Urecor

Aurecon New Zealand Limited Level 2, Rural Bank House 122 Gloucester Street (PO Box 1061) Christchurch 8140 New Zealand

- ≥m m ⊣
- +64 3 366 0821 +64 3 379 6955 christchurch@ap.aurecongroup.com aurecongroup.com

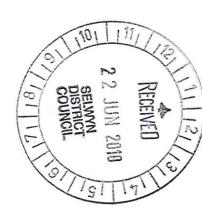


21 June 2010

PO Box 90 Selwyn District Council ROLLESTON

Attn:

Cameron Wood Strategic Policy Planner



Dear Cameron

# FURTHER SUBMISSIONS ON PROPOSED PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

on submissions from the following parties in relation to the above plan change.

S27 – Ministry of Education Please find enclosed further submissions from FULTON HOGAN LAND DEVELOPMENT LIMITED

- 0
- 0 S49 – Broadfield Developments Limited S85 – Lincoln Land Development Limited

Can you please acknowledge receipt of these further submissions to Aurecon, PO Box 1061, Christchurch, Attention: Daniel Thorne, at your earliest convenience.

Yours sincerely

Daniel Thorne
Planner

Enc: FULTON HOGAN LAND DEVELOPMENT LIMITED FURTHER SUBMISSIONS ON PROPOSED PLAN CHANGE 7  $\,$ 

00: Ministry of Education
C/- Opus International Limited

PO Box 1482 CHRISTCHURCH Attn: Gemma Smith

PO Box 130019 CHRISTCHURCH Broadfield Developments Limited C/- Davis Ogilvie and Partners Limited

Attn: Mary Clay

C/- Duncan Cotterill PO Box 827 Lincoln Land Development Limited

Attn: Shoshona Goodall NELSON



### FURTHER SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE UNDER CLAUSE 8 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

T0: Selwyn District Council PO Box 90

ROLLESTON

FURTHER SUBMISSION ON: PROPOSED PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

SUBMITTER DETAILS: FULTON HOGAN LAND DEVELOPMENT LIMITED (FH)

- \_ FH SUPPORTS the submission of:
- The Ministry of Education (MoE)
- N The particular parts of the submission that FH support are
- (ODP 3) at Lincoln. D3 – The removal of the school site identified within Outline Development Plan Area 3
- ယ Reasons for further submission:
- same should be removed from ODP 3 and a more appropriate location identified community. If the location of the school site identified on ODP 3 is not appropriate, then the appropriate in respect of proximity to existing schools and convenience to the local FH respects the position of the MoE and understands the need to identify a location that is
- FH note that if the MoE's submission is accepted, the area of land identified as the school site within ODP 3 will revert to residential land use by virtue of not being identified for any other use. The residential use of the area of land subject to the 'identified school site' is supported by FH.
- 4 Relief Sought - The submitter seeks the following decision from the local authority:
- Amend ODP 3 so as to remove the identified school site.
- Ģ submitter wishes to be heard in support of their further submission.
- 6 presenting a joint case with them at any hearing. If others make a similar submission, the submitter would be prepared to consider

(Signature of person making further submission or person authorised to sign on behalf of person making further submission) Mun

TITLE AND ADDRESS OF SERVICE FOR PERSON MAKING FURTHER SUBMISSION:

(date of further submission)

Fulton Hogan Land Development Limited

Attention:

Daniel Thorne

c/- Aurecon New Zealand Limited PO Box 1061 CHRISTCHURCH

Email: Telephone: (03) 367 3212 (03) 379 6955

thorned@ap.aurecongroup.com



FURTHER SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE UNDER CLAUSE 8 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

:0T Selwyn District Council ROLLESTON PO Box 90

FURTHER SUBMISSION ON: PROPOSED PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

SUBMITTER DETAILS: FULTON HOGAN LAND DEVELOPMENT LIMITED (FH)

-FH OPPOSES the submission of:

S49 – Broadfield Developments Limited (BDL)

2 The particular parts of the submission that FH oppose are

zoned land has been built upon. To allow for future residential development to occur only once 85% of the existing

ယ Reasons for further submission:

number of unique developments occurring within Lincoln. restriction limits the variety and style of allotments available to purchasers by limiting the other developments occurring by withholding their land from development. Further, such a considers this would have the effect of artificially increasing the price of residential land in development prevented until 85% of the existing zoned land has been built upon. FH Lincoln, and opens up the potential for a landholder with existing zoned land to prevent FH opposes the restriction proposed by BDL which would see future residential

- 4 Relief Sought - The submitter seeks the following decision from the local authority:
- Reject submission point 'D3'.
- 5 The submitter wishes to be heard in support of their further submission
- 0 If others make a similar submission, the submitter would be prepared to consider presenting a joint case with them at any hearing.

(Signature of person making further submission or person authorised to sign on behalf of person making further submission)

TITLE AND ADDRESS OF SERVICE FOR PERSON MAKING FURTHER SUBMISSION:

(date of further submission)

PO Box 1061 c/- Aurecon New Zealand Limited Fulton Hogan Land Development Limited

Email: Telephone: (03) 367 3212 (03) 379 6955

thorned@ap.aurecongroup.com

Attention: Daniel Thorne CHRISTCHURCH



## FURTHER SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE UNDER CLAUSE 8 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

T0: PO Box 90 Selwyn District Council

ROLLESTON

FURTHER PROPOSED PLAN CHANGE DISTRICT PLAN 7 TO THE SELWYN

SUBMISSION ON:

SUBMITTER DETAILS: FULTON HOGAN LAND DEVELOPMENT LIMITED (FH)

## -**SUPPORTS and OPPOSES** the submission of

S85 - Lincoln Land Development Limited

### 2 The particular parts of the submission that FH support/oppose are

- D3 Removal of the split of ODP Areas into different phasing periods (FH Support); and
- D2/D4 Removal of deferred status from the Dairy Block (ODP Area 1) and identification as Living Z Zone and/or the inclusion of ODP Area 1 within Phase 1 (FH Oppose).

### 3. Kea: Support: Reasons for further submission:

develop from 2021 to 2040. FH supports the removal of the phasing periods, particularly given that the sequencing identified by Proposed Change 1 to the Regional Policy sequencing remains uncertain. Statement (which Plan Change 7 is consistent with) is still subject to appeal, and the final being identified for development within the phase 2007-2020, and the remaining 340 to The ODP Area 3 is identified to cater for a total of 1480 households, with 1140 of those 155ha of land, being the largest ODP Area within the metropolitan urban limit at Lincoln. FH have a significant land holding at Lincoln which is contained within ODP Area 3. This land holding is some 90ha, with the ODP Area 3 as a whole encompassing approximately

### Opposition:

- FH do not oppose in principle the removal of the deferred status of ODP Area 1 and the development of the same within the first phase of development. However, FH do oppose such development if the same comes at a cost to FH and the development opportunity allocated to ODP Area 3.
- 1 If phasing is retained within Plan Change 7, and ODP Area 1 is identified within the first land in this area. inappropriate, particularly given the large extent of existing zoned but yet largely undeveloped land within the Dairy Block which will serve to meet the demand for residential potentially, ODP Area 3. FH oppose such a reduction and consider the same would be of residential units provided for as part of the first phase within the other ODP Areas, and provided for as part of the first phase will require a corresponding reduction in the numbers phase of development, FH anticipate that this increase in the number of residential units
- Given the above, FH oppose the removal of the deferred status of ODP Area 1 and subsequently the inclusion of the same within Phase 1 if this involves a reduction in households allocated within Phase 1 to establish within ODP Area 3.
- 4 Relief Sought - The submitter seeks the following decision from the local authority:



- If the relief sought by submission points D2, D3 and D4 affects ODP Area 3 and subsequently requires a reduction in the household allocation for Phase 1 within ODP Area 3, then we seek the relief sought by those submission points be rejected.
- Ġ The submitter wishes to be heard in support of their further submission.
- 6. presenting a joint case with them at any hearing. If others make a similar submission, the submitter would be prepared to consider

submission) (Signature of person making further submission or person authorised to sign on behalf of person making further Mun

(date of further submission)

## TITLE AND ADDRESS OF SERVICE FOR PERSON MAKING FURTHER SUBMISSION:

Fulton Hogan Land Development Limited

c/- Aurecon New Zealand Limited PO Box 1061 CHRISTCHURCH

Email:

Telephone: (03) 367 3212 Fax: (03) 379 6955

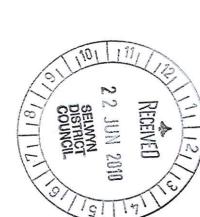
thorned@ap.aurecongroup.com

Attention: **Daniel Thorne** 

21 June 2010

ROLLESTON PO Box 90 Selwyn District Council

Attn: Cameron Wood Strategic Policy Planner



Dear Cameron

# FURTHER SUBMISSIONS ON PROPOSED PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

on submissions from the following parties in relation to the above plan change. Please find enclosed further submissions from FULTON HOGAN LAND DEVELOPMENT LIMITED

- 0 S27 – Ministry of Education
- 0 S49 - Broadfield Developments Limited
- 0 S85 - Lincoln Land Development Limited

Can you please acknowledge receipt of these further submissions to Aurecon, PO Box 1061, Christchurch, Attention: Daniel Thorne, at your earliest convenience.

Yours sincerely

Daniel Thorne

Planner

FULTON HOGAN LAND DEVELOPMENT LIMITED FURTHER SUBMISSIONS ON PROPOSED PLAN CHANGE 7

CC: C/- Opus International Limited Ministry of Education

CHRISTCHURCH PO Box 1482

Attn: Gemma Smith

Broadfield Developments Limited C/- Davis Ogilvie and Partners Limited PO Box 130019
CHRISTCHURCH Attn: Mary Clay

Lincoln Land Development Limited C/- Duncan Cotterill

NELSON PO Box 827

Attn: Shoshona Goodall



FURTHER SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE UNDER CLAUSE 8 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

.0T PO Box 90 Selwyn District Council

ROLLESTON

FURTHER SUBMISSION ON: PROPOSED PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

SUBMITTER DETAILS: FULTON HOGAN LAND DEVELOPMENT LIMITED (FH)

:-FH SUPPORTS the submission of:

S27 – The Ministry of Education (MoE)

- N The particular parts of the submission that FH support are
- (ODP 3) at Lincoln. D3 – The removal of the school site identified within Outline Development Plan Area 3
- ယ Reasons for further submission:
- same should be removed from ODP 3 and a more appropriate location identified appropriate in respect of proximity to existing schools and convenience to the local community. If the location of the school site identified on ODP 3 is not appropriate, then the FH respects the position of the MoE and understands the need to identify a location that is
- supported by FH. other use. The residential use of the area of land subject to the 'identified school site' is site within ODP 3 will revert to residential land use by virtue of not being identified for any FH note that if the MoE's submission is accepted, the area of land identified as the school
- 4 Relief Sought - The submitter seeks the following decision from the local authority:
- Amend ODP 3 so as to remove the identified school site
- 5 The submitter wishes to be heard in support of their further submission
- 6 presenting a joint case with them at any hearing. If others make a similar submission, the submitter would be prepared to consider

(Signature of person making further submission or person authorised to sign on behalf of person making further submission) aun

(date of further submission)

110

TITLE AND ADDRESS OF SERVICE FOR PERSON MAKING FURTHER SUBMISSION:

Telephone: (03) 367 3212 (03) 379 6955

thorned@ap.aurecongroup.com

Email:

Attention: Daniel Thorne CHRISTCHURCH PO Box 1061 c/- Aurecon New Zealand Limited Fulton Hogan Land Development Limited



FURTHER SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE UNDER CLAUSE 8 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

:0 Selwyn District Council PO Box 90 ROLLESTON

FURTHER PROPOSED PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

SUBMISSION ON:

SUBMITTER DETAILS: FULTON HOGAN LAND DEVELOPMENT LIMITED (FH)

-FH OPPOSES the submission of:

S49 - Broadfield Developments Limited (BDL)

N The particular parts of the submission that FH oppose are

zoned land has been built upon. D3 – To allow for future residential development to occur only once 85% of the existing

ယ Reasons for further submission:

FH opposes the restriction proposed by BDL which would see future residential development prevented until 85% of the existing zoned land has been built upon. FH considers this would have the effect of artificially increasing the price of residential land in number of unique developments occurring within Lincoln. restriction limits the variety and style of allotments available to purchasers by limiting the other developments occurring by withholding their land from development. Further, such a Lincoln, and opens up the potential for a landholder with existing zoned land to prevent

- 4 Relief Sought - The submitter seeks the following decision from the local authority:
- Reject submission point 'D3'
- O submitter wishes to be heard in support of their further submission
- 6 If others make a similar submission, the submitter would be prepared to consider presenting a joint case with them at any hearing.

Men

(Signature of person making further submission or person authorised to sign on behalf of person making further submission)

(date of further submission)

TITLE AND ADDRESS OF SERVICE FOR PERSON MAKING FURTHER SUBMISSION:

c/- Aurecon New Zealand Limited Fulton Hogan Land Development Limited

CHRISTCHURCH PO Box 1061

> Telephone: (03) 367 3212 (03) 379 6955

Email:

thorned@ap.aurecongroup.com

Attention: Daniel Thorne



FURTHER SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE UNDER CLAUSE 8 OF HE FIRST SCHEDULE TO THE ACT 1991 RESOURCE MANAGEMENT

T0: PO Box 90 Selwyn District Council ROLLESTON

FURTHER SUBMISSION ON: PROPOSED PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

PLAN

SUBMITTER DETAILS: **FULTON HOGAN LAND DEVELOPMENT LIMITED (FH)** 

## \_ SUPPORTS and OPPOSES the submission of

S85 - Lincoln Land Development Limited

## 2 The particular parts of the submission that FH support/oppose are

- D3 Removal of the split of ODP Areas into different phasing periods (FH Support); and D2/D4 Removal of deferred status from the Dairy Block (ODP Area 1) and identification as Living Z Zone and/or the inclusion of ODP Area 1 within Phase 1 (FH Oppose).

### 3. Real Support: Reasons for further submission:

develop from 2021 to 2040. FH supports the removal of the phasing periods, particularly given that the sequencing identified by Proposed Change 1 to the Regional Policy sequencing remains uncertain. Statement (which Plan Change 7 is consistent with) is still subject to appeal, and the final being identified for development within the phase 2007-2020, and the remaining 340 to The ODP Area 3 is identified to cater for a total of 1480 households, with 1140 of those land holding is some 90ha, with the ODP Area 3 as a whole encompassing approximately 155ha of land, being the largest ODP Area within the metropolitan urban limit at Lincoln. FH have a significant land holding at Lincoln which is contained within ODP Area 3. This

### Opposition:

- development of the same within the first phase of development. However, FH do oppose such development if the same comes at a cost to FH and the development opportunity allocated to ODP Area 3. FH do not oppose in principle the removal of the deferred status of ODP Area 1 and the
- п potentially, ODP Area 3. FH oppose such a reduction and consider the same would be inappropriate, particularly given the large extent of existing zoned but yet largely undeveloped land within the Dairy Block which will serve to meet the demand for residential If phasing is retained within Plan Change 7, and ODP Area 1 is identified within the first phase of development, FH anticipate that this increase in the number of residential units land in this area. of residential units provided for as part of the first phase within the other ODP Areas, and provided for as part of the first phase will require a corresponding reduction in the numbers
- households allocated within Phase 1 to establish within ODP Area 3. subsequently the inclusion of the same within Phase 1 if this involves a reduction in Given the above, FH oppose the removal of the deferred status of ODP Area 1 and
- 4 Relief Sought - The submitter seeks the following decision from the local authority:



- If the relief sought by submission points D2, D3 and D4 affects ODP Area 3 and subsequently requires a reduction in the household allocation for Phase 1 within ODP Area 3, then we seek the relief sought by those submission points be rejected.
- 5 The submitter wishes to be heard in support of their further submission.
- 6 presenting a joint case with them at any hearing. If others make a similar submission, the submitter would be prepared to consider

submission) (Signature of person making further submission or person authorised to sign on behalf of person making further

(date of further submission)

# TITLE AND ADDRESS OF SERVICE FOR PERSON MAKING FURTHER SUBMISSION:

c/- Aurecon New Zealand Limited Fulton Hogan Land Development Limited

PO Box 1061

CHRISTCHURCH

Attention:

**Daniel Thorne** 

Telephone:

thorned@ap.aurecongroup.com

Email: