

Submission on Proposed Plan Change 64 to the Operative Selwyn District Plan

Submitter details

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Trade competition declaration

Freelance Canterbury Ltd could not gain an advantage in trade competition through this submission.

Hearing options

Freelance Canterbury Ltd wishes to be heard in support of the submission

If others are making a similar submission Freelance Canterbury Ltd would consider presenting a joint case at the hearing.

Submission details

1. Freelance Canterbury Ltd makes this neutral submission on Plan Change 64, which requests 83ha of land be rezoned from Rural (Inner Plains) to Living Z.
2. Freelance Canterbury Ltd generally supports the continued development of land in Rolleston for residential activities. Freelance Canterbury Ltd owns the site at 571 Goulds Road, a triangular piece of land located immediately north of the Goulds Road/Maddisons Road intersection. Resource consent has been granted for a preschool or medical centre to be established on this site. The proposal to rezone the adjoining block of land to the south for residential activities reinforces the strategic location of 571 Goulds Road for community activities.

545 East Maddisons Road

3. Freelance Canterbury Ltd has recently purchased the piece of land at 545 East Maddisons Road. This site is legally described as Lot 1 DP 326339, and is an L-shaped block of land with a total area of 4.0012ha. It is the only property on East Maddisons Road within the Faringdon South West block that is not currently included in the proposed Plan Change. The location of 545 East Maddisons Road is shown in figure 1 below.

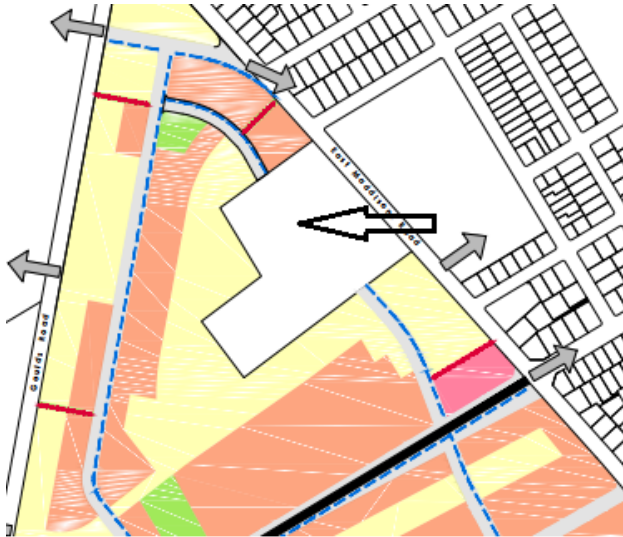


Figure 1 – extract from the proposed ODP plan for Faringdon South West with arrow showing the location of 545 East Maddisons Road.

4. The property at 545 East Maddisons Road is surrounded by the land subject to the proposed plan change to the north, west and south. The land to the east has already been developed for urban activities, and contains a school directly opposite the site, within an established residential neighbourhood. If the Plan Change is approved as notified, 545 East Maddisons Road would become a small 'island' of rural-zoned land, surrounded on 4 sides by land zoned for residential development. Amending the Plan Change to include 545 East Maddisons Road would provide a more logical eastern boundary to the ODP area and would avoid an isolated pocket of rural zoned land remaining within the ODP area.
5. Should the inclusion of 545 East Maddisons Road be considered outside the scope of the Plan Change, this change will alternatively be sought through the District Plan review process.
6. The proposed layout of the secondary roads shown on the proposed ODP map would require a future road to be constructed through 545 East Maddisons Road. Freelance Canterbury Ltd seeks that the location of this road be positioned to minimise impacts on the site's future development potential.
7. Freelance Canterbury Ltd is willing to work with the applicant and the Council, to ensure that the proposed development of 545 East Maddisons Road can successfully integrate with the surrounding area.

Transport network

8. The intersection of Goulds and East Maddisons Roads is complex, and Freelance Canterbury Ltd is aware that the Council has in the past considered several options for reconfiguring it. Freelance Canterbury Limited seeks that, should the Plan Change application be granted, the ODP road layout is designed to ensure that this intersection continues to operate safely and efficiently.

Commercial centre

9. The applicant's own Economic Assessment, prepared by Market Economics, considers the proposed neighbourhood centres to be larger than that which could be sustained by the local population. It concludes that the centres should be local centres, defined as "a small grouping of convenience stores (in the order of 1-5 stores) servicing residents' day-to-day retailing requirements and predominantly draws people from a localised area." Under the Operative Plan (Township Rule 22.11.2), retail activities with a total retail floorspace exceeding 450m² is a non-complying activity in a Local Centre identified in an ODP. Market Economics note that reducing the size of the centres would minimise the possibility of adverse effects on Rolleston's other centres.
10. Freelance Canterbury supports the development of local and neighbourhood centres to meet the needs of local communities. However, in light of the conclusions of the Market Economic assessment, the Council should give careful consideration to the scale of the proposed commercial centres.