

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

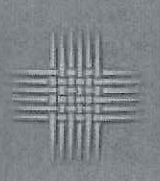
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Form 5
Submission on Publicly Notified Plan Change

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
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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.

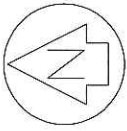
The proposed Darfield Staging Plan is attached as "B".

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

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OFFICES ALSO IN:
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do
Davis Ogilvie

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

