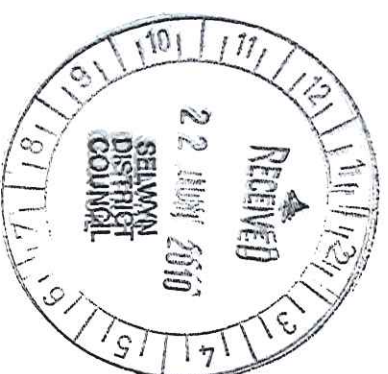




21 June 2010

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-VI

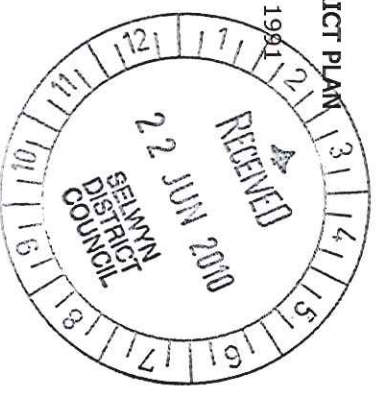


FURTHER SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

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:

MURRAY AND LISA ALFELD ("the Alfelds"), 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 Alfelds have an interest.
 - 3.2 For the reasons outlined in the Alfelds' original submission (No. 45), 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 Alfelds **do** wish to be heard in support of this further submission

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

Signed: _____



David Pedley, Solicitor, being the duly appointed representative of Murray and Lisa
Alfeld

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

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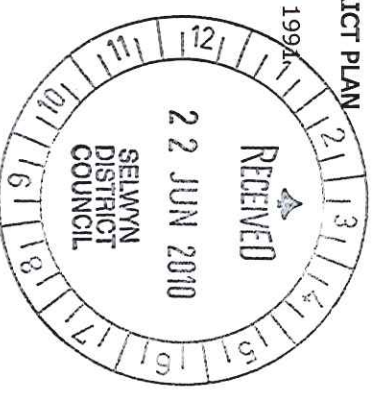
FURTHER SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

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: **MURRAY AND LISA ALFELD** ("the Alfelds"), 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 Alfelds have an interest.
 - 3.2 For the reasons outlined in the Alfelds' original submission (No. 45), 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 Alfelds **do** wish to be heard in support of this further submission

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

Signed:



David Pedley, Solicitor, being the duly appointed representative of Murray and Lisa
Alfeld

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

100622057



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: **MURRAY AND LISA ALFELD** ("the Alfelds"), 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 The Alfelds seek that the relief sought in the submission be 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 Alfelds **do** wish to be heard in support of this further submission

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

Signed: _____



David Pedley, Solicitor, being the duly appointed representative of Murray and Lisa Alfeld

Date: 18 June 2010

Address for service:

C/- Adderley Head
PO Box 16
Christchurch 8140

Contact: David Pedley

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Email: david.pedley@adderleyhead.co.nz