



21 June 2010

Mr Cameron Wood
Selwyn District Council
PO Box 90
Rolleston 7643



Dear Mr Wood

FURTHER SUBMISSIONS ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

Further to our email of 18 June 2010, please find enclosed further submissions from the following persons in response to original submissions on Plan Change 7:

- Bruce & Michelle Coles;
- Murray & Lisa Alfeld; and
- Foster Holdings Limited.

We confirm that copies of the attached submissions have also been served on the original submitters.

Yours faithfully
ADDERLEY HEAD

David Pedley
Senior Solicitor

DDI: +64 3 353 1344
E: david.pedley@adderleyhead.co.nz
Partner responsible: Paul Rogers
Our ref: DOP-115441-4-10-V1

644

100622055

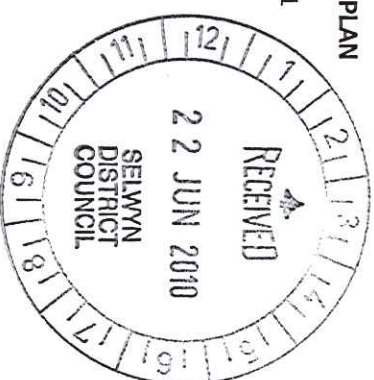
SCANNED

FURTHER SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

Clause 8 of the First Schedule to the Resource Management Act 1991

TO:

Selwyn District Council
PO Box 90
Rolleston 7643



FURTHER SUBMISSION ON: Plan Change 7 to the Selwyn District Plan

NAME:

BRUCE AND MICHELLE COLES ("the Coles"), C/- Adderley Head, PO Box 16, Christchurch 8140

Original submission to which this submission relates

- 1 This is a further submission that **opposes** the original submission by **Jens Lauritz Christensen** (No. 93).

Relevant part(s) of the original submissions

- 2 The particular parts of the submission that are **opposed** are:
- 2.1 That part of the submission that oppose the use of Outline Development Plans and which seek that all subdivision consents should be publicly notified.

Reasons for further submission

- 3 The submission is **opposed** for the following reasons, among others:
 - 3.1 The use of Outline Development Plans ("ODPs") is a well accepted planning technique that enables co-ordinated and sustainable development to occur. Furthermore, ODPs are required for all Greenfield Development under Proposed Change No.1 to the Regional Policy Statement.
 - 3.2 Under Policy B4.3.7 and B4.3.68 (Rolleston), Plan Change 7 contains detailed requirements for ODPs that will provide a clear outline of the nature of the development and address all important issues and potential constraints associated with development.
 - 3.3 The inclusion of an ODP within the Selwyn District Plan is a publicly notified process, either through Plan Change 7 or a subsequent plan change. This provides an adequate opportunity for public input without the need for subsequent subdivision applications that are in accordance with the relevant ODP to be publicly notified.
 - 3.4 Requiring subdivision applications to be public notified is an unnecessary, inefficient and onerous requirement that is contrary to the purpose and principles of the Act.

Decision sought

- 4 That the relief sought in the submission is declined and that the current provisions of Plan Change 7 are maintained so that subdivision applications in general accordance with the relevant ODP are processed on a non-notified basis.

The Coles **do** wish to be heard in support of this further submission

If others are making a similar submission, the Coles **would** be prepared to consider presenting a joint case with them at a hearing

Signed:



David Pedley, Solicitor, being the duly appointed representative of Bruce and Michelle Coles

Date: 18 June 2010

Address for service:

C/- Adderley Head
PO Box 16
Christchurch 8140

Contact: David Pedley

Phone: (03) 353 0231
Fax: (03) 353 1340
Email: david.pedley@adderleyhead.co.nz

100622052

SCANNED

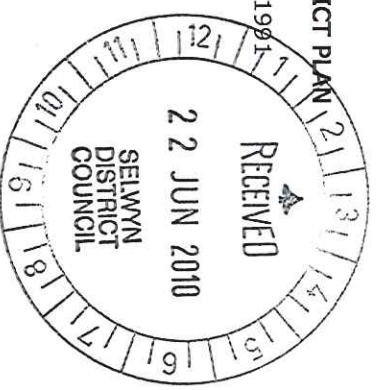
FURTHER SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

Clause 8 of the First Schedule to the Resource Management Act 1991

TO: Selwyn District Council
PO Box 90
Rolleston 7643

FURTHER SUBMISSION ON: Plan Change 7 to the Selwyn District Plan

NAME: **BRUCE AND MICHELLE COLES** ("the Coles"), C/- Adderley Head, PO Box 16, Christchurch 8140



Original submission to which this submission relates

- 1 This is a further submission that **opposes** the original submissions by **Rolleston Square Limited** (No. 82), **Rolleston Retail Limited** (No. 83) and **Roll Ten Investments Limited** (No. 84).

Relevant part(s) of the original submissions

- 2 The particular parts of the submission that are **opposed** are:
- 2.1 That part of the submission that seeks that Plan Change 7 be declined.

Reasons for further submission

- 3 The submission is **opposed** for the following reasons, among others:
- 3.1 Declining Plan Change 7 would frustrate the rezoning and ODP Area 3 for residential development, in which the Coles have an interest.
- 3.2 For the reasons outlined in the Coles' original submission (No. 44), ODP Area 3 is ideally suited for residential development and should be rezoned accordingly.
- 3.3 Furthermore, the concerns raised by the submitters primarily relate to the Rolleston Town Centre and Medium Density Housing, neither of which are part of ODP Area 3.
- 3.4 Overall, having regard to the relevant costs, benefits and risks, approving Plan Change 7 is the most appropriate outcome for the Selwyn District that best achieves the purpose of the Act.

Decision sought

- 4 That the relief sought in the submission is declined and that Plan Change 7 is approved, particularly as it relates to ODP Area 3.

The Coles **do** wish to be heard in support of this further submission

If others are making a similar submission, the Coles **would** be prepared to consider presenting a joint case with them at a hearing

Signed:



David Pedley, Solicitor, being the duly appointed representative of Bruce and
Michelle Coles

Date: 18 June 2010

Address for service:

C/- Adderley Head
PO Box 16
Christchurch 8140

Contact: David Pedley

Phone: (03) 353 0231
Fax: (03) 353 1340
Email: david.pedley@adderleyhead.co.nz

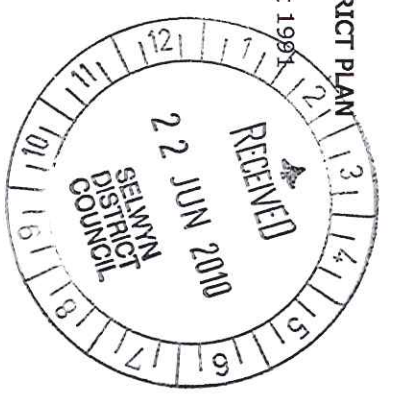
100622045

SCANNED

FURTHER SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

Clause 8 of the First Schedule to the Resource Management Act 1991

Selwyn District Council
PO Box 90
Rolleston 7643



TO:

FURTHER SUBMISSION ON: Plan Change 7 to the Selwyn District Plan

NAME:

BRUCE AND MICHELLE COLES ("the Coles"), C/- Adderley Head, PO Box 16, Christchurch 8140

Original submission to which this submission relates

- 1 This is a further submission that **supports** the original submission by **New Zealand Transport Agency** (No. 31).

Relevant part(s) of the original submissions

- 2 The particular parts of the submission that are **supported** are:
 - 2.1 The proposed amendments to ODP Area 3 that seek to:
 - (a) Prevent development within 40m of State Highway 1 ("SH1");
 - (b) Prohibit access from ODP Area 3 to SH1; and
 - (c) Require noise control and certification measures between 40-100m of SH1.

Reasons for further submission

- 3 The submission is **supported** for the following reasons, among others:
 - 3.1 In relation to points 2.1(a) and (b) above, the Outline Development Plan (ODP) for ODP Area 3 is consistent with these submissions as it does not enable development within 40m of SH1 and does not provide access to SH1. The Coles consider that the proposed controls are reasonable and appropriate on the basis of reverse sensitivity and traffic safety.
 - 3.2 In respect of point 2.1(c) above, this is an additional control not currently provided for in ODP Area 3. However the Coles consider that this is an appropriate restriction that will benefit the amenity of future residents and avoid reverse sensitivity effects.

Decision sought

- 4 The Coles seek that the relief sought in the submission be accepted and incorporated into Plan Change 7.

The Coles **do** wish to be heard in support of this further submission

If others are making a similar submission, the Coles **would** be prepared to consider presenting a joint case with them at a hearing

Signed: _____



David Pedley, Solicitor, being the duly appointed representative of Bruce and Michelle Coles

Date: 18 June 2010

Address for service:

C/- Adderley Head
PO Box 16
Christchurch 8140

Contact: David Pedley

Phone: (03) 353 0231
Fax: (03) 353 1340
Email: david.pedley@adderleyhead.co.nz

100622074



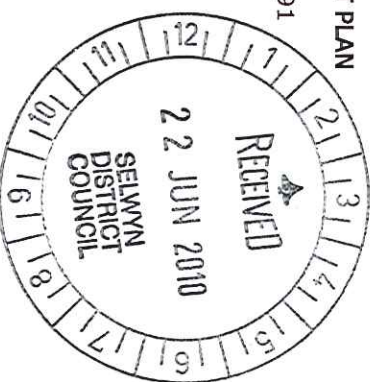
FURTHER SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

Clause 8 of the First Schedule to the Resource Management Act 1991

TO: Selwyn District Council
PO Box 90
Rolleston 7643

FURTHER SUBMISSION ON: Plan Change 7 to the Selwyn District Plan

NAME: BRUCE AND MICHELLE COLES ("the Coles"), C/- Adderley Head, PO
Box 16, Christchurch 8140



Original submission to which this submission relates

- 1 This is a further submission that **opposes** the original submission by Nimbus Group Limited (No. 38).

Relevant part(s) of the original submissions

- 2 The particular parts of the submission that are **opposed** are:
 - 2.1 That part of the submission that seeks that Plan Change 7 be declined.

Reasons for further submission

- 3 The submission is **opposed** for the following reasons, among others:
 - 3.1 Declining Plan Change 7 would frustrate the rezoning and ODP Area 3 for residential development, in which the Coles have an interest.
 - 3.2 For the reasons outlined in the Coles' original submission (No. 44), ODP Area 3 is ideally suited for residential development and should be rezoned accordingly.
 - 3.3 Furthermore, the concerns raised by the submitters primarily relate to the Rolleston Town Centre and Medium Density Housing, neither of which are part of ODP Area 3.
 - 3.4 Overall, having regard to the relevant costs, benefits and risks, approving Plan Change 7 is the most appropriate outcome for the Selwyn District that best achieves the purpose of the Act.

Decision sought

- 4 That the relief sought in the submission is declined and that Plan Change 7 is approved, particularly as it relates to ODP Area 3.

The Coles **do** wish to be heard in support of this further submission

If others are making a similar submission, the Coles **would** be prepared to consider presenting a joint case with them at a hearing



Signed:

David Pedley, Solicitor, being the duly appointed representative of Bruce and
Michelle Coles

Date: 18 June 2010

Address for service:

C/- Adderley Head
PO Box 16
Christchurch 8140

Contact: David Pedley

Phone: (03) 353 0231
Fax: (03) 353 1340
Email: david.pedley@adderleyhead.co.nz