

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>>

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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: 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.



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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:

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Attention: Jen Crawford / Josh Leckie