

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.

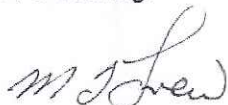
We consider that the potential for reverse sensitivity issues exists, from the existing businesses along Cardale and Mathias Streets, many of which will remain and operate under their 'existing use' rights, despite the possible change of zoning of their land.

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