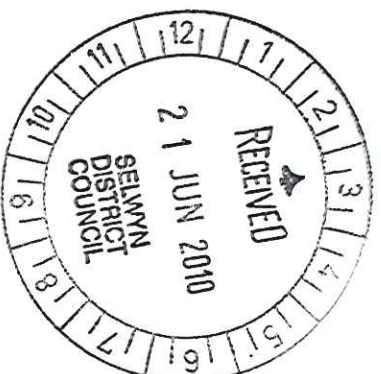


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21<sup>st</sup> June 2010



To Selwyn District Council  
2 Norman Kirk Drive  
PO Box 90  
Rolleston  
Christchurch 7614  
FAX 03 347 2799

- 1 *Name of person making further submission:* The New Zealand Guardian Trust Company Limited (NZGT).
- 2 This is a further submission in support of a submission on Plan Change 7 to the Selwyn District Plan.
- 3 NZGT supports the submission of:
  - Nimbus Group Ltd (submission 38) that:  
"There is insufficient information to gauge an assessment as to the effects on the environment due to the lack of comprehensive analysis in respect of traffic..and commercial activities to give effect to such a significant change in zoning"
  - Rolleston Square Ltd (submission s82), Rolleston Retail Ltd (submission s83) and Roll Ten Ltd (submission s84) that:  
"Objective B4.3.1 deals with the expansion of townships. It does not contain any reference to protecting the function, vitality and amenity of the existing town centres. It is submitted the objective be amended to ensure that the expansion of townships does not adversely affect the function, vitality and amenity of existing town centres."
- 4 NZGT opposes (in part) the submission of:
  - Christchurch City Council (submitter s48) that:  
"Approve PC7 in a form consistent with the Urban Development Strategy and Proposed Change 1 to the Regional Policy Statement"  
- In so far as this submission relates to Indicative local roading on the Masfield Mall Ltd site, explained below.
- 5 The particular parts of the submission NZGT supports/opposes are particularised in [3] above.
- 6 The reasons for NZGT support/opposition are:
  - NZGT has an interest great than the public generally in Plan Change 7 including in relation to direct and indirect impacts on the property located at Masfield Drive, Overbury Crescent and McCauley St, Rolleston, Canterbury (Masfield Mall land) (legal description Lot 101 DP 361253, Section 1 SO

361863 (CT 334110) and lot 102 DP 349398 (CT 202510)). NZGT is also a submitter on Plan Change 7.

- The Masefield Mall land has an existing Business 1 zoning and is therefore an existing town centre resource, capable of development for Business activity. It merits protection from constraints upon sustainable development particularly where these would otherwise interfere with the reasonable use of land, are unnecessary for traffic management purposes, do not improve connectivity and the integration of land use and transport requirements.
- Figure 7.1 "Rolleston RPS PC1 Development Sequence" identifies a "proposed local (secondary) road" through the Masefield Mall land. This proposed road has no legal status and should be deleted as being outside the scope of Plan Change 7 and therefore *ultra vires*.
- The provenance of Figure 7.1 appears to be taken from Change 1 to the Canterbury Regional Policy Statement. NZGT opposes the adoption of the indicative roading layouts in Figure 7.1 as part of Plan Change 7. It is unnecessary to give effect to the operative Regional Policy Statement and/or outside scope. The Christchurch City Council submission is only opposed to the extent that it seeks inclusion of Figure 7.1 within Plan Change 7.

7 NZGT seeks the following decision from Council:

- Deletion of Figure 7.1 from Plan Change 7 and any associated objective, policy or rule references to Figure 7.1.
- Alternatively deletion of the "proposed local (secondary) road" through the Masefield Mall land" from Figure 7.1 and any associated references in Plan Change 7.

8 NZGT wishes to be heard in support of this further submission.

  
The New Zealand Guardian Trust Company Ltd  
by its solicitors and authorised agents Kirkland Enright

Date: 21<sup>st</sup> June 2010

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