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FORM 6

FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN

Clause 8 of First Schedule, Resource Management Act 1991

Selwyn District Plan

To Selwyn District Council, P O Box 90, Rolleston 7643.

1. Full name of submitter ALAN DONALD BELCHER

This is a further submission in support of or in opposition to a submission on a proposed change to the following plan (The proposal): Selwyn District Plan

2. *I ~~support~~ or oppose the submission of: K & D MCINTOSH, WHA JUNG & SE KYUNG LEE
SUBMISSION (589)

*State the name and address of the original submitter and the submission number of the original submission if available

3. †The particular parts of the submission I ~~SUPPORT~~ / OPPOSE are: AS PER THE
ATTACHED LISTING
D2, D4, D5, D6, D9, D10, D12, D13, D15 & D16

†Clearly indicate which parts of the original submission you SUPPORT or OPPOSE, together with any relevant provisions of the proposal.

4. The reasons for my ~~SUPPORT~~ / OPPOSITION are: AS OUTLINED ON THE
ATTACHED LISTING

‡I seek the following decision from Selwyn District Council: THE RETENTION OF
ODP AREA 1 AS PROPOSED BY THE SDC.

‡Give precise details.

5. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)

6. If others make a similar submission, I will consider presenting a joint case with them at a hearing (delete if you would not consider presenting a joint case)

7. Alan Belcher 21.6.10
Signature of applicant (or person authorised to sign on their behalf) Date

8. Address for service of applicant: 7 ALLENDALE LANE
LINCOLN

Telephone: 3257668 Fax: 3257658

Email: alan.jude@xtra.co.nz

Contact person: Alan Belcher Designation: Owner



Response in opposition to Submission (S89)

- D2** We oppose the proposed amendment to have Lots 120 and 121 of DP 329124 and Lots 1 – 6 of DP 371976 included in the PC7 Living Z Zone.
- D4** We do not support the proposed amendment to B4.3.7 (vi) and see no reason to introduce a **“different method to that which forms the basis for the applicable development staging provisions in the District Plan and Change 1 to the Canterbury Regional Policy Statement”**.
- D5** We do not support the proposed amendment to Policy B4.3.8.
- D6** We do not support the proposed amendment to Policy B4.3.9 and feel that the current ‘Dairy Block’ staged development will provide an adequate supply of residential sections to meet market demand.
- D9** We believe that the proposal to amend Rule 12.1.6.5 is invalid. Subdivision Rule 12.1.6.5 is a **‘Discretionary Activity’** whereas the proposed amendment is put forward as a **‘Restricted Discretionary Activity’**. This designation is invalid for Subdivision Rule 12.1.6.5. thereby precluding it from amendment.
- D10** We support the requirements of Policy B4.3.56 for Lincoln ODP Area 1 as they are currently written and proposed. We do not support their deletion or amendment.
- D12** We see merit in the potential stormwater management area as proposed in ODP Area 1 and oppose the amendment. We consider that the proposal would be the best use of this low lying area of land and would enhance the area to become a beneficial community ‘wet land’ asset.
- D13** We oppose the amendment to remove the 150 metre buffer zone around the perimeter of the sewerage treatment plant. The treatment plant is intended as a backup facility if, and when, the Rolleston facility becomes operative and, as such, the 150 metre buffer zone should remain.
- D15** We oppose the proposed amendment to show a road link to Lots 120 and 121 DP 329124 via the existing Right of Way as outlined in Appendix E of (S89).

This proposal would have a major, and unnecessary, impact on titles 312109, 312112, 312113, 312114, 312115 and 312116 and would require a subdivision of Lots 1 – 6 DP 371976 with the subsequent issue of new lots and titles over these properties. The subdivision would bring balance lands of Lots 1 – 6 below the minimum 1ha area requirement for the zone and would put them in breach of District Plan Ordinances.

The existing Private Right of Way over Lots 1 – 6 DP 371976 adequately serves Lots 120 and 121 with both access and servicing infrastructure needs.

Legal access via Moirs Lane already exists for Lot 121 DP 329124 and in Policy B4.3.56 – Lincoln – ODP Area 1 – second bullet point, it is stated that

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**SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN –
VOLUME 2, RURAL SECTION**



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

To: The General Manager
Selwyn District Council
PO Box 90
Rolleston 7643

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Our response:-

We oppose the Plan Change 7 provisions except for those relating to medium density housing and Rolleston.

The reasons for our response are outlined below.

1. Background

We own two adjoining 4 ha blocks of land located in the south Lincoln, legally described as Lots 120 and 121 DP 329124, and as shown on the plan attached as Attachment A. The only access to our blocks is via a 10m wide right of way (6m formed width) which runs along the western boundary of the Mostyn block. The access also serves 6 rural lifestyle blocks to the north, and connects with Allendale Lane, an existing residential cul de sac (also shown on the Appendix A plan).

At this stage neither of our two blocks has a dwelling, although one dwelling could be erected on each block as a permitted activity. Farming our two properties is highly constrained and difficult, due to the fact that the only access is via a residential subdivision, and we have rural lifestyle activity to the north. It is not possible to bring heavy farm machinery onto the property, and cropping activities are limited e.g. growing lucerne, because we cannot harvest at nighttime with heavy machinery and night lights due to reverse sensitivity effects with residential neighbours. There is an ongoing security risk, with the constant concern that farm gates will be opened with the escape/loss of stock into the adjoining residential subdivision.

We purchased our properties in 2003 with the intention of subdividing them into 1 ha lots, in accordance with the then Proposed Selwyn District Plan '1 km rule'. This provided for subdivision and a dwelling on 1 ha lots (or larger) as a discretionary activity within a 1km radius of the District's townships. However, Variation 23 subsequently withdrew the '1km rule' provisions.

In 2007 we applied for a resource consent to subdivide our two properties into a total of 8 x 1 ha lots, each with a dwelling. Land immediately to the north had been subdivided into 4 x 1

Outline Development Plan
Area 7 - Lincoln

