

21 June 2010

Planning Department
Selwyn District Council
PO Box 90
Rolleston 7643

Dear Sir/Madam

Plan Change 7: Selwyn District Plan

Please find **enclosed** for filing further submissions on behalf of Lincoln Land Development.

A copy of the submissions will be served on each person who lodged the original submission.

Yours faithfully

Shoshona Goodall
Associate

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585
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SCANNED

TO:

SELWYN DISTRICT COUNCIL

FROM:

LINCOLN LAND DEVELOPMENT

FURTHER SUBMISSION IN SUPPORT OF AND IN
OPPOSITION TO SUBMISSION ON PUBLICLY
NOTIFIED PROPOSED PLAN CHANGE

Clause 8 of the First Schedule, Resource Management Act 1991

Duncan Cotterill

Solicitors dealing with proceedings:
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To: Selwyn District Council

Name of person making further submission: Lincoln Land Development (LLD)

1. This is a further submission in support of and in opposition to a submission on the following proposed plan change:

1.1 Proposed Plan Change 7 (PC 7) to the partially operative Selwyn District Plan (SDC Plan).

2. This relates to a submission of:

2.1 McIntosh, Jung and Lee (submission 89).

3. The particular parts of the submission LLD supports/opposes are:

3.1 Support: Generally supports those parts of the submission seeking provisions to allow for more flexibility to amend phasing in certain circumstances (D3- D8).

3.2 Oppose: Amend the area of ODP 1 to include our land (D12).

3.3 Oppose: Amend bullet point 5 of Policy B4.3.56 to read "Provision of a comprehensive stormwater/wetland system, including stormwater wetland areas where required to accommodate necessary flows, in accordance with approved stormwater discharge consents, and based on mitigation of stormwater effects within the ODP 1 Area" (D14).

4. The reasons for LLD's support/opposition are:

4.1 In terms of submission points D3-D8, LLD opposes the spilt of ODP areas into different phasing periods as proposed in the notified PC7. If these different phasing periods are retained then (as submitter 89 suggests) provisions should be inserted into the SDC Plan so as to provide flexibility in the phasing of development in certain circumstances, including where infrastructure is available earlier.

4.2 In terms of submission point D12, restricting ODP Area 1 to the land owned by Lincoln Land Development would allow for the more efficient use and

development of that land, and would avoid the need for co-ordination between the respective land owners.

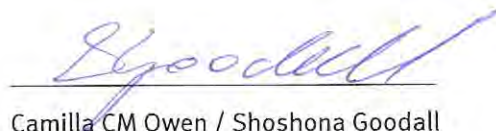
4.3 In terms of submission point D14, the addition to bullet point 5 (Policy B4.3.56) is unnecessary. Retention of the policy as notified is appropriate.

5. LLD seeks that:

- If sequencing is retained, that part of the submission seeking for provisions to be inserted to enable developments to depart from the sequencing set out in the SDC Plan in certain circumstances be allowed.
- That part of the submission seeking for the submitters land be including in ODP Area 1 be disallowed.
- That part of the submission seeking amendments to bullet point 5 to Policy B4.3.56 be disallowed.

6. LLD wishes to be heard in support of its further submission.

7. If others make a similar submission, LLD will consider presenting a joint case with them at a hearing.



Camilla CM Owen / Shoshona Goodall
Counsel for Lincoln Land Development

21 June 2010

Address for Service of person making the submission:

Lincoln Land Development

c/- Duncan Cotterill

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Solicitor on the record:

Shoshona Goodall

TO:

SELWYN DISTRICT COUNCIL

FROM:

LINCOLN LAND DEVELOPMENT

FURTHER SUBMISSION IN OPPOSITION TO SUBMISSION ON PUBLICLY NOTIFIED PROPOSED POLICY CHANGE

Clause 8 of the First Schedule, Resource Management Act 1991

Duncan Cotterill

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To: Selwyn District Council

Name of person making further submission: Lincoln Land Development (LLD)

1. This is a further submission in opposition to a submission on the following proposed plan change:
 - 1.1 Proposed Plan Change 7 (PC 7) to the partially operative Selwyn District Plan (SDC Plan).
2. LLD opposes the submission of:
 - 2.1 Broadfields Developments Limited (submission number 49).
3. The particular part of the submission LLD opposes are:
 - 3.1 D3: to provide for future residential development to occur only once 85% of the existing zoned land has been built upon.
4. The reasons for LLD's opposition are:
 - 4.1 Different landowners have different aspirations for the use and development (if any) of their land. While this policy might encourage landowners to develop in accordance with the preferred view of the Council, it does not and cannot require that landowners develop their land at all. In this regard, the inaction or inability of a few landowners to develop could have significant (and unintended) flow on effects to subsequently staged areas.
5. LLD seeks that this part of the submission by Broadfields Developments Limited be disallowed.
6. LLD wishes to be heard in support of its further submission.

7. If others make a similar submission, LLD will consider presenting a joint case with them at a hearing.


Camilla CM Owen / Shoshona Goodall
Counsel for Lincoln Land Development

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