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21 June 2010

Selwyn District Council
PO Box 90
ROLLESTON

Attn: Cameron Wood

Strategic Policy Planner



Dear Cameron

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

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

- S27 – Ministry of Education
- 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

cc: Ministry of Education
C/- Opus International Limited
PO Box 1482
CHRISTCHURCH
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
PO Box 827
NELSON
Attn: Shoshona Goodall

FORM 6**FURTHER SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE UNDER
CLAUSE 8 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT
ACT 1991**

TO: Selwyn District Council
PO Box 90
ROLLESTON

FURTHER SUBMISSION ON: <u>PROPOSED PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN</u>

SUBMITTER DETAILS: <u>FULTON HOGAN LAND DEVELOPMENT LIMITED (FH)</u>

1. **FH SUPPORTS the submission of:**
 - S27 – The Ministry of Education (MoE)
2. **The particular parts of the submission that FH support are**
 - D3 – The removal of the school site identified within Outline Development Plan Area 3 (ODP 3) at Lincoln.
3. **Reasons for further submission:**
 - FH respects the position of the MoE and understands the need to identify a location that is 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 same should be removed from ODP 3 and a more appropriate location identified.
 - 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.
5. **The 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.**

.....
(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:

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

Telephone: (03) 367 3212
Fax: (03) 379 6955
Email: thorned@ap.aurecongroup.com

Attention: Daniel Thorne

FORM 6

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SUBMITTER DETAILS: <u>FULTON HOGAN LAND DEVELOPMENT LIMITED (FH)</u>

1. **FH OPPOSES the submission of:**
 - S49 – Broadfield Developments Limited (BDL)
2. **The particular parts of the submission that FH oppose are**
 - D3 – To allow for future residential development to occur only once 85% of the existing zoned land has been built upon.
3. **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 Lincoln, and opens up the potential for a landholder with existing zoned land to prevent other developments occurring by withholding their land from development. Further, such a restriction limits the variety and style of allotments available to purchasers by limiting the number of unique developments occurring within Lincoln.
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.**
6. **If others make a similar submission, the submitter would be prepared to consider presenting a joint case with them at any hearing.**

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TO: Selwyn District Council
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SUBMITTER DETAILS:	FULTON HOGAN LAND DEVELOPMENT LIMITED (FH)

1. 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. Reasons for further submission:

Support:

- 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 155ha of land, being the largest ODP Area within the metropolitan urban limit at Lincoln. The ODP Area 3 is identified to cater for a total of 1480 households, with 1140 of those being identified for development within the phase 2007-2020, and the remaining 340 to 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 Statement (which Plan Change 7 is consistent with) is still subject to appeal, and the final sequencing remains uncertain.

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.
- 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 provided for as part of the first phase will require a corresponding reduction in the numbers of residential units provided for as part of the first phase within the other ODP Areas, and 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 land in this area.
- 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.
- 5. The 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.

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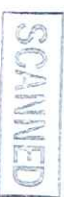
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21/6/10 (date of further submission)

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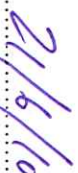
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