

Cameron Wood

From:
Sent:
To:
Subject:
Attachments:

Mark Alexander
Monday, 21 June 2010 1:01 p.m.
Submissions
Plan Change 7 Further Submissions
SCCB PC7 Further Submission S91 Foster Holdings.pdf; SCCB PC7 Further Submission S77 Muller + Watson.pdf; SCCB PC7 Further Submission S64 McGill.pdf; SCCB PC7 Further Submission S53 Park Grove Estate.pdf; SCCB PC7 Further Submission S43 SDC.pdf; SCCB PC7 Further Submission S40 Thompson.pdf; SCCB PC7 Further Submission S19 Hoofmeester.pdf; SCCB PC7 Further Submission S18 Russell.pdf

Hello,

Attached are eight further submissions on PC 7 from the Selwyn Central Community Board.
Please acknowledge receipt of these submissions.

thanks

Mark A. Alexander
Selwyn Central Community Board Member
0478 Two Chain Road, RD 7 Christchurch 7677
Mobile 027 221 7348
Phone 03 347 6393
Fax 03 347 6392

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 **Selwyn Central Community Board**

This is a further submission in support of or in opposition to a submission on a proposed change to the following plan

Proposed Plan Change 7

Growth of Townships, Urban Development and

Implementation of the Lincoln & Rolleston Structure Plans

2. * I support in part or oppose in part the submission of:

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

*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 **OPPOSE** are:

The Board opposes the inclusion of an Outline Development Plan (ODP) by way of submissions on the Plan Change.

The Board oppose the Transport Network section of the Outline Development Plan in particular providing a majority of vehicular access from Markham Way.

The particular parts of the submission I **SUPPORT** are:

The Residential Density section of the Outline Development Plan in particular the 450 m² section size, 5m setback and restriction to single storey houses for sections on the boundary with existing houses on Markham Way and Landor Common.

†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 **OPPOSITION** are

The Board opposes the inclusion of proposed Outline Development Plan (ODP) areas by way of submission on the Plan Change as this removes the community's opportunity for meaningful consideration of the merits, or lack of merits, of the Outline Development Plan. The community can only oppose or support the submission promoting the Outline Development Plan and cannot make (further) submissions on the detail of the Outline Development Plan.

The Board opposes the proposal in the Transport Network section of the proposed Outline Development Plan to access a majority of the development from an extension of Markham Way. This will be an inefficient route for vehicular access into this area – especially as the Council is proposing to locate a community housing project within this area. The most likely residents in the community housing area will be the area with consequential needs for access by emergency services.

The reasons for my **SUPPORT** are

Should this submission be accepted then the proposed section size, set back and building restriction provide a suitable buffer between existing residential properties and more intensive medium density housing.

I seek the following decision from Selwyn District Council:

The Board asks that this submission be declined.

It the submission is not declined that road access into the Outline Development Area 2 be by means of a cul de sac from Norman Kirk Drive, with a pedestrian and cycle links through to Marikham Way, with Marikham Way being terminated by a turning circle.

That the proposed restrictions along the Marikham Way, Landor Common boundary be confirmed.

†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. 

June 21, 2010

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

Date

8. Address for service of applicant:

Selwyn Central Community Board, P.O Box 90, Rolleston 7643

Telephone: **03 347 6393**

Fax: **03 347 6393**

Mobile: **027 221 7348**

Email: mark.alexander@selwyn.govt.nz

Contact person: **Mark Alexander** Designation **Selwyn Central Community Board Member**

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FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY
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Selwyn District Plan

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1. Full name of submitter **Selwyn Central Community Board**

This is a further submission in support of or in opposition to a submission on a proposed change to the following plan

Proposed Plan Change 7

Growth of Townships, Urban Development and

Implementation of the Lincoln & Rolleston Structure Plans

2. *I support in part and oppose in part the submission of:

William Ross McGill, 341 Lincoln Rolleston Road R.D. 8 Christchurch 7678

*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 in part and OPPOSE in part are:

The Board supports request to rezone the area known as “Helpet Park” (the Living 2 & Living 2A zoned land between Lincoln Rolleston Road, Lowes Road and Springston Rolleston Road).

The Board opposes the request that the new zoning for this area be Living 1.

†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

The Board supports the request to rezone this area to a new zoning that will allow redevelopment of this area. The Board supports the request to rezone this area to a zoning similar to neighbouring areas.

The Board opposes the requested Living 1 zone as this would allow individual property owners to subdivide their land leading to an uncoordinated pattern of intensification/redevelopment in the area. The Board recommends that this area be rezoned to Living Z, deferred with deferment to remain until such time as an Outline Development Plan has been included in the District Plan to ensure that this area is developed in a comprehensive manner

‡I seek the following decision from Selwyn District Council:

That the block known as “Helpet Park” (the Living 2 & Living 2A zoned land between Lincoln Rolleston Road, Lowes Road and Springston Rolleston Road) be rezoned to a Living Z deferred zone.

The deferral to remain until such time as an Outline Development Plan has been included in the District Plan to ensure that this area is developed in a comprehensive manner

‡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.

M. A. Alexander

June 21, 2010

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

Date

8. Address for service of applicant:

Selwyn Central Community Board, P.O Box 90, Rolleston 7643

Telephone: **03 347 6393** Fax: **03 347 6393** Mobile: **027 221 7348**

Email: mark.alexander@selwyn.govt.nz

Contact person: **Mark Alexander** Designation **Selwyn Central Community Board Member**

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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 **Selwyn Central Community Board**

This is a further submission in support of or in opposition to a submission on a proposed change to the following plan

Proposed Plan Change 7

Growth of Townships, Urban Development and

Implementation of the Lincoln & Rolleston Structure Plans

2. * I support ~~the~~ the submission of:

Craig Harold Thompson, 23 Wendover Street, Bishopdale, Christchurch 8053

*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** in part & **OPPOSE** in part are:

The Board supports request to rezone the Living 1B zone area (west of ODP 3) known as “Park Lane” be rezoned.

The Board opposes the request that the new zoning for this area be Living Z.

†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

The Board supports the request to rezone this area to a new zoning that will allow redevelopment of this area. The Board supports the request to rezone this area to a zoning similar to neighbouring areas.

The Board opposes the requested Living Z zone as there has not been an Outline Development Plan lodged for this area. The Board recommends that this area be rezoned to Living Z deferred with deferment to remain until such time as an Outline Development Plan has been included in the District Plan to ensure that this area is developed in a comprehensive manner

‡I seek the following decision from Selwyn District Council:

That the area known Living 1B zone area (west of ODP 3) known as “Park Lane” be rezoned to a Living Z deferred zone.

The deferral to remain until such time as an Outline Development Plan has been included in the District Plan to ensure that this area is developed in a comprehensive manner

‡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.

M. A. Alexander

June 21, 2010

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

Date

8. Address for service of applicant:

Selwyn Central Community Board, P.O Box 90, Rolleston 7643

Telephone: 03 347 6393

Fax: 03 347 6393

Mobile: 027 221 7348

Email: mark.alexander@selwyn.govt.nz

Contact person: **Mark Alexander** Designation **Selwyn Central Community Board Member**

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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 **Selwyn Central Community Board**

This is a further submission in support of or in opposition to a submission on a proposed change to the following plan

Proposed Plan Change 7

Growth of Townships, Urban Development and

Implementation of the Lincoln & Rolleston Structure Plans

2. *I support ~~or oppose~~ the submission of: **Margit Muller & David Watson**
15 Oak Tree Lane, Rolleston 7614

*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:

The Board supports the submitters' request to rezone their property from Living 2A to Living 1B.

†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 that the submitters makes a valid case for their
property to be rezoned (back) to Living 1B to match the zoning of their neighbours.

‡I seek the following decision from Selwyn District Council: That the submitters' property be rezoned to
Living 1B.

‡Give precise details.

5. **I WISH** / ~~DONOT 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. 

June 21, 2010

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

Date

8. Address for service of applicant:

Selwyn Central Community Board, P.O Box 90, Rolleston 7643

Telephone: **03 347 6393**

Fax: **03 347 6393**

Mobile: **027 221 7348**

Email: mark.alexander@selwyn.govt.nz

Contact person: **Mark Alexander** Designation **Selwyn Central Community Board Member**

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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 **Selwyn Central Community Board**

This is a further submission in support of or in opposition to a submission on a proposed change to the following plan
Proposed Plan Change 7

Growth of Townships, Urban Development and

Implementation of the Lincoln & Rolleston Structure Plans

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

Park Grove Estate Limited, C/- Paul Rogers, Adderley Head, P.O. Box 16, Christchurch 8140

*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:

The Board opposes the inclusion of Outline Development Plan (ODP) by way of submissions on the Plan Change.

The Board opposes the inclusion of the proposed Outline Development Plan Area 7 in Plan Change 7.

^tClearly 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

The Board opposes the inclusion of proposed Outline Development Plan (ODP) areas by way of submission on the Plan Change as this removes the community's opportunity for meaningful consideration of the merits, or lack of merits, of the Outline Development Plan. The community can only oppose or support the submission promoting the Outline Development Plan and cannot make (further) submissions on the detail of the Outline Development Plan.

The Board opposes the inclusion of proposed Outline Development Plan Area 7 in Plan Change 7 because

- i) The lack of detail about the ODP Area 7, specifically the lack of detail/analysis regarding traffic, road layout, pedestrian/cycle linkages, noise, infrastructure, provision of open space. The proposed outline development plan simply identifies the land in question without providing any detail of the proposal for the site.
- ii) The proposed housing density for this area is inconsistent with the Rolleston Structure Plan (see Fig 5.2 of the Rolleston Structure Plan)
- iii) The two access points to this area from Overbury Crescent are insufficient to provide road access to this site. ODP 7 would be approximately 3.6 ha, which would mean 72 households at

the proposed 20 households/ha. In the picture below access point A is only 12 metres wide and access point B is only 17 metres wide. Neither access point into the area proposed for ODP Area is suitable to provide road access into this area for 72 households.



The Board suggests that proposal to include Outline Development Area 7 in the Selwyn District Plan should be by way of a separate application which would allow better consideration of the issues above.

‡I seek the following decision from Selwyn District Council: The Board asks that this submission be declined and that the proposed Outline Development Area 7 is not be included in Plan Change 7.

†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.  June 21, 2010

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

8. Address for service of applicant:

Selwyn Central Community Board, P.O Box 90, Rolleston 7643

Telephone: 03 347 6393 Fax: 03 347 6393 Mobile: 027 221 7348

Email: mark.alexander@selwyn.govt.nz

Contact person: Mark Alexander Designation Selwyn Central Community Board Member

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 **Selwyn Central Community Board**

This is a further submission in support of or in opposition to a submission on a proposed change to the following plan

Proposed Plan Change 7

Growth of Townships, Urban Development and

Implementation of the Lincoln & Rolleston Structure Plans

2. * I ~~support~~ oppose the submission of: Foster Holdings Limited

C/- Pauls Rogers, Adderley Head, P.O. Box 16, Christchurch 8140

*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 **OPPOSE** are:

The Board opposes the inclusion of Outline Development Plans (ODPs) by way of submissions on the Plan Change.

^tClearly indicate which parts of the original submission you **SUPPORT** or **OPPOSE**, together with any relevant provisions of the proposal.

4. The reasons for my **OPPOSITION** are

The Board opposes the inclusion of proposed Outline Development Plans (ODPs) areas by way of submission on the Plan Change as this removes the community's opportunity for meaningful consideration of the merits, or lack of merits, or issues, of the Outline Development Plans.

The community can only oppose or support the submission promoting the Outline Development Plans and cannot make (further) submissions on the detail of the Outline Development Plans.

The submitter has not held any public consultation with the community regarding their development plans.

A subsequent subdivision resource consent application, consistent with an outline development plan, will most likely be non-notified. Thus the community will not have any opportunity for significant input into the development of these areas. Issues such as the location of local reserves, reserve development contributions – which are important to the community - will be not be discussed in any public forum.

‡I seek the following decision from Selwyn District Council:

The Board asks that this submission be declined.

[‡]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.

M. A. Alexander

June 21, 2010

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

Date

8. Address for service of applicant:

Selwyn Central Community Board, P.O Box 90, Rolleston 7643

Telephone: 03 347 6393

Fax: 03 347 6393

Mobile: 027 221 7348

Email: mark.alexander@selwyn.govt.nz

Contact person: **Mark Alexander** Designation **Selwyn Central Community Board Member**

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 **Selwyn Central Community Board**

This is a further submission in support of or in opposition to a submission on a proposed change to the following plan

Proposed Plan Change 7

**Growth of Townships, Urban Development and
Implementation of the Lincoln & Rolleston Structure Plans**

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

Annamaree Elizabeth Hofmeester & Hendrickus James Hoofmeester
“The Cottage” 1 Oak Tree Lane, Rolleston 7614

*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:

The Board supports the submitters' request to rezone their property from Living 2A to Living 1B.

†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 that the submitters makes a valid case for his property to be rezoned (back) to Living 1B to match the zoning of their neighbours.

‡I seek the following decision from Selwyn District Council: That the submitters' property be rezoned to Living 1B.

‡Give precise details.

5. I **WISH** / ~~DONOT 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. 

June 21, 2010

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

Date

8. Address for service of applicant:

Selwyn Central Community Board, P.O Box 90, Rolleston 7643

Telephone: **03 347 6393**

Fax: **03 347 6393**

Mobile: **027 221 7348**

Email: mark.alexander@selwyn.govt.nz

Contact person: **Mark Alexander** Designation **Selwyn Central Community Board Member**

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FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY
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Selwyn District Plan

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

1. Full name of submitter **Selwyn Central Community Board**

This is a further submission in support of or in opposition to a submission on a proposed change to the following plan

Proposed Plan Change 7

Growth of Townships, Urban Development and

Implementation of the Lincoln & Rolleston Structure Plans

2. * I support ~~or oppose~~ the submission of: Phillip Neil Russell
7 Oak Tree Lane, Rolleston 7614

*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:

The Board supports the submitter's request to rezone their property from Living 2A to Living 1B.

†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 that the submitter makes a valid case for his property to be rezoned (back) to Living 1B to match the zoning of their neighbours.

‡I seek the following decision from Selwyn District Council: That the submitter's property be rezoned to Living 1B.

†Give precise details.

5. I **WISH** / ~~DONOT 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.  June 21, 2010
Signature of applicant (or person authorised to sign on their behalf) Date

8. Address for service of applicant:

Selwyn Central Community Board, P.O Box 90, Rolleston 7643

Telephone: **03 347 6393** Fax: **03 347 6393** Mobile: **027 221 7348**

Email: mark.alexander@selwyn.govt.nz

Contact person: **Mark Alexander** Designation **Selwyn Central Community Board Member**

Tim Morris

FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY
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Clause 8 of First Schedule, Resource Management Act 1991

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This is a further submission in support of or in opposition to a submission on a proposed change to the following plan

Proposed Plan Change 7

Growth of Townships, Urban Development and

Implementation of the Lincoln & Rolleston Structure Plans

2. * I support in part or oppose in part the submission of:

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

*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 **OPPOSE** are:

The Board opposes the inclusion of an Outline Development Plan (ODP) by way of submissions on the Plan Change.

The Board oppose the Transport Network section of the Outline Development Plan in particular providing a majority of vehicular access from Markham Way.

The particular parts of the submission I **SUPPORT** are:

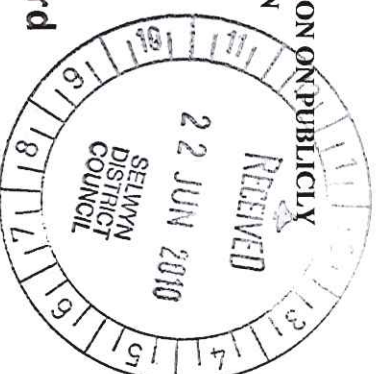
The Residential Density section of the Outline Development Plan in particular the 450 m² section size, 5m setback and restriction to single storey houses for sections on the boundary with existing houses on Markham Way and Landor Common.

†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 **OPPOSITION** are

The Board opposes the inclusion of proposed Outline Development Plan (ODP) areas by way of submission on the Plan Change as this removes the community's opportunity for meaningful consideration of the merits, or lack of merits, of the Outline Development Plan. The community can only oppose or support the submission promoting the Outline Development Plan and cannot make (further) submissions on the detail of the Outline Development Plan.

The Board opposes the proposal in the Transport Network section of the proposed Outline Development Plan to access a majority of the development from an extension of Markham Way. This will be an inefficient route for vehicular access into this area – especially as the Council is proposing to locate a community housing project within this area. The most likely residents in the community housing area will be the area with consequential needs for access by emergency services.



The reasons for my **SUPPORT** are

Should this submission be accepted then the proposed section size, set back and building restriction provide a suitable buffer between existing residential properties and more intensive medium density housing.

I seek the following decision from Selwyn District Council:

The Board asks that this submission be declined.

It the submission is not declined that road access into the Outline Development Area 2 be by means of a cul de sac from Norman Kirk Drive, with a pedestrian and cycle links through to Markham Way, with Markham Way being terminated by a turning circle.

That the proposed restrictions along the Markham Way, Landor Common boundary be confirmed.

†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)

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June 21, 2010

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

Date

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Email: mark.alexander@selwyn.govt.nz

Contact person: **Mark Alexander** Designation **Selwyn Central Community Board Member**