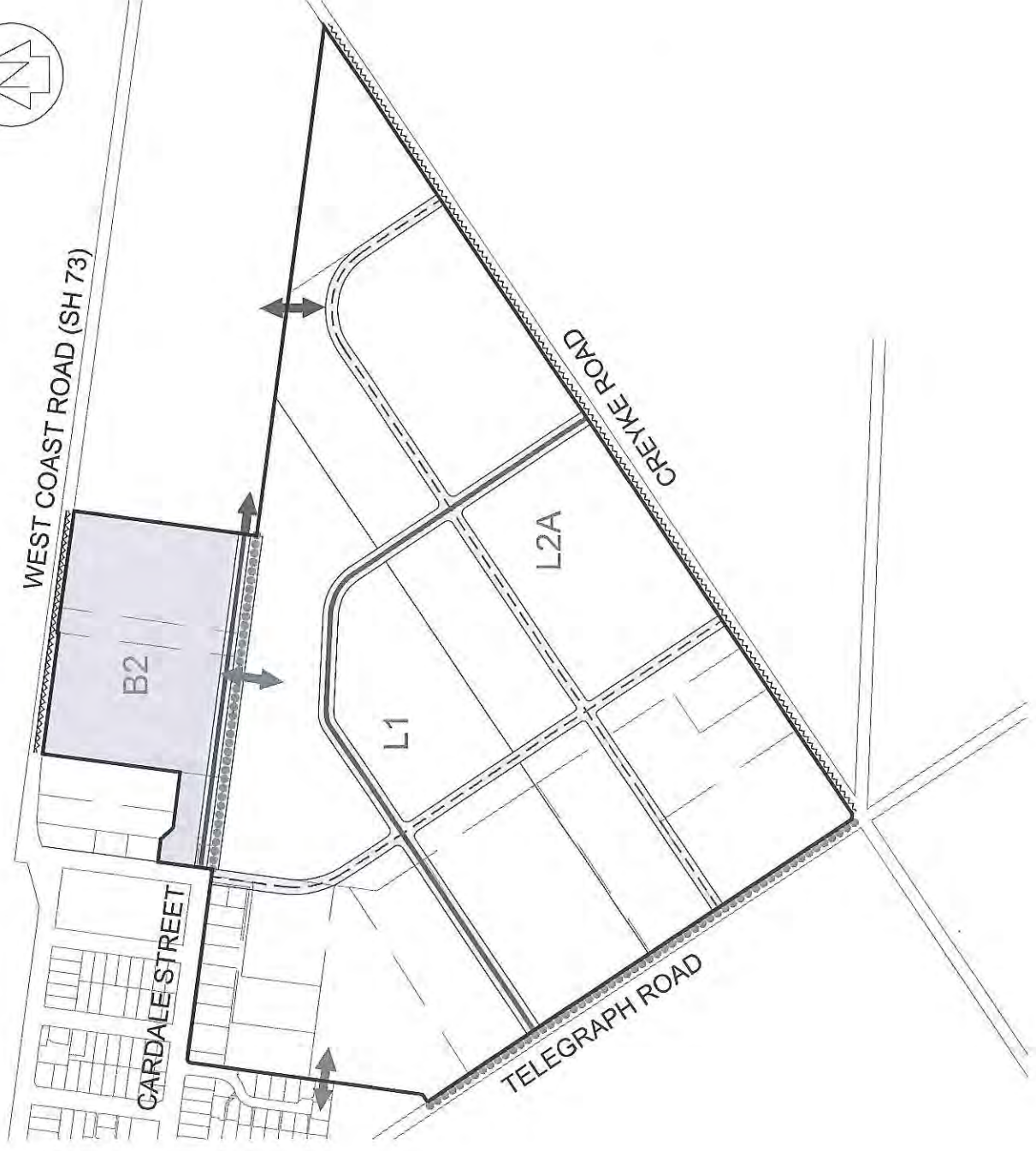
No vehicular access to SH 73 except for existing accesses

No individual property accesses except for those already existing

Pedestrian / cycle links

Water race amenity feature

Water race reserve - minimum 20m wide



David Smith

From: j.t.wood@clear.net.nz
Sent: Thursday, 30 June 2011 12:23 a.m.
To: Submissions
Subject: PC 24 Silverstream Submission
Attachments: PC 24 Submission.pdf

See attached submission opposing PC 24 Silverstream Darfield Plan Change Proposal.

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Trevor Wood

This is a submission on the following proposed Plan Change:

PC 24 Silverstream (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: Zoning changes to the Darfield District Plan

(give details).

3. *My submission in ~~SUPPORT~~ / OPPOSITION is: I oppose the proposed rezoning of Living 2A (Deferred) land to Living 1. The undeveloped land zoned Living 1 and much of Living X (Deferred) in the existing District Plan is more suitable than the Silver Stream proposal due to its central location - proximity to schools, shops and reserves.

I oppose the proposal that the road access for the initial stage of the subdivision is just from the corner of Mathias and Cardale Streets. This would significantly increase the traffic problems that occur at the intersection of SH73 and Mathias St. The visibility is poor if coming from Mathias St and Chch traffic is often still slowing. Much of the traffic data used in supporting documentation is old. The Silver Stream proposal does refer to roads connecting to Crayke and Telegraph, but these are likely only in future stages of the development.

I oppose the proposed requirements to erect 2.2m to 3.0m high fences, if Living 1 developments occur near the existing Cardale St businesses. I would be surprised and concerned if fences this high would be permitted under the District Plan.

I don't believe the proposed rezoning of the existing Cardale St Business 2 land to Living 1 would be in the best interest of Darfield. This area is already largely


*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

occupied by businesses and will likely become an increasingly valuable business location. If Darfield continues to grow as recently forecast, it might be necessary to

rezone additional land for business, such as the SH73 land proposed by Silver Stream Estates.

4. †I seek the following decision from Selwyn District Council:
- 1) Don't re-zone the Living 2A (Detached) land to Living 1.
 - 2) If a significant sized subdivision takes place, ensure a connecting road from Cordale to Greyke is built at the time.
 - 3) Don't permit fences higher than 1.8m.
 - 4) Ensure more thorough consultation and planning before allowing existing Business 2 land to be re-zoned as Living 1.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I ~~WISH~~ DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing (delete if you would not consider presenting a joint case)
7.  29 June 2011
Signature of submitter (or person authorised to sign on their behalf) Date
8. Address for service of submitter: 13 Church Lane Place
..... Darfield 7510
- Telephone: 03 318 7097 Fax:
- Email: j.t.wood@clear.net.nz
- Contact person: Trevor Wood Title (if appropriate)

David Smith

From: Rob Frew <rob.bondfrew@xtra.co.nz>
Sent: Thursday, 30 June 2011 10:55 a.m.
To: David Smith
Subject: Plan Change 24 Submission
Attachments: Frews Transport Plan Change 24 Submission.pdf

FORM 5
SUBMISSION ON PUBLICLY NOTIFIED PLAN CHANGE
SELWYN DISTRICT PLAN.

In Accordance with Clause 6 of the First Schedule to the Resource Management Act 1991

To: Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston

Name of submitter: Frew's Transport Ltd

This is a submission on the following plan change:
Proposed Plan Change 24; Silverstream Estates Ltd.

The specific provisions of the proposal that my submission relates to are:
The Living 1 Zone location in the proposed Outline Development Plan.

My Submission in Opposition is:

The current zoning maps in the District Plan identifies areas of land that accommodate a projected 1840 new sections. (Darfield Development Co-ordination Map-July 2008 in Appendix 7) The proposed growth model developed by the Selwyn District Council in June 2011, predicts the growth in the township will be from 2176 people to 4600 by 2041 (Selwyn Times, June 28). The projected 1840 new sections within the current zoning would seem more than sufficient to support the modelled population increase of 2424 people over the next 30 years.

In Section 3.2 of the application, 20% of the current population is stated as being over the age of 65. It would be reasonable to assume that with the projected increase in population, the age of the population over 65 will remain at 15-20%. We believe the distance away from the service area of Darfield, would become significant for these people, especially with the zoning suggested on the ODP extending to Creyke Road. The existing Living X (Deferred) zone to the south of Darfield, between McLaughlins and Telegraph Roads and described as Area 1 on the Darfield Development Co-ordination Map, would seem to be available, logically zoned, and give residents far easier access to the Darfield service areas and its amenities.

We consider that the potential for reverse sensitivity issues exists, from the existing businesses along Cardale and Mathias Streets, many of which will remain and operate under their 'existing use' rights, despite the possible change of zoning of their land.

We would also like to note in Appendix 8 of the Application, consultation with landowners, that the attendance at a meeting to be informed of the proposed zoning and development does not constitute support of the proposal. We believe the statement *'that there is general overall support of the proposed ODP'* (outline development plan) is an overstatement and misleading choice of words.

The submitter seeks the following decision from the Selwyn District Council
Decline consent to Plan Change 24.

Frew's Transport wishes to be heard in support of this submission.

If others make a similar submission, we will consider presenting a joint case with them at a hearing.



.....
Mervyn Frew – Director
Frew's Transport Ltd

30 June 2011

Address for service of submitter:
26 Mathias Street
Darfield

Telephone: (03) 318 8516
Fax: (03) 318 8317

Email: frewsdar@xtra.co.nz

David Smith

From: Submissions
Sent: Monday, 27 June 2011 8:45 p.m.
To: Submissions
Subject: Form 5 Submission

**** Your Details ****

Proposed Plan Change No: : PC 24

First Name: : Judith

Surname : Pascoe

Organisation Name :

Contact Name :

Email Address : jcpascoe@xtra.co.nz

Box/Road/Street Number and Name/Property Name : 40 Stott Drive Suburb : RD 1 Town/City : Darfield Post Code :

571 Phone Number : 03 318 826 Fax Number :

**** Submission ****

My/Our Submissions is: : Separate file

I/We seek the following decision from the Council for the following reasons : I seek a decision to approve PC 24 as presented in the Silverstream application documents and including roading placement, accessways, residential density and Business 2 zoning.

If you are attaching your submission separately, do so here : No file uploaded Supporting Information : No file uploaded

**** Hearing Options ****

Do you wish to be heard in support of your submission : Yes If others are making a similar submission would you consider presenting a joint case with them at the Hearing : Maybe

**** Trade Competition ****

Trade Competition Declaration : I am directly affected by an effect of the subject matter of the submission that does not relate to trade competition or the effects of trade competition

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Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Roger Francis Knowles, Allan David Cullen,

This is a submission on the following proposed Plan Change: **PRIVATE PLAN CHANGE 24**

Silverstream Estates Limited, Creyke Road, Darfield (Name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

The entire application (reasons + change
to business.)
(Give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is:

We have owned our land in Darfield
for 40 years & at last we are seeing
progress. The mixed use proposal is
good. We support the clean up of
business.
We support the change to business on
our land

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

4. †I seek the following decision from Selwyn District Council:

To accept the application in
its entirety

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission. (delete as applicable)6. ~~If others make a similar submission, I will consider presenting a joint case with them at a hearing~~
(Delete if you would not consider presenting a joint case)7. Roger J Howles 29 6 11
Signature of submitter (or person authorised to sign on their behalf) Date8. Address for service of submitter: 'Stony Acres'
Dartfield RD 1 7571Telephone: 03 3188 375 Fax: —Email: —Contact person: Roger Title Taint owner (if appropriate)

Note A.D. Cullen
Overseas on Holiday.

520



Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: RONALD CHARLES & ELUW DAWN GRASLEY

This is a submission on the following proposed Plan Change: **PRIVATE PLAN CHANGE 24**

Silverstream Estates Limited, Creyke Road, Darfield..... (Name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

.....
.....
..... (Give details).

3. *My submission in **SUPPORT / OPPOSITION** is:.....

.....
WE FULLY SUPPORT SILVERSTREAM ESTATES LTD
FOR THEIR FUTURE PLANNING
OF THIS AREA OF DARFIELD.
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

*Include whether you **SUPPORT** or **OPPOSE** specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Schedule 1

[illegible]

5. ~~I WISH~~ / DO NOT WISH to be heard in support of my submission *(delete as applicable)*

7. EOGlossy RC Glossy 29-06-11
Signature of submitter (or person authorised to sign on their behalf) Date

RD no 1 DARFIELD

Email:

Contact person: RON or LAVA GROSS Title (if appropriate)



110629017

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5

Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Jules Jan Snoyink

This is a submission on the following proposed Plan Change:

Washam Est. HP NO 24 (name and number of Plan Change)Creyke Road Darfield (Private Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

THE ABOVE PLAN CHANGE

(give details).

3. *My submission in SUPPORT / OPPOSITION is: I NEITHER SUPPORT OR OPPOSE THE PLAN CHANGE BUT I WISH TO DRAW THE ATTENTION TO THE DEVELOPER AND FUTURE PURCHASER(S) OF THE SITUATION OF THE DARFIELD SHOOTING CENTRE ON THE CORNER CREYKE AND TELEGRAPH ROADS S.D.C. RECREATIONAL RESERVE 1511 AND THE ACTIVITIES WHICH TAKE PLACE HERE. THE LEASE AGREEMENT WAS SIGNED JULY 90 FOR 33 YEARS. RESULTING I AM THE SECRETARY OF THE MALVERN BRANCH OF THE NZ DEERSTALLERS ASSOC. INCORP. REPRESENTING APPROX 35 MEMBERS. WE ARE ONE OF THREE CLUBS WHICH USE THE CLUBROOMS AND GROUND AT VARIOUS TIMES. MY ADDRESS IS 6 HONEYBUSH ROAD CLINTONVILLE 7630. PH 03 3182632 PLEASE READ ATTACHMENT.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

DARFIELD SHOOTING CENTRE - CONTINUED.

DURING THE EIGHTIES THIS RESERVE WAS
CLEARED AND LEVELLED TO BUILD OUR CLUBROOMS.

MANY FUNDRAISERS AND WORKING BEES LATER WE
ARE NOW THE ENVY OF MANY LIKEWISE ORGANISATIONS
THE THREE CLUBS WHICH PRESENTLY USE THE FACILITIES
ARE :

- 1 THE MALVERN BRANCH NZDA
 - 2 THE DARFIELD SMALLBORE RIFLE CLUB.
 - 3 THE DARFIELD GUN CLUB.
- } combined membership 80 +.

CENTREFIRES ARE EXCLUDED.

.22 AND TRAPSHOOTING ARE THE MAIN ACTIVITIES.

INTERCLUBSHOOTS ARE HOSTED OCCASIONALLY.

THE GROUNDS ALSO CONTAIN TWO TRAPSHOOT
STATIONS AND A "WINNING BOARD" COMPLEX
A .22 INDOOR RANGE FACES EAST OF OUR
TWO STOREY CLUBHOUSE.

MEETINGS ARE HELD REGULARLY

WE HOPE TO ATTRACT AN ARCHERY IN FUTURE
FIRE ARMS SAFETY TRAINING IS HIGH ON THE
AGENDA.

LOCAL HIGH SCHOOL PUPILS ARE TRAINED IN
TRAPSHOOTING ON WEDNESDAYS.

EACH FIRST SUNDAY OF THE MONTH THE
GUN CLUB HOLDS THEIR TRAPSHOOT.

WE ARE HERE TO STAY.

I HOPE THIS CLARIFIES OUR SITUATION.
THANKS FOR THE OPPORTUNITY.

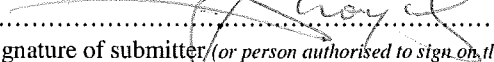
 27/6/01

4. †I seek the following decision from Selwyn District Council:

As I pointed out we are neither
for or against the proposal but we
like to make it very clear how
important these recreational
activities are to many.
While we have planted trees to
absorb noise this can still be
heard in certain wind directions.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I WISH / DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7.  26/6/01
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 6 HOME BUSH ROAD
GLENFERNEL 7638

Telephone: 03 310 2632 Fax:

Email:

Contact person: Title SECRETARY (if appropriate)

MAVERN BRANCH NZDA

(ONE OF FIFTY BRANCHES NATIONWIDE)
TOTAL MEMBERSHIP 5000 +

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Ross Saunders

This is a submission on the following proposed Plan Change:

PC 24 Silver Stream (name and number of Plan Change)2. The specific provisions of the proposal that my submission relates to are:
Road Linkage
(give details).3. *My submission in SUPPORT / ~~OPPOSITION~~ is:

I Fully Support the Silver Stream
plan change application on the
assurance that if for whatever reason
the road shown as continuation of
Cordale St does not proceed that
another road linkage is provided
between our blocks Lot 1 RPO 62768
and the Silver Stream blocks

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Schedule 1

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

4. I seek the following decision from Selwyn District Council: to approve
the Silver Stream valon change
Application

Give precise details, including the nature of any charge sought. Continue on a separate sheet if necessary.

5. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7. R Saunders 27.6.11
Signature of submitter (or person authorised to sign on their behalf) Date

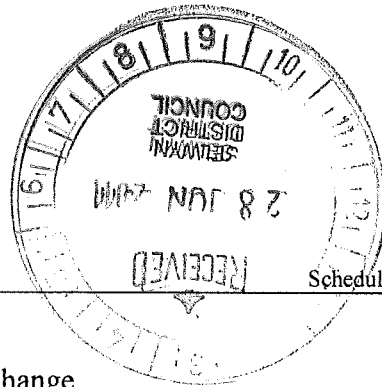
8. Address for service of submitter: Man West Coast Rd
R.D.1. Darfeld

Telephone: 03 31 87 474 Fax: 03 31 87 265

Email: rosssaunders@extra.co.nz

Contact person: Ross Saunders Title (if appropriate)

110628029



Resource Management (Forms, Fees, and Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Reese Stedman Volpy

This is a submission on the following proposed Plan Change: **PRIVATE PLAN CHANGE 24**

Silverstream Estates Limited, Creyke Road, Darfield..... (Name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

The Cardale street business zone relocation and the proposed zone 1 change.
..... (Give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is:

In support of the whole plan, to be move specific the plan to move the business zone from Cardale Street over to the West Coast Road location. This would allow the business land to expand in the future and the proposed zone 1 land adjacent to the existing town zone 1 land to expand without congestion.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

4. †I seek the following decision from Selwyn District Council:

Please approve.

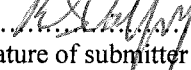
Thank you.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. ~~I WISH~~ / DO NOT WISH to be heard in support of my submission *(delete as applicable)*

6. If others make a similar submission, I will consider presenting a joint case with them at a hearing

(Delete if you would not consider presenting a joint case)

7.  28 June 2011
Signature of submitter *(or person authorised to sign on their behalf)* Date

8. Address for service of submitter: 3277 West Coast Road
RDI Darfield

Telephone: 03 3179934 Fax:

Email: reese.valpy@vodafone.net.nz

Contact person: Reese Valpy Title *(if appropriate)*

110628006

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Darfield Preschool + Nursery - Board of Trustees

This is a submission on the following proposed Plan Change:

Private Plan change 24 - Silversheam (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: the rezoning
of Business 2 zoned land to Living 1 land
as proposed by Silversheam Estates Ltd
(give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is:
Darfield Preschool + Nursery is a charitable
trust that operates a community based
preschool in Darfield. In August 2010 we
purchased 1d Cardale Street for the
purposes of building a purpose-built
preschool, to better meet the needs of
families with preschoolers in the community.
We chose this site because of its size and
proximity to further residential developments
in Darfield
Therefore we support further residential
developments in the area
surrounding our preschool

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: that Selwyn District Council approves the proposed changes of zoning in this area

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I ~~WISH~~ / DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

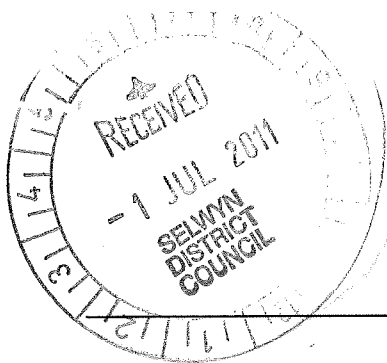
7. JA Calvert - Board Chairperson 27.6.2011
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: Darfield Preschool & Nursery,
Telegraph Road, Darfield 7610

Telephone: 03 3188 836 Fax: 03 3188 867

Email: darfieldpreschool@xtra.co.nz

Contact person: Clare Clatworthy Title Office Administrator (if appropriate)



110701047

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Stanley Joseph Stevenson

This is a submission on the following proposed Plan Change:

Private Plan Change No 24 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

Change of zone from Business 2
to Living 1. (give details).

3. *My submission in **SUPPORT** / **OPPOSITION** is:

1) The land has been used as a workshop
Depot since the mid 1970s. I have owned
the property since the mid 1990s and used
it as a base for agriculture contracting
companies. The existing building may
require to be extended to meet
future needs. If the zone change
occurs my understanding is that it
will not be possible to do this.
2) If I or my sons are forced to relocate
their operations the financial cost of the new
land + buildings will be greater than
any present business.

3) Already there is enough Residential
zoned land in Danfield.

*Include whether you **SUPPORT** or **OPPOSE** specific parts of the plan change or wish to have them amended; and the reasons for your
views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council:

I require that the existing zone
remains so that my sons & I
can carry on the business.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

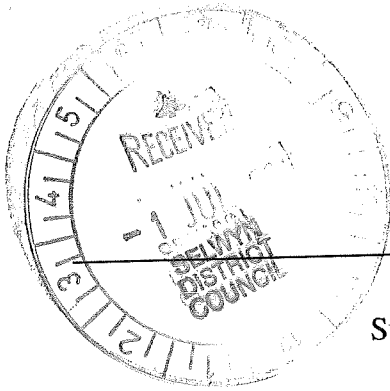
7. S J Stevens on 29-6-11
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 39 Cardale St
Parfule

Telephone: 03-3188669 Fax:

Email:

Contact person: Title(if appropriate)



110701044

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Donald Leslie Chambers

This is a submission on the following proposed Plan Change:

No 26 Silverstream Denfield (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: re-zoning
of land, traffic movement, no provision
of open spaces, siting of residential
area (give details).

3. *My submission in ~~SUPPORT~~ OPPOSITION is: Plan change not
needed as enough land available now.
The planned residential area will be remote
and not connected to main village and will
be bordered on two sides by commercial areas.
Mathias street to be primary entrance to
both residential and commercial zones creating
a dangerous mix of traffic. The surrounding
streets are not designed for amount of traffic.
There is no time frame for changing Candide
street business area to ~~some~~ residential and with
the planned acoustic fences to be built the developers
obviously expect noise and traffic problems.
The 24hr operation of the business zone will create
noise, lighting and traffic problems for the residential
No area for recreation in plan

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council:
.....*To reject the whole plan change.*.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I ~~WISH~~ DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7. *DL Chambers* *28-6-2015*
Signature of submitter (or person authorised to sign on their behalf) Date
8. Address for service of submitter: *PO Box 72 Dantfield 7541*
.....

Telephone: *318 7527* Fax: *—*

Email: *JACNOON@xtra.co.nz*

Contact person: *Don Chambers* Title (if appropriate)