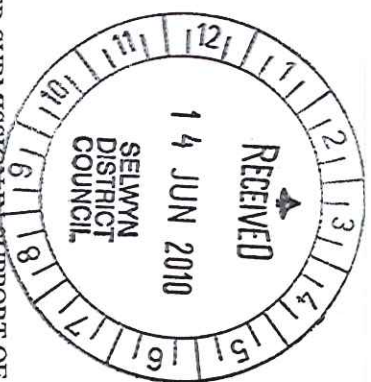


12/6/10

3105

100614040

SCANNED



FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN

Clause 8 of First Schedule, Resource Management Act 1991

Selwyn District Plan

To Selwyn District Council, P O Box 90, Rolleston 7643.

1. Full name of submitter: Deke Raymond Christensen

This is a further submission in support of or in opposition to a submission on a proposed change to the following plan (The proposal): Selwyn District Plan 7

2. \*I support or oppose the submission of: Klaus Betner Plussos  
(333)

\*State the name and address of the original submitter and the submission number of the original submission if available

3. †The particular parts of the submission I SUPPORT / OPPOSE are: deletion of  
LG Land - letter amended

†Clearly indicate which parts of the original submission you SUPPORT or OPPOSE, together with any relevant provisions of the proposal.

4. The reasons for my SUPPORT / OPPOSITION are: letter amended

†I seek the following decision from Selwyn District Council:

delete LG Land  
bring it all under back to a density constraint  
that the houses structure that 1044/149 - LG  
letter amended.

‡Give precise details.

5. I WISH / DO NOT WISH to be heard in support of my submission (delete as applicable)

6. If others make a similar submission, I will consider presenting a joint case with them at a hearing (delete if you would not consider presenting a joint case)

7. [Signature] Date 12/6/10

Signature of applicant (or person authorised to sign on their behalf)

8. Address for service of applicant: 23 Lovers Rd, Lower St 7614

Telephone: 3479587

Fax:

Email: deke@raymondchristensen.co.nz

Contact person: Deke Christensen Designation: Land owner.

# **Rezoning of L2 Land in Helpet Park**

## **within Lowes Rd, Springston Rolleston Rd and Lincoln Rolleston Rd boundaries.**

- Given the close proximity (short walking distance) of this land to, Foot Access, the Main Town Centre, both Primary Schools, Public Transport and other amenities, the established residential developments on the north & west boundaries (Living 1) and proposed future development of land to the southwest & east its only logical that this land should now be rezoned to that consistent with similar land recently rezoned to the southwest on Lowes Rd between Springston Rolleston & Duns Crossing Rd, (which ranges from Living 1 to Living 1C)
- This land has already been identified as Low Density Residential (10HH/Ha) in the Rolleston Structure Plan.
- The Rolleston Structure Plan clearly identifies land that is positioned closest to the Town Centre should be higher density, which allows greater pedestrian access to the Town centre and other amenities, the larger areas identified for development under PC7 are significantly further from the centre of Rolleston than Helpet Park.
- This land is the closest L2 land to the Town Centre and given the development in Rolleston over the last 15 years this zoning is now inappropriate.
- The original zoning of this land in Helpet Park was Rural/Residential (5000m2 min) now Living 2(L2), the majority of the sections sizes are more than twice this size, therefore there is more than sufficient excess land available for infill development. In my case I have approximately 10000m2 of excess land available for infill development, directly opposite established Living 1 land.
- Having lived on 12000m2 of land since 1996 I fully understand the amount of work and effort required to establish & maintain a larger block (so called lifestyle block) to the point that the established area immediately surrounding my home (approx 2000m2 "Curtilage Area") is the main focus of my attention, the remaining area while kept tidy, would benefit from being significantly improved when developed, then further enhanced by prospective new land owners thereby adding to the overall development & appearance of the Rolleston Township.

**In conclusion this land should be rezoned urgently to:**

- **Maintain consistency with the Rolleston Structure Plan and similar areas along Lowes Rd.**
- **Utilise land closest to the Town Centre.**
- **Allow more appropriate density in-fill development than current restrictions under L2 zoning.**





100614039

SCANNED



FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN

Clause 8 of First Schedule, Resource Management Act 1991

Selwyn District Plan

To Selwyn District Council, P O Box 90, Rolleston 7643.

1. Full name of submitter.

Deke Lawrence Christensen

This is a further submission in support of or in opposition to a submission on a proposed change to the following plan (The proposal): Selwyn District Plan 7

2. \* I support or ~~oppose~~ the submission of:

human loss me and (5th)

\* State the name and address of the original submitter and the submission number of the original submission if available

3. † The particular parts of the submission I SUPPORT / OPPOSE are:

LEAD 12 HERPER PLOT - LEASE 12 OF 12

† Clearly indicate which parts of the original submission you SUPPORT or OPPOSE, together with any relevant provisions of the proposal.

4. The reasons for my SUPPORT / OPPOSITION are:

Letter provided.

I seek the following decision from Selwyn District Council: LEASE 12 LEAD 12 HERPER PLOT TO A BURNING CATALYST WITH THE LEASED 12 HERPER PLOT - LEASE 12 OF 12

‡ Give precise details.

5. I WISH / DO NOT WISH to be heard in support of my submission (delete as applicable)

6. If others make a similar submission, I will consider presenting a joint case with them at a hearing (delete if you would not consider presenting a joint case)

7.

Signature of applicant (or person authorised to sign on their behalf)

12/6/10

Date

8. Address for service of applicant:

23 Leves RD, Leveson 7614

Telephone:

347 9887

Fax:

Email: doyle@doyle.co.nz

Contact person: Deke Christensen

Designation:

LEAD 12

# **Rezoning of L2 Land in Helpet Park**

## **within Lowes Rd, Springston Rolleston Rd and Lincoln Rolleston Rd boundaries.**

- Given the close proximity (short walking distance) of this land to, Foot Access, the Main Town Centre, both Primary Schools, Public Transport and other amenities, the established residential developments on the north & west boundaries (Living 1) and proposed future development of land to the southwest & east its only logical that this land should now be rezoned to that consistent with similar land recently rezoned to the southwest on Lowes Rd between Springston Rolleston & Duns Crossing Rd, (which ranges from Living 1 to Living 1C)
- This land has already been identified as Low Density Residential (10HH/Ha) in the Rolleston Structure Plan.
- The Rolleston Structure Plan clearly identifies land that is positioned closest to the Town Centre should be higher density, which allows greater pedestrian access to the Town centre and other amenities, the larger areas identified for development under PC7 are significantly further from the centre of Rolleston than Helpet Park.
- This land is the closest L2 land to the Town Centre and given the development in Rolleston over the last 15 years this zoning is now inappropriate.
- The original zoning of this land in Helpet Park was Rural/Residential (5000m<sup>2</sup> min) now Living 2(L2), the majority of the sections sizes are more than twice this size, therefore there is more than sufficient excess land available for infill development. In my case I have approximately 10000m<sup>2</sup> of excess land available for infill development, directly opposite established Living 1 land.
- Having lived on 12000m<sup>2</sup> of land since 1996 I fully understand the amount of work and effort required to establish & maintain a larger block (so called lifestyle block) to the point that the established area immediately surrounding my home (approx 2000m<sup>2</sup> "Curtilage Area") is the main focus of my attention, the remaining area while kept tidy, would benefit from being significantly improved when developed, then further enhanced by prospective new land owners thereby adding to the overall development & appearance of the Rolleston Township.

**In conclusion this land should be rezoned urgently to:**

- **Maintain consistency with the Rolleston Structure Plan and similar areas along Lowes Rd.**
- **Utilise land closest to the Town Centre.**
- **Allow more appropriate density in-fill development than current restrictions under L2 zoning.**

