Fiona Aston Consultancy Ltd

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21st June 2010

Selwyn District Council
PO Box 90
Rolleston 7643
CHRISTCHURCH

Attn. **TIM HARRIS,** Planning Manager

Dear Tim

Re: **Further Submissions on Plan Change 7**

Please find enclosed a copy of further submissions made on behalf of Denwood Trustees Ltd and K McIntosh, Wha Jung and Se Kyung Lee on Plan Change 7.

Yours sincerely

FIONA ASTON
Principal

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100622042

SCANNED

FURTHER SUBMISSION ON BEHALF OF K MCINTOSH, WHA JUNG AND SE KYUNG LEE ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

UNDER CLAUSE 8 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991

To:	Selwyn District Council, PO Box 90, Rolleston 7643, Christchurch
Name:	K McIntosh, Wha Jung and Se Kyung Lee
Postal Address:	c/- Fiona Aston Consultancy Ltd, Resource Management & Planning, PO Box 1435 Christchurch 8140
Ph:	03 3828898, Fax: 03 3828858
Email:	fiona.aston@xtra.co.nz

1. K McIntosh, Wha Jung and Se Kyung Lee oppose or support the submissions of the parties listed in the attached schedule that forms part of this further submission.

2. The particular parts of the submissions that are opposed are as detailed in the attached schedule that forms part of this further submission.

3. The reasons for opposing the submissions are as detailed in the attached schedule that forms part of this further submission.

4. K McIntosh, Wha Jung and Se Kyung Lee do wish to be heard in support of their further submission.

5. If others are making a submission or further submission, W K McIntosh, Wha Jung and Se Kyung Lee would consider presenting a joint case with them at the hearing.

Signed .....

for K McIntosh, Wha Jung + Se Kyung Lee

Date 21st June 2010

Name of submitter	Submission No.	Oppose/ Support	Submission	Reasons for Opposition/Support
Environment Canterbury	S46	Oppose in part	Support PC7 subject to specified amendments.	The general support for PC7 is opposed as it relates to land at south Lincoln owned by McIntosh, Jung and Lee and existing rural residential properties to north, also accessed from Allandale Lane, all of which is excluded from the Urban Limit under C1 (approximately 16 ha, located between the SL6 and SL5 greenfield residential areas shown on Map I5, and legally described as Lots 1-6 DP 371976 and Lots 120 and 121 DP 329124). Including the above land within the UL, for residential purposes, will better achieve the purpose of the Resource Management Act 1991 ('the Act') and is the most appropriate means of achieving the purpose of the Act having regard to the requirements of s32 of the Act, including for the reasons set out in the McIntosh, Jung and Lee submission on PC7.
Christchurch City Council	S48	Oppose	Approve PC7 in a form consistent with the Urban Development Strategy and Proposed Change 1 to the Regional Policy Statement.	The submission is opposed as it relates to land at south Lincoln owned by McIntosh, Jung and Lee and existing rural residential properties to north, also accessed from Allandale Lane, all of which is excluded from the Urban Limit under C1 (approximately 16 ha, located between the SL6 and SL5 greenfield residential areas shown on Map I5, and legally described as Lots 1-6 DP 371976 and Lots 120 and 121 DP 329124). Including the above land within the UL, for residential purposes, will better achieve the purpose of the Resource Management Act 1991 ('the Act') and is the most appropriate means of

				achieving the purpose of the Act having regard to the requirements of s32 of the Act, including for the reasons set out in the McIntosh, Jung and Lee submission on PC7.
Broadfield Developments Ltd	S49	Oppose in part	To provide for future residential development to occur only once 85% of the existing zoned land has been built upon.	The amendment sought will not achieve the purpose of the Act and does not represent the most appropriate means of achieving the purpose of the Act having regard to the requirements of s32 of the Act. In particular, such a constraint is likely to create artificial 'scarcity' of available sections, with the risk of inflating land values, does not take into account circumstances where owners of zoned land elect not to develop their land. It is contrary to sound resource management principles and the 'enabling' provisions of the Act.
Lincoln Land Development Ltd	S85	Support in part	Policy B4.3.56 - Amend the final bullet point to provide flexibility and to clarify that if the sewage treatment plan changes use the buffer will be modified/uplifted accordingly.	The relief sought is largely consistent with the relief sought in the McIntosh, Jung and Lee submission on PC7, which states that there is no need for a 150m buffer from the current Lincoln sewerage plant because this is to be de-commissioned.
Fulton Hogan	S47	Oppose in part	Amend Table C12.1 Allotment Sizes so as to reduce the minimum average and minimum allotment sizes in the Living Zone at Lincoln to 600m and 700m respectively.	The amendments sought will not achieve the purpose of the Act and do not represent the most appropriate means of achieving the purpose of the Act having regard to the requirements of s32 of the Act. In particular, they are inconsistent with Objective B4.1.1 "A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones." As already illustrated in the submission by Broadfield Developments Ltd, it is difficult to

				achieve a site coverage of 35% (the current Living 1 and Z Zone rule to protect open space character) for single storey homes under the density requirements of PC7 and C1. They seek that this be increased to 45% for the Broadfields land. Further reducing the minimum average and minimum allotment sizes will further compromise the ability to achieve an overall spacious character for Living zones.