

## SUBMISSION ON THE PROPOSED PLAN CHANGE 60 TO THE SELWYN DISTRICT PLAN

*in accordance with Clause 6 of the Schedule 1 of the*

**TO:** Selwyn District Council  
PO Box 90, Rolleston 7643  
submissions@selwyn.govt.nz

**SUBMITTERS NAME:** Bealey Developments Ltd

**ADDRESS FOR SERVICE:** c/- Davie Lovell-Smith Ltd  
PO Box 679, Christchurch 8140

**CONTACT PERSON:** Mark Brown  
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**PHONE:** 03-379-0793

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### Trade Competition:

We could gain an advantage in trade competition through this submission: ☐ Y ☒ N

If Yes to above, then:

We are directly affected by an effect of the subject matter of the submissions that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition ☐ Y ☐ N

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### This is a submission on proposed Plan Change 60

- We**
- ☒ Support all or part of the application
  - ☐ Oppose all or part of the application
  - ☐ Are neutral towards all or part of the application

**The specific part of the Plan Change that our submission relates to is:**

Our submission relates to the whole Plan Change and in particular the ODP labelled "Potential Transport network".

**The Reasons for our submission is:**

The Submitters own the adjoining property to the east (Lots 46 & 1002 DP 489829). The submitters generally support the proposal to rezone the land from Living 2A to Living 1.

In addition, the Submitters support the future requirement to amend the existing consent notices as they relate to both the PC 60 land and the submitters land, (acknowledging that this will be through a separate process. The proposed change in zoning addresses the reasons behind the consent notices, such that they are no longer necessary.

The ODP to be included in the District Plan contains a plan identifying "Potential Transport Network", and the application states that this is indicative network showing how connections could potentially work, acknowledging that the Applicant is not the owner of that land. This aspect of the ODP is over the land owned by the submitter. Whilst the Submitter does not oppose this, they note that this indicative layout may not be conducive to future development of the Submitter's land. The Submitter generally supports and understands the rationale behind the additional roading connections showing on the ODP labelled "Potential Transport Network", including the connection through to the State Highway. These connections are shown to address concerns raised around the connectivity of the PC60 land. However it is unclear whether these connections have been subject to any specific assessment or consultation. Noting these aspects, the Submitter therefore requests clarification from the Applicant or Council as to the status of the ODP labelled "Potential Transport network".

**The Decision we seek is that the provision:**

- (a) To approve Plan Change 60 as notified.

We **do** wish to be heard in support of our submissions.

If others are making similar submissions we **may** consider presenting a joint case with them at the hearing.



19 February 2020

Signature of person authorise to sign on behalf of submitter