

Fiona Aston Consultancy Ltd

Resource Management & Planning

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21st June 2010

Selwyn District Council
PO Box 90
Rolleston 7643
CHRISTCHURCH

Attn. TIM HARRIS, Planning Manager

Dear Tim

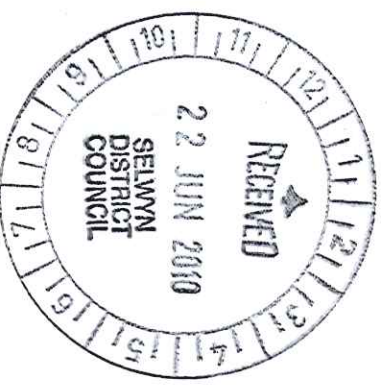
Re: Further Submissions on Plan Change 7

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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100622023



SCANNED

To: Selwyn District Council, PO Box 90, Rolleston 7643, Christchurch

Name: Denwood Trustees Ltd

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1. Denwood Trustees Ltd opposes or supports 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. Denwood Trustees Ltd does wish to be heard in support of its further submission.
5. If others are making a submission or further submission, Denwood Trustees Ltd would consider presenting a joint case with them at the hearing.

Signed

Fiona Aston
for Denwood Trustees Ltd

Date

26 June 2010

Name of submitter	Submission No.	Oppose/Support	Submission	Reasons for Opposition/Support
Lincoln University	S28	Oppose	Delete all references to B2 Deferred zoning and associated ODP for Area 5; or rezone all, or northern portion of site, with a more appropriate business zoning which does not risk compromising amenity, character or efficient operation of University; or include a landscaped buffer at least 20m wide along boundary with University land ; or include specific restrictions on land uses in Area 5 to protect University from adverse effects associated with proposed B2 zoning, which could include provisions controlling maximum site area.	The amendments sought are neither necessary nor appropriate, will not achieve the purpose of the Resource Management Act 1991 ('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. The site is an appropriate location for B2 zoning. The proposed ODP and specific B2 zone rules included in the Denwood submission on PC7 will ensure that any potential adverse effects on the University are avoided or mitigated, and will not compromise the amenity, character or efficient operation of the University. The proposed B2 zoning is as proposed in the Lincoln Structure Plan (LSP) and Change 1 to the Canterbury Regional Policy Statement (C1). The University did not submit in opposition to the proposed zoning/status as a greenfield business area in these respective documents. The LSP clearly identified the site as intended for B2 type uses including industrial activities (see p31). The site is the only area of proposed B2 zoning at Lincoln. It is essential that B2 zoning be provided (as opposed to some other form of business zoning) in order to achieve the objectives and policies of C1, including Objectives 1(e) and 6 and Policies 3 and 6. These identify Lincoln as a Key Activity Centre, with population growth of nearly 10 000 persons over the 2007-2041 period, and for the growth of

business activities to support a move towards sustainable and self-sufficient growth of the township of Lincoln.				Environment Canterbury
		S46		
	Oppose in part			
	Support PC7 subject to specified amendments.			
land at Springs Road, Lincoln which is excluded from the Urban Limit under C1 (approximately 70 ha, west and south of the SR7 greenfield business area shown on Map 15, and legally described as Lot 1 DP 12928, 60.0983 ha and Lot 4 DP 12928, 11.6321 ha). Including the above land within the UL, either for residential or business purposes, or a mix of such uses, 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 Denwood submission on PC7. The general support for PC7 is opposed as it relates to that part of the Denwood Trustees land at Springs Road, Lincoln which is excluded from the Urban Limit under C1 (approximately 70 ha, west and south of the SR7 greenfield business area shown on Map 15, and legally described as Lot 1 DP 12928, 60.0983 ha and Lot 4 DP 12928, 11.6321 ha). Including the above land within the UL, either for residential or business purposes, or a mix of such uses, 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 Denwood submission on PC7. The amendments sought are neither necessary nor appropriate, will not achieve the purpose of the Resource Management Act 1991 ('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, the existing town centre at Lincoln is too small and its expansion constrained by existing established landuses, and is not an appropriate environment, to provide for all the retailing needs of the township and surrounding	Inclusion of rules which limit the scale of retail activity that can occur at the deferred Business 2 Zone for Lincoln to safeguard the function, vitality and amenity of the existing town centre.			

Christchurch City Council	S48	Oppose in part				Oppose in part		Approve PC7 in a form consistent with the Urban Development Strategy and Proposed Change 1 to	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 submission is opposed in relation to that part of the Denwood Trustees land at Springs Road, Lincoln which is excluded from the Urban
Fulton Hogan	S47	Oppose in part				Oppose in part				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 2 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.
										catchment, given the substantial growth allocated to Lincoln under C1. That projected growth is for nearly 10 000 additional persons over the 2007-2041 period, growing to a size similar to the current size of Rangiora. Rangiora, by comparison, has a large area of retail activity, not compatible with town centre amenity or traffic environment, at Southbrook, at the southern end of the township.

the Regional Policy Statement.	Limit under C1 (approximately 70 ha, west and south of the SR7 greenfield business area shown on Map 15, and legally described as Lot 1 DP 12928, 60.0983 ha and Lot 4 DP 12928, 11.6321 ha). Including the above land within the UL, either for residential or business purposes, or a mix of such uses, 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 Denwood submission on PC7.				
				S49	Broadfield Developments Ltd
	To provide for future residential development to occur only once 85% of the existing zoned land has been built upon.				
		Oppose in part			
Delete 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	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.	Support in part	S85		Lincoln Land Development Ltd
	The relief sought is consistent with the relief sought in the Denwood submission on PC7 which seeks that the sequencing provisions of PC7 are deleted.				

			GJ & SP Worner	S88	Oppose	<i>Phase 2 areas in Lincoln), they will remain deferred until 2021 and sufficient infrastructure is available."</i> Clarify first bullet point under Policy B4.3.56 which states "ODP Area 1 to align with ODP Area 5". Opposes the rezoning of the ODP Area 5 land to Business 2 for future industrial purposes. The relief 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. The proposed B2 zoning is as proposed in the Lincoln Structure Plan (LSP) and Change 1 to the Canterbury Regional Policy Statement (C1). G & S Worner did not submit in opposition to the proposed zoning/status as a greenfield business area in these respective documents. The LSP clearly identified the site as intended for B2 type uses including industrial activities (see p31). The site is the only area of proposed B2 zoning at Lincoln. Its suitability for B2 zoning was researched as part of the Lincoln SP investigations. It is essential that B2 zoning be provided at Lincoln in order to achieve the objectives and policies of C1, including Objectives 1(e) and 6 and Policies 3 and 6. These identify Lincoln as a Key Activity Centre, with population growth of nearly 10 000 persons over the 2007-2041 period, and for the growth of business activities to support a move towards sustainable and self-sufficient growth of the township of Lincoln. The District Plan details the performance
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standards which apply to activities within the B2 Zone: all business activities which meet these standards are permitted in the Zone. Those performance standards, additional standards proposed in the Denwood submission on PC7 and Regional Plan requirements with respect to water and air quality will ensure that any business activities establishing in the Zone will be compatible with adjoining land uses, including the University. The site does not comprise versatile soils and is not 'premium agricultural land', whereas virtually all other land on the edge of Lincoln does comprise versatile soils. In any case, versatile soils are only one of many factors to consider when determining the most sustainable use of the site.				
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