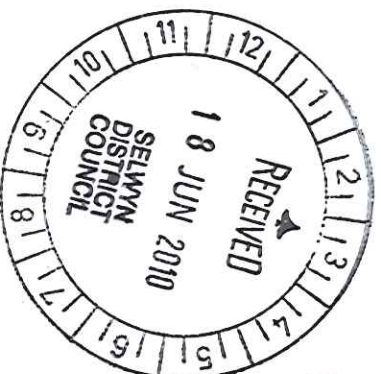


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**WHITE FOX & JONES**  
LAWYERS

SCANNED

17 June 2010



Selwyn District Council  
PO Box 90  
ROLLESTON 7643

By email:  [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)

Dear Sir/Madam

**FURTHER SUBMISSIONS ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN -  
BROADFIELD DEVELOPMENTS LIMITED**

- 1 Please find *enclosed* submission on the above Proposed Plan.
- 2 Please acknowledge receipt of the submission by email ([twe@whitefox.co.nz](mailto:twe@whitefox.co.nz)).

Yours faithfully  
**WHITE FOX & JONES**



**Tom Evatt**  
Partner  
Email: [twe@whitefox.co.nz](mailto:twe@whitefox.co.nz)  
Fax: (03) 353 0651  
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Level 3, 22 Moorhouse Avenue, Christchurch  
PO Box 1353, Christchurch 8140

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PLAN  
CHANGE 7 TO THE SELWYN DISTRICT PLAN**

**TO:** Selwyn District Council  
PO Box 90  
ROLLESTON 7643

[submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)

**Name of person making further submission:**      **Broadfield Developments Limited (BDL)**

This is a further submission in **OPPOSITION** to a submission on Plan Change 7 to the Selwyn District Plan.

We **OPPOSE** the submission of Lincoln Estates Limited.

The particular parts of the submission we oppose are:

The submission in its entirety including in particular without limitation (using the Council's referencing in its Summary of Decisions Sought):

D2 – Delete the following sentence in Table A4.4 "*Where the deferral is dependent on separate phasing provisions and/or the provision of infrastructure (as is the case with Phase 2 Areas in Lincoln), they will remain deferred until 2021 and sufficient infrastructure is available*" or re-word the sentence to read as follows: "*where the deferral is dependent on separate phasing provisions and/or the provision of infrastructure (as is the case with Phase 2 Areas in Lincoln), they will remain deferred until sufficient infrastructure is available, and demand for further residential development can be verified.*"

D4 – Objective 4.2.4: Explanation and reasons – final paragraph – re-write the first sentence to read: "*Objective 4.2.4 satisfies the engineering requirements of the Plan.*" Delete the words "...protection of views...."

The reasons for our opposition are:

The relief sought does not achieve the purpose of the Act, is inconsistent with the objectives and policies of the Selwyn District Plan and/or is inconsistent with the relief sought by BDL.

We seek the **WHOLE** of the submission be disallowed, including in particular those parts of the submission as set out above.

We **WISH TO BE HEARD** in support of our further submission. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

TW Evatt  
Solicitor for Broadfield Developments Limited

Date: 17-5-2010

Address for service of person making further submission:

White Fox & Jones  
Lawyers  
Level 3, 22 Moorhouse Avenue  
PO Box 1353  
Christchurch  
Phone: 353 0650  
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Email: [we@whitefox.co.nz](mailto:we@whitefox.co.nz)

Contact Person: Tom Evatt

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PLAN  
CHANGE 7 TO THE SELWYN DISTRICT PLAN**

TO: Selwyn District Council  
PO Box 90  
ROLLESTON 7643

[submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)

Name of person making further submission: **Broadfield Developments Limited (BDL)**

This is a further submission in **SUPPORT** of a submission on Plan Change 7 to the Selwyn District Plan.

We **SUPPORT** the submission of Lincoln Land Development to the extent that it is consistent with BDL's submission.

The particular parts of the submission we **SUPPORT** include (using the Council's referencing in its Summary of Decisions Sought):

D5 – Table A4.4 – Description of Township Zones: Living Z Deferred Zone provisions, specifically that portion reading: *"Where the deferral is dependent on separate phasing provisions and/or the provision of infrastructure (as is the case with Phase 2 areas in Lincoln), they will remain deferred until 2021 and sufficient infrastructure is available."*

D7 – The following text in Policy B4.2.3 is contradictory to the Road Network and Density Plan (ODP Area 1 Lincoln). *"Direct site access onto limited access roads or State highways is not generally possible. However allotments that adjoin main roads within urban areas should be designed so as to gain access from those roads rather than 'turning their back' to main roads."* LLD understood that the intention is to treat this similarly to the south-western portion of Stage 2, where there would be no direct vehicular access to Springs Road and there could be some provision for a second primary elevation along the frontage to avoid the 'turning their back' issue.

D8 – Policy B4.2.3 so as to provide for the type of outcome referred above.

D13 – That all reference to the potential future bypass road be deleted from the proposed plan change including but not limited to: the requirements in Policy B4.3.56 for ODP Area 1 and 5 to provide for a main road link originating from Weedons Road linking to Springs Road and Moirs Lane; and the associated wording and indicative notations on the 'Grey Network & Density' plan of the Area 1 ODP which identify the potential bypass road.

D14 – Amend the final bullet point to provide flexibility and to clarify that if the sewerage treatment plant changes use the buffer will be uplifted/modified accordingly.

D19 – Township Volume – Part B – 4 Growth of Townships – That the objectives, policies and anticipated environmental results relating to medium density and comprehensive residential developments be amended to clarify that elderly persons housing is an anticipated outcome of a comprehensive residential development.

D23 – ODP Area 1: Road Network and Density Plan – That all references to the potential future bypass road be deleted from the proposed plan change, including but not limited to: the requirements in Policy B4.3.56 for ODP Areas 1 and 5 to provide for a main road link originating from Weedons Road linking to Springs Road and Moirs Lane and all other matters incidental thereto, and the associated wording and indicative notations on the 'Grey Network and Density' plan of the Area 1 ODP which identify the potential bypass road.

The reasons for our **SUPPORT** are:

The relief sought by the submitter better achieves the purpose of the Act and objectives and policies of the Selwyn District Plan and is otherwise consistent with Plan Change 4 in relation to Broadfield Development Limited's land.

We seek the **PARTS** of the submission set out above be allowed.

**We WISH TO BE HEARD** in support of our further submission. If others make a similar submission, we will consider presenting a joint case with them at a hearing.



TW Evatt  
Solicitor for Broadfield Developments Limited

Date: 17 - June - 2019 .

Address for service of person making further submission:

White Fox & Jones  
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Contact Person: Tom Evatt