

CANTERBURY REGIONAL COUNCIL

FURTHER SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

TO PROPOSED PLAN CHANGE NO. 7 TO THE

SELWYN DISTRICT PLAN

TO: Selwyn District Council (P O Box 90, Rolleston 7643)

NAME: Lincoln Estates Limited

We wish to make the following Further Submissions to submissions lodged to Proposed Plan Change No. 7, to the Selwyn District Plan.

Name of person or group making Original Submission:

SBE ATTACHED (1)

The Part of the Submission that I am referring to:

SBE ATTACHED (2)

We either support (S) or oppose (O) the submission:

SBE ATTACHED (3)

Our reasons for supporting (S) or opposing (O) the submission point/ decision requested:



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FAXED
21/06/10

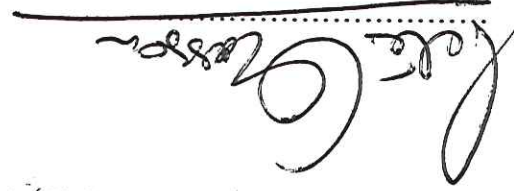
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SEE ATTACHED (4)

We DO wish to be heard in support of our Further Submissions.

If others make a similar submission, we would consider presenting a joint case with them at any hearing.



Peter L. Glasson

Director

Lincoln Estates Limited

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Lincoln Estates Limited

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(1)	(2)	(3)	(4)
Paul Francis Claridge	S9 D1	O	Plan Change 7, as notified, requires further amendments and changes and cannot be approved as publicly notified.
Jillian and John Meredith	S12 D1	O	The cycleways and walkways are most appropriate adjacent to stormwater reserves as they enable people to maximise enjoyment of these reserves rather than be excluded from them.
Selwyn Central Community Board	S22 D2	O	The submission seeks the amendment of Policy 3.4.3 but the policy should be deleted in its entirety.
Craig Harold Thompson	S40 D4	S (in part)	The submission is supported in part in that it seeks the increased height of fences to 1.50m.
Fulton Hogan Land Development	S47	S(in part)	The submission and the relief sought is in accordance with sound resource management planning principles and practice. However, the rule should be deleted in its entirety.
Broadfield Developments Limited	S49 D3	O	The submission and the relief sought is contrary to sound resource management planning principles and practice. The submission attempts to, in effect, control the residential development market and this would be problematic for the overall development of Lincoln.
Lincoln Land Development	S85 D2	O	The submission and the relief sought is contrary to sound resource management planning principles and practice. The relief sought in the submission would allow a significantly greater number of residential sections to be created in phase 1 than that allowed by Plan Change 1 to the RPS. The submission should either be declined or all part zoned in phases 1 and 2 should be rezoned to Living Z.
Lincoln Land Development	S85 D3	O	The submission and the relief sought is contrary to sound resource management planning principles and practice. The relief sought in the submission would allow a significantly greater number of residential sections to be created in phase 1 than that allowed by Plan Change 1 to the RPS. The submission should either be declined or all part zoned in phases 1 and 2 should be rezoned to Living Z.
Lincoln Land Development	S85 D4	O	The submission and the relief sought is contrary to sound resource management planning principles and practice. The relief sought in the submission would allow a significantly

Lincoln Land Development	S85	S	greater number of residential sections to be created in phase 1 than that allowed by Plan Change 1 to the RPS. The submission should either be rezoned to Living Z.
Lincoln Land Development	D5	(in part)	The submission and the relief sought is supported in part. The 2021 timeframe should be flexible and depend on a range of factors relevant to the provision of infrastructure and market demand.
Lincoln Land Development	S85	O	The submission relates to Policy 3.4.3 which is overly prescriptive and inflexible.
Lincoln Land Development	S85	D6	(in part)
Lincoln Land Development	S85	S	Policy 4.2.3 requires amendment in that it states in blanket terms the approach to be taken to all roads. Major arterial roads, and high traffic roads, do not provide good living environments. Furthermore, direct access to such roads effects traffic movement.
Lincoln Land Development	S85	O	The submission and the relief sought is contrary to sound resource management planning principles and practice. The relief sought in the submission would allow a significantly greater number of residential sections to be created in phase 1 than that allowed by Plan Change 1 to the RPS. The submission should either be declined or all part zoned land, throughout Lincoln, in phases 1 and 2 should be rezoned to Living Z.
Lincoln Land Development	S85	O	The submission and the relief sought is contrary to sound resource management planning principles and practice. The relief sought in the submission would allow a significantly greater number of residential sections to be created in phase 1 than that allowed by Plan Change 1 to the RPS. The submission should either be declined or all part zoned land, throughout Lincoln, in phases 1 and 2 should be rezoned to Living Z.
Lincoln Land Development	S85	O	The submission and the relief sought is contrary to sound resource management planning principles and practice. The relief sought in the submission would allow a significantly greater number of residential sections to be created in phase 1 than that allowed by Plan Change 1 to the RPS. The submission should either be declined or all part zoned land, throughout Lincoln, in phases 1 and 2 should be rezoned to Living Z.
Lincoln Land Development	S85	D11	
Lincoln Land Development	S85	S	The Plan Change is extremely prescriptive in parts in both design controls for subdivision and for buildings. The Council is seeking to force significant control on buildings ensuring further cost and bureaucracy.
Lincoln Land Development	S85	S	The submission and the relief sought is in accordance with sound resource management planning principles and practice. The relief sought in the submission would ensure that less bureaucracy is caused by the Plan Change thereby increasing efficiency and lowering costs

[illegible]

others					
Joint submission	S87	O	The submission seeks to incorporate Ngai Tahu cultural values by way of the proposed objective. The proposed areas, if required by the Council, should be part of the reserve contribution of the subdivision, and be open to all members of the public.		
from Mahaanui Kurataiao Limited and others	D15 D16 D17 D18 D19 D20				
Joint submission	S87	O	The submission seeks to reword Policy B4.2.4. However, the proposed areas (and any required redevelopment), if required by the Council, should be part of the reserve contribution of the subdivision, and be open to all members of the public.		
from Mahaanui Kurataiao Limited and others	D21 D22				
Joint submission	S87	O			
from Mahaanui Kurataiao Limited and others	D23				
Joint submission	S87	O	The submission seeks to incorporate participation in then preparation of the Outline Development Plans. The submission seeks to micromanage the preparation of the ODP's and the development of the subdivision themselves. The submission is contrary to sound resource management planning principles and practice.		
from Mahaanui Kurataiao Limited and others	S87	O			
Joint submission	S87	O	The submission seeks to incorporate rules into the Plan Change but no rules are presented. Other parties therefore do not have an opportunity of evaluating the effect of those rules. The submission is contrary to sound resource management planning principles and practice.		
from Mahaanui Kurataiao Limited and others	D24				
McIntosh, Jung and Lee	S89	S	The submission seeks amendment to the Plan Change to allow greater flexibility with respect to the staging and rezoning of land. The submission and the relief sought is in accordance with sound resource management planning principles and practice.		
McIntosh, S89	D3				
McIntosh, S89		O	The submission seeks that each ODP show the phasing and coordination of the subdivision		

Jung and Lee	D4		and development. The relief sought goes further than is necessary to achieve the aim of Plan Change 7.
McIntosh, Jung and Lee	S89 D5 D6 D7 D8 D9	S	The proposed new policy would allow flexibility with respect to the timing of development and be in accordance with sound resource management planning principles and practice.
Denwood Trustees Limited	S90 D1	O	The provisions in Proposed Plan Change 7 relating to Lincoln township should be retained except those changes as requested by Lincoln Estates Limited.
Denwood Trustees Limited	S90 D4	S (in part)	The provisions in Proposed Plan Change 7 relating to the phasing of development should be more flexible so that the rate of development is determined by the "market" needs.
Denwood Trustees Limited	S90 D5	S (in part)	The provisions in Proposed Plan Change 7 relating to the phasing of development should be more flexible so that the rate of development is determined by the "market" needs. .
Denwood Trustees Limited	S90 D6	S (in part)	The provisions in Proposed Plan Change 7 relating to the phasing of development should be more flexible so that the rate of development is determined by the "market" needs.
Denwood Trustees Limited	S90 D7 D8	S (in part)	The provisions in Proposed Plan Change 7 relating to the phasing of development should be more flexible so that the rate of development is determined by the "market" needs.
Denwood Trustees Limited	S90 D9	S (in part)	The provisions in Proposed Plan Change 7 relating to the phasing of development should be more flexible so that the rate of development is determined by the "market" needs.
Denwood Trustees Limited	D10 D9	S (in part)	The provisions in Proposed Plan Change 7 relating to the phasing of development should be more flexible so that the rate of development is determined by the "market" needs.
Denwood Trustees Limited	D11	O	ODP provides a logical, co-ordinated approach, particularly where there are multiple owners for the Lincoln township.
Jens Christensen	S93 D1	O	The provisions in Proposed Plan Change 7 relating to the Outline Development Plans provide a logical basis for the development of Lincoln township.
Jens Christensen	S93 D4	O	The provisions in Proposed Plan Change 7 relating to the Outline Development Plans provide a logical basis for the development of Lincoln township and making subdivision

			consents publicly notifiable would add another layer of bureaucracy without any benefit to subdivision design or ultimate outcome or effects on the environment.
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NAME OF SUBMITTER			SUBMITTER ID
			S9
		Paul Francis Claridge	S12
		Jillian and John Meredith	S22
		Selwyn Central Community Board	S40
		Craig Harold Thompson	S49
		Broadfield Developments Limited	S85
		Lincoln Land Development	S87
		Joint submission from Mahaanui Kurataiao Limited and others	S89
		McIntosh, Jung and Lee	S90
		Denwood Trustees Limited	S93
		Jens Christensen	