

SUBMISSION ON PLAN CHANGE 28 TO THE SELWYN DISTRICT PLAN

UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

To: The General Manager
Selwyn District Council
PO Box 90
Rolleston 7643

Name: Denwoods Trustee Limited
Postal Address: c/- Fiona Aston Consultancy Ltd
PO Box 1435
Christchurch 8140
Telephone: 03 3322618
Email: fiona.aston@xtra.co.nz

This submission relates to part of Plan Change 28.

Our response:-

We support PC28 and seek amendments to it as set out below.

The reasons for our response are outlined below.

Denwoods Trustee Ltd ('Denwood') owns the land subject to PC28 and is the proponent of PC28.

1. PC28 ODP – Notation of North West Link

The proposed ODP shows an "Indicative Future Primary Road Connection" in the northwest of the PC28 site. The purpose of this notation is to future-proof the development by retaining the potential for integrated development and connection to or through neighbouring sites should this ever be desired or required. To the immediate north of this identified link, beyond the PC28 boundary, is the former railway corridor now owned by Lincoln University, and beyond this a Paper Road that links to Ellesmere Junction Road.

This roading connection is not necessary in terms of a functional road network for PC28. Further, it is our understanding that Council do not consider that any future link would necessarily be in the form of a road, and that a walking and cycling link could have more value. Any link beyond the PC28 site would be subject to Lincoln University agreement, as the owner of the old railway corridor land.

As the purpose of the ODP notation is simply to retain the potential for a link, which may be formed as a pedestrian and cycle connection rather than a road connection, the ODP should more accurately show this as a "Possible Future Link".

2. Accordance with ODP

The final version of PC28 was lodged following notification of PC32, a council initiated proposed plan change relating to rural residential development. PC32 proposes amendment

to Rule 12.1.3.41, requiring that any subdivision within a Living 3 zone (in addition to the Living Z zone to which the rule currently complies) subject to an Operative ODP be in general accordance with that ODP.

It was assumed that PC28 would be covered by this rule, however as PC32 has not yet proceeded to hearing there is some uncertainty regarding the timing and final form of its provisions. In light of this and for completeness, an additional rule relating to the PC28 Lincoln Living 3 zone only is proposed as set out below. This is consistent with the existing structure of the District Plan for other Living 2 and 3 zones subject to ODPs.

3. Relief Sought

Denwood seeks the following relief:

- a. That the PC28 ODP be replaced with the one attached to this submission and dated 27 November 2012;
- b. That the following additional rule be added to the District Plan Township rules Subdivision section:

Rule 12.1.24

In the Living 3 Zone at Lincoln, any subdivision shall be in general accordance with the Outline Development Plan in Appendix 39.

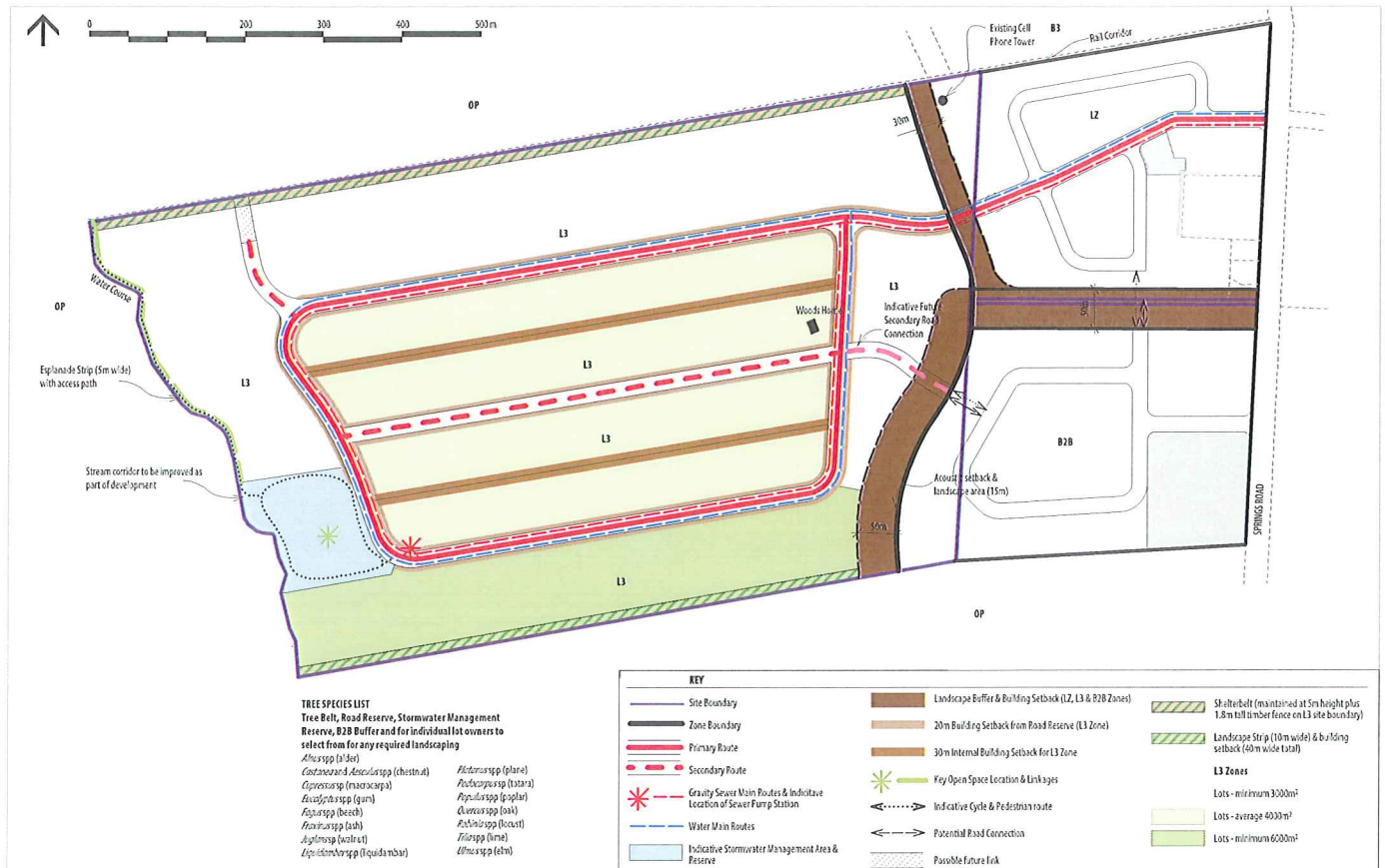
- c. That in all other respects PC28 be approved as notified.

Denwood wishes to be heard in support of its submission.

Signature of person making the response or person authorized to sign on behalf of person making the response:

Signed Date: 28.11.12

On behalf of Denwoods Trustee Ltd



OUTLINE DEVELOPMENT PLAN AREA 5 - LINCOLN
Plan Change 28 November 27, 2012

