

Cameron Wood

From: Phillip Long [pjl@xtra.co.nz]
Sent: Tuesday, 2 March 2010 5:13 p.m.
To: Cameron Wood
Subject: Plan Change 7

Dear Cameron

We received a letter today in regards to Plan Change 7 and we would like to offer our full support for the change.

We own a block of land down Tancreds Road that has been designated LZ deferred. We are happy for this land to be developed as part of Lincoln township. If there is any possibility to have it zoned LZ then we would also be interested in this change.

Please accept this email as our submission to the plan change.

Thanks
Phillip Long
AWL Long Childrens No 2 Trust
021684269

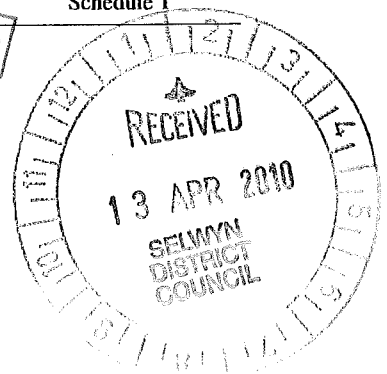
52

100413040

SCANNED

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Sia Choo Leng (Owner of Lot 2 off Newman Road)

This is a submission on the following proposed Plan Change: NO7

Growth of Township, Urban Development (name and number of Plan Change)

Rezoning of Land for Urban purposes including introduction of a new Living Zone at Lincoln and Rolleston.

2. The specific provisions of the proposal that my submission relates to are: (1) Support the plan change NO.7.

* Extend the limit of the proposed plan change 7.

* Introduce additional neighbourhood centre in Rolleston area. (give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is: of Proposed Plan Change 7.

I consider that by introducing the following changes will make the proposed plan change more workable and practical:

- For details of my submission please see attached -

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

X

4. †I seek the following decision from Selwyn District Council:

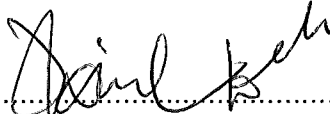
- Possibility of extending the limit of plan
change area.

- Introduction of a neighbourhood centre.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.  X 29/03/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 40 Wontham Hill
P.O. Box 99 110
Newmarket, Auckland - 1149.
New Zealand

Telephone: 09 629 2833 Fax:

Email:

Contact person: Sacha Leng Title(if appropriate)

Part of Form 5
Submission on publicly notified Plan Change 7
Selwyn District Plan

Item 3 :- Specific parts of the plan wish to have them amended and the reason for my view.

Proposed amendment - (1).

Include the triangular area – Pt Res 1759 (indicated in the attached drawing No. 300/B) as part of the plan change and extend the “Low Density” designated area to include this triangular area.

The reason for my view.

- (i) Excluding this area from the proposed plan change is not benefiting the intended outcome of the proposed “Plan Change 7”. Instead if it is not considered as part of this plan change it may pose saviour restrictions to achieve the consistency of the desired development under plan change 7.

Proposed amendment – (2)

Introduce another neighbourhood centre at the location indicated in the attached drawing No. 300/B.

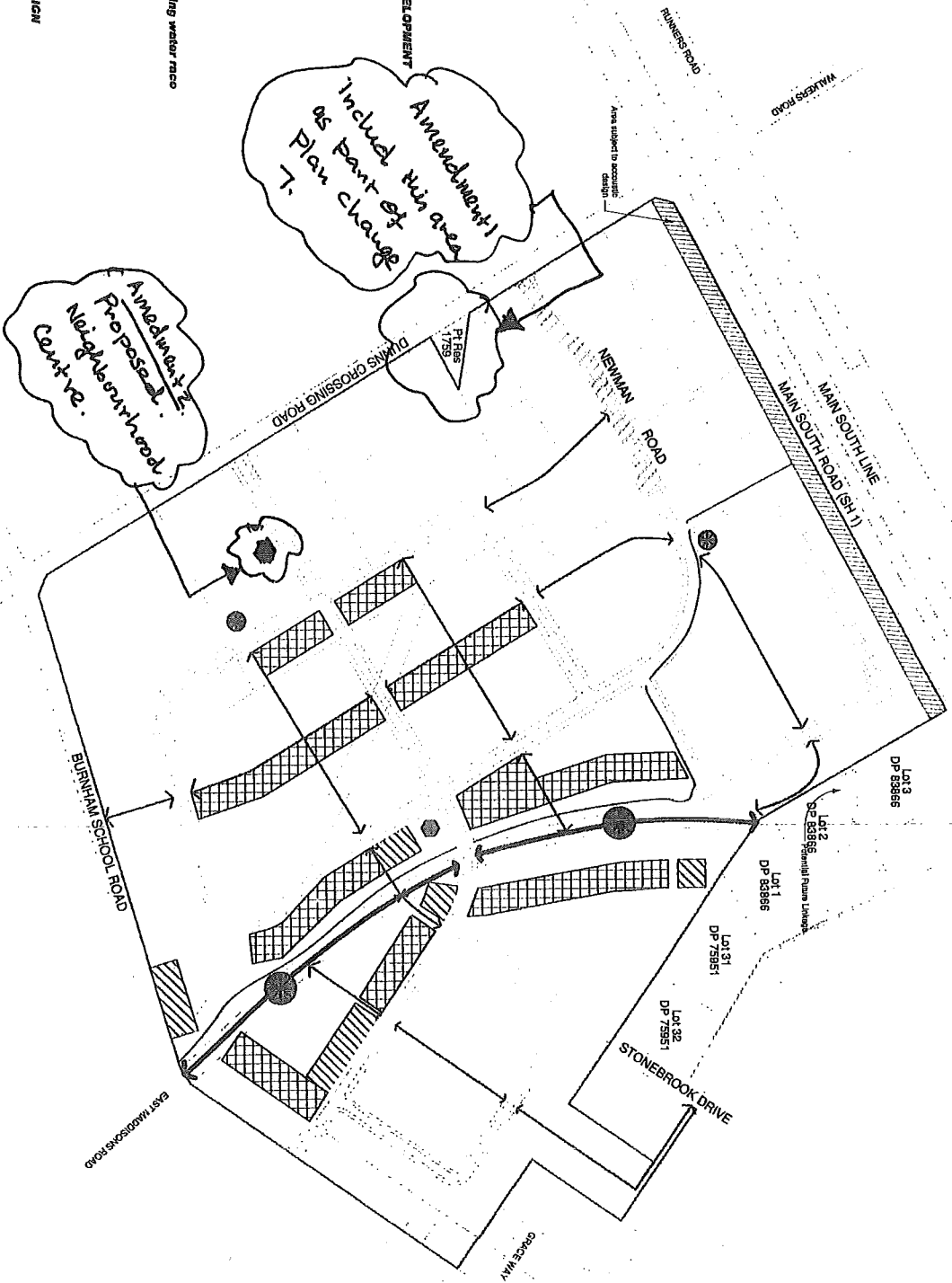
Reasons for my view.

- (i) The proposed neighbourhood centre will serve not only the new residents within the proposed plan change area but also the commuters along Dunns Crossing Road & Burnham School Road.
- (ii) In time to come, with the growth of population it is inevitable that the land west of Dunns Crossing road would be developed and such developments too will benefit by having a neighbourhood centre at the proposed location.
- (iii) When all the roads are developed it will necessitate a controlled traffic arrangement at the T junction of Dunns Crossing Road and the future Road leading to neighbourhood centre. Hence there should not be a concern of traffic slow down by the introduction of a neighbourhood centre at the proposed location.

ORIGINAL SCALE = 100 Mm



- NEIGHBOURHOOD CENTRE
- MEDIUM DENSITY
- COMPREHENSIVE RESIDENTIAL DEVELOPMENT
- LOW DENSITY
- KEY OPEN SPACE LOCATION
- GREEN LINKAGES
- Indicative location of realigned existing water race
- PRIMARY AND SECONDARY ROADS
- AREA SUBJECT TO ACOUSTIC DESIGN
- EXISTING LEGAL ROAD WITHIN THE DEVELOPMENT AREA



do
Davis Ombie
1000 Southdown Road
Engineering - Planning - Surveying
PO Box 13 2019 Perth WA 6003
ARCHITECT - PLANNING - SURVEYING

Outline Development Plan
Stonebrook Planchange, Rolleston

6 0910
A 0910
For discussion
For discussion

300/B

Jonas He

To: 'ptnsia@gmail.com'
Subject: RE:Proposed Plan Change

Dear Bro Sia,

Please find the attached submission forms to support our Dunns Crossing State 1 & Stage 2 rezoning. Each beneficiary owner needs to sign on the indicated area and fax it to Selwyn District Council on 03 3472799. Please fax it to them before this Ester Holidays.

Kind regards,

Jonas He |Group Accountant|BCOM, GradDipCOM,CA
Goodland Group Of Companies|Worthwhile Group Of Companies
H & L Investments Trust |Tel:64-9-5202010, Fax: 64-9-5202016
DDI: 64-9-5230817|E-mail: jonas@goodland.co.nz

53
100413050
SCANNED

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Mei Hong Hua (owner of Lot 13 off Newman Road)

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Rezoning of land for urban purposes including introduction
of a new Living Zone at Lincoln and Rolleston.

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(delete if you would not consider presenting a joint case)

7. 28 He 29/03/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter:

Telephone: 09 6258 293 Fax:

Email: jonas@goodland.co.nz

Contact person: Jonas He Title (if appropriate)

Part of Form 5
Submission on publicly notified Plan Change 7
Selwyn District Plan

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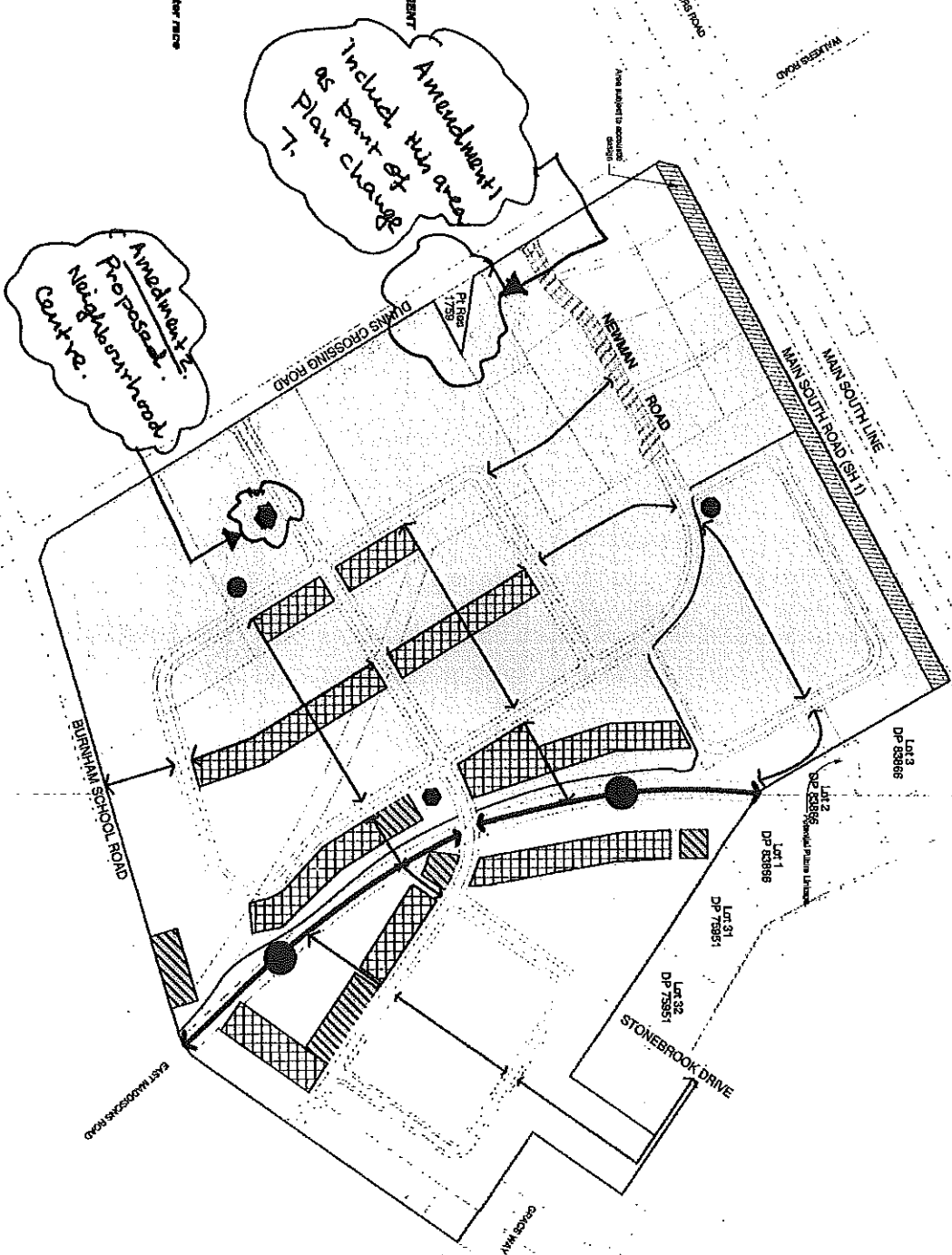
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ORIENTED SCALE = 1:100 MM

- KEY**
- NEIGHBOURHOOD CENTRE
 - MEDIUM DENSITY
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 - LOW DENSITY
 - KEY OPEN SPACE LOCATION
 - GREEN LINKAGES
 - Indicative location of assigned existing water race
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 - EXISTING LEGAL ROAD WITHIN THE DEVELOPMENT AREA



do
DAVID COOPER
LAND DEVELOPMENT CONSULTANTS
100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/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SCANNED

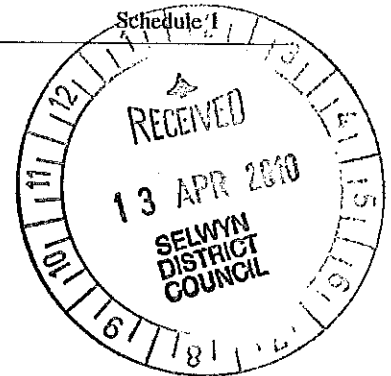
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Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Wen Bin Lin (Owner of Lot 5 off Newman Road)

This is a submission on the following proposed Plan Change: NO7

Growth of Township, Urban Development (name and number of Plan Change)
Re-zoning of land for urban purposes including introduction
of a new Living Zone at Lincoln and Rolleston.

2. The specific provisions of the proposal that my submission relates to are: (1) Support the plan change NO.7.

* Extend the limit of the proposed plan change 7.

* Introduce additional neighbourhood centre (give details).
in Rolleston area.

3. *My submission in SUPPORT / ~~OPPOSITION~~ is: of Proposed Plan Change 7.

I consider that by introducing the following
changes will make the proposed plan change
more workable and practical.

- For details of my submission please see
attached -

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

44

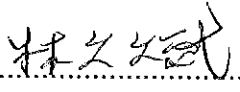
4. †I seek the following decision from Selwyn District Council:

- Possibility of extending the limit of plan
change area.

- Introduction of a neighbourhood centre.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.  29/03/16
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter:

Telephone: 09 2688316 Fax: 09 520 2016

Email:

Contact person: Wen Bin Lim Title(if appropriate)

Part of Form 5
Submission on publicly notified Plan Change 7
Selwyn District Plan

Item 3 :- Specific parts of the plan wish to have them amended and the reason for my view.

Proposed amendment - (1).

Include the triangular area – Pt Res 1759 (indicated in the attached drawing No. 300/B) as part of the plan change and extend the “Low Density” designated area to include this triangular area.

The reason for my view.

- (i) Excluding this area from the proposed plan change is not benefiting the intended outcome of the proposed “Plan Change 7”. Instead if it is not considered as part of this plan change it may pose saviour restrictions to achieve the consistency of the desired development under plan change 7.

Proposed amendment – (2)

Introduce another neighbourhood centre at the location indicated in the attached drawing No. 300/B.

Reasons for my view.

- (i) The proposed neighbourhood centre will serve not only the new residents within the proposed plan change area but also the commuters along Dunns Crossing Road & Burnham School Road.
- (ii) In time to come, with the growth of population it is inevitable that the land west of Dunns Crossing road would be developed and such developments too will benefit by having a neighbourhood centre at the proposed location.
- (iii) When all the roads are developed it will necessitate a controlled traffic arrangement at the T junction of Dunns Crossing Road and the future Road leading to neighbourhood centre. Hence there should not be a concern of traffic slow down by the introduction of a neighbourhood centre at the proposed location.

**For information
For dissemination**

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100413037

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

SCANNED



1. Full name of submitter: Worthwhile (Ltd).

This is a submission on the following proposed Plan Change: NO7

Growth of Township, Urban Development (name and number of Plan Change)
Rezoning of land for Urban purposes including introduction
of a new Living Zone at Lincoln and Rolleston.

2. The specific provisions of the proposal that my submission relates to are: (1) Support the plan change NO.7.

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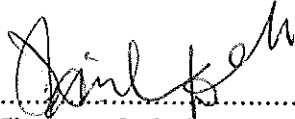
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5. I WISH / DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7. 

Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: P.O. Box 99110
Newmarket, Auckland - 1149

Telephone: 09 520 2010 Fax: 09 520 2016

Email: havi@goodland.co.nz

Contact person: Havi de Alwis Title Senior Project Manager (if appropriate)

Part of Form 5
Submission on publicly notified Plan Change 7
Selwyn District Plan

Item 3 :- Specific parts of the plan wish to have them amended and the reason for my view.

Proposed amendment - (1).

Include the triangular area – Pt Res 1759 (indicated in the attached drawing No. 300/B) as part of the plan change and extend the “Low Density” designated area to include this triangular area.

The reason for my view.

- (i) Excluding this area from the proposed plan change is not benefiting the intended outcome of the proposed “Plan Change 7”. Instead if it is not considered as part of this plan change it may pose saviour restrictions to achieve the consistency of the desired development under plan change 7.

Proposed amendment – (2)

Introduce another neighbourhood centre at the location indicated in the attached drawing No. 300/B.

Reasons for my view.

- (i) The proposed neighbourhood centre will serve not only the new residents within the proposed plan change area but also the commuters along Dunns Crossing Road & Burnham School Road.
- (ii) In time to come, with the growth of population it is inevitable that the land west of Dunns Crossing road would be developed and such developments too will benefit by having a neighbourhood centre at the proposed location.
- (iii) When all the roads are developed it will necessitate a controlled traffic arrangement at the T junction of Dunns Crossing Road and the future Road leading to neighbourhood centre. Hence there should not be a concern of traffic slow down by the introduction of a neighbourhood centre at the proposed location.



SCANNED

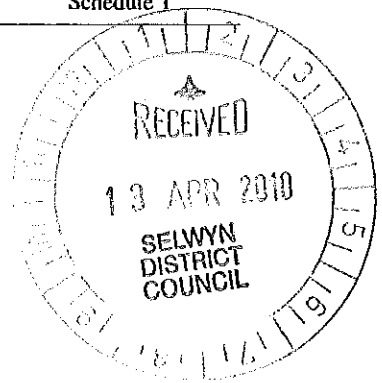
56
100413039

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Hoo Ting Yan (owner of Lots 1, 4, 6 + 9 off Newman Road).

This is a submission on the following proposed Plan Change: NO7

Growth of Township, Urban Development (name and number of Plan Change)

Rezoning of land for Urban purposes including introduction of a new Living Zone at Lincoln and Rolleston.

2. The specific provisions of the proposal that my submission relates to are: (1) Support the plan change NO. 7.

* Extend the limit of the proposed plan change 7.

* Introduce additional neighbourhood centre in Rolleston area. (give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is: of Proposed Plan Change 7.

I consider that by introducing the following changes will make the proposed plan change more workable and practical:

- For details of my submission please see attached -

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

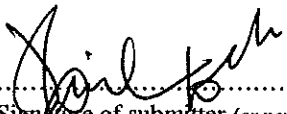
4. †I seek the following decision from Selwyn District Council:

- Possibility of extending the limit of plan
change area.

- Introduction of a neighbourhood centre.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.  25. 03. 2010
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: P.O. Box 99110
..... Newmarket, Auckland - 1149

Telephone: 09 520 2010 Fax: 09 520 2016

Email: hari@goodland.co.nz

Contact person: Hari De Alwis Title Senior Project Manager (if appropriate)



Part of Form 5
Submission on publicly notified Plan Change 7
Selwyn District Plan

Item 3 :- Specific parts of the plan wish to have them amended and the reason for my view.

Proposed amendment - (1).

Include the triangular area – Pt Res 1759 (indicated in the attached drawing No. 300/B) as part of the plan change and extend the “Low Density” designated area to include this triangular area.

The reason for my view.

- (i) Excluding this area from the proposed plan change is not benefiting the intended outcome of the proposed “Plan Change 7”. Instead if it is not considered as part of this plan change it may pose saviour restrictions to achieve the consistency of the desired development under plan change 7.

Proposed amendment – (2)

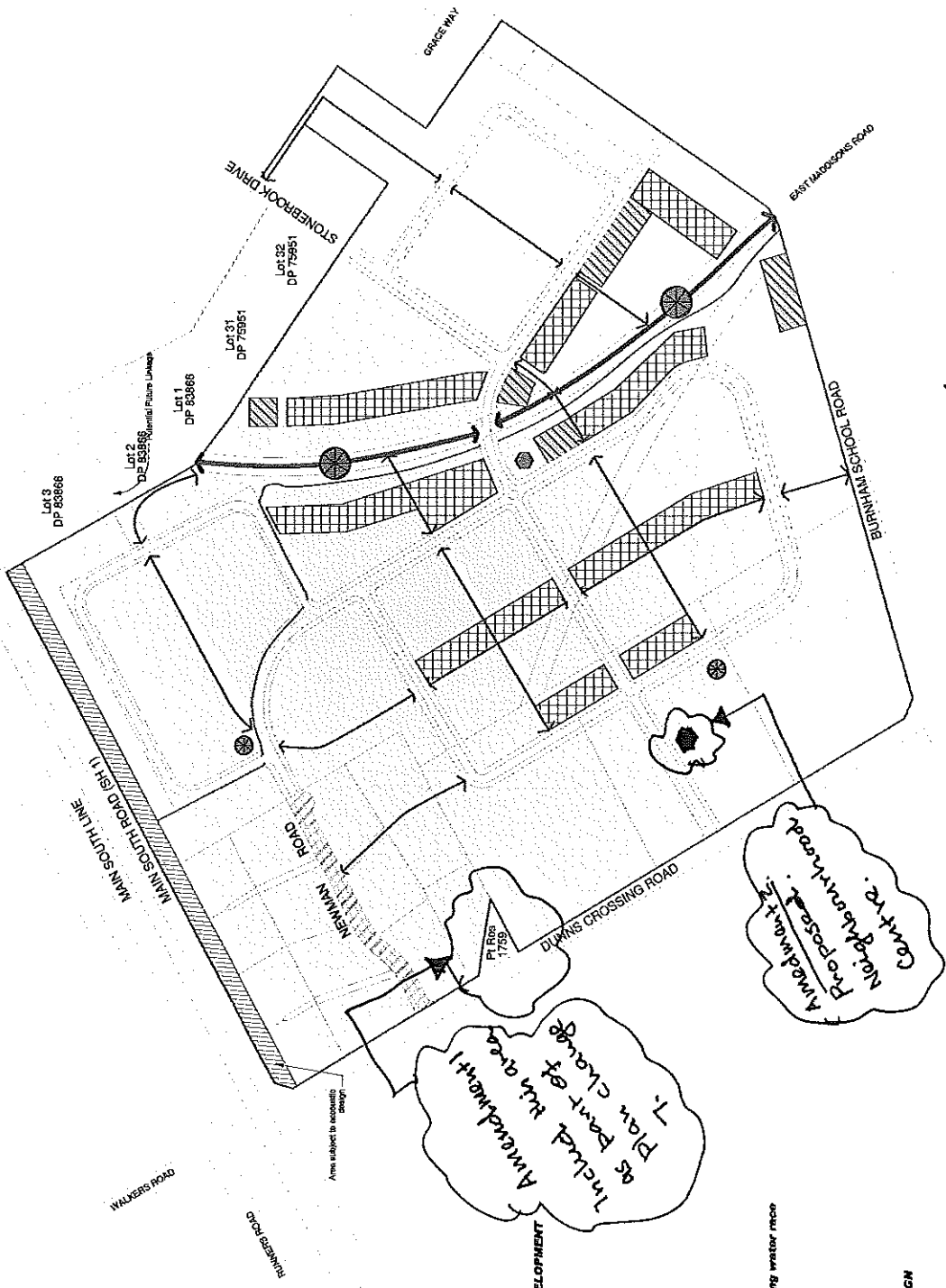
Introduce another neighbourhood centre at the location indicated in the attached drawing No. 300/B.

Reasons for my view.

- (i) The proposed neighbourhood centre will serve not only the new residents within the proposed plan change area but also the commuters along Dunns Crossing Road & Burnham School Road.
- (ii) In time to come, with the growth of population it is inevitable that the land west of Dunns Crossing road would be developed and such developments too will benefit by having a neighbourhood centre at the proposed location.
- (iii) When all the roads are developed it will necessitate a controlled traffic arrangement at the T junction of Dunns Crossing Road and the future Road leading to neighbourhood centre. Hence there should not be a concern of traffic slow down by the introduction of a neighbourhood centre at the proposed location.



contractor shall verify all dimensions before commencing work



KEY

- NEIGHBOURHOOD CENTRE
- MEDIUM DENSITY
- COMPREHENSIVE RESIDENTIAL DEVELOPMENT
- LOW DENSITY
- KEY OPEN SPACE LOCATION
- GREEN LINKAGES
- Indicative location of realigned existing water race
- PRIMARY AND SECONDARY ROADS
- AREA SUBJECT TO ACOUSTIC DESIGN
- EXISTING LEGAL ROAD WITHIN THE DEVELOPMENT AREA

ORIGINAL SCALE - 1:10 M

VW 100: M23-30111, w/CDP/rev001



Lead Development Engineer
Engineering - Planning - Planning
1000 Stirling St, Rolleston
P.O. Box 11, 3079 phone 350-1053
rolleston@rolleston.co.nz

Outline Development Plan
Stonebrook Planchange, Rolleston

For discussion
D: 01/10
A: 01/10

Drawn	Check	Date
DP	DP	DP
DP	DP	DP
DP	DP	DP

300/B

57
100330044Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

SCANNED

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

1. Full name of submitter: Christine Siew Ing Yek (Owner of Lot 10 off Newman Road)

This is a submission on the following proposed Plan Change: NO7

Growth of Township, Urban Development (name and number of Plan Change)

Re-zoning of land for Urban purposes including introduction of a new Living Zone at Lincoln and Rolleston.

2. The specific provisions of the proposal that my submission relates to are: (1) Support the plan change NO.7.

* Extend the limit of the proposed plan change 7.

* Introduce additional neighbourhood centre in Rolleston area. (give details).

3. *My submission in SUPPORT / ~~opposition~~ is: of Proposed Plan Change 7.

I consider that by introducing the following changes will make the proposed plan change more workable and practical.

- For details of my submission please see attached -

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Ym1

X

Schedule 1

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

4. I seek the following decision from Selwyn District Council:

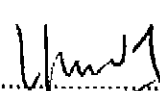
- possibility of extending the limit of plan
change area.

- Introduction of a neighbourhood centre.

(Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.)

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.  X 29/03/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter:

Telephone: 09 5792258 Fax:

Email:

Contact person: Christina Yek Title: (if appropriate)

Part of Form 5Submission on publicly notified Plan Change 7Selwyn District Plan

Item 3 :- Specific parts of the plan wish to have them amended and the reason for my view.

Proposed amendment - (1).

Include the triangular area -- Pt Res 1759 (indicated in the attached drawing No. 300/B) as part of the plan change and extend the "Low Density" designated area to include this triangular area.

The reason for my view.

- (i) Excluding this area from the proposed plan change is not benefiting the intended outcome of the proposed "Plan Change 7". Instead if it is not considered as part of this plan change it may pose saviour restrictions to achieve the consistency of the desired development under plan change 7.

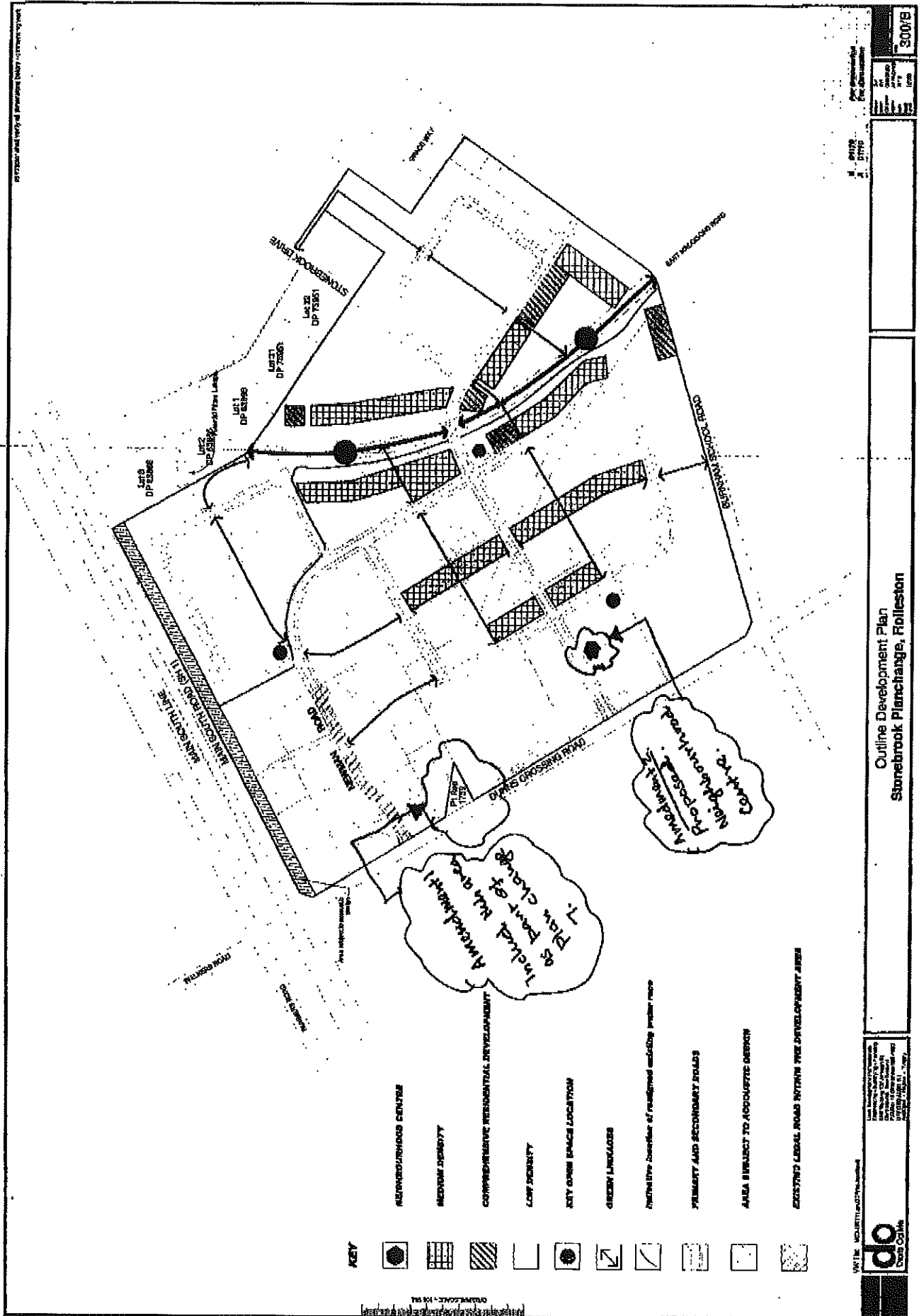
Proposed amendment - (2)

Introduce another neighbourhood centre at the location indicated in the attached drawing No. 300/B.

Reasons for my view.

- (i) The proposed neighbourhood centre will serve not only the new residents within the proposed plan change area but also the commuters along Dunns Crossing Road & Burnham School Road.
- (ii) In time to come, with the growth of population it is inevitable that the land west of Dunns Crossing road would be developed and such developments too will benefit by having a neighbourhood centre at the proposed location.
- (iii) When all the roads are developed it will necessitate a controlled traffic arrangement at the T junction of Dunns Crossing Road and the future Road leading to neighbourhood centre. Hence there should not be a concern of traffic slow down by the introduction of a neighbourhood centre at the proposed location.

AB +





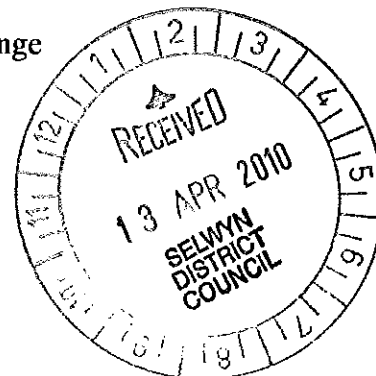
100413051

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Ming Shang Chen & Xiu Ling Lin (owners of Lot 14 off Newman Rd.)

This is a submission on the following proposed Plan Change: NO 7

Growth of Township, Urban Development (name and number of Plan Change)
Rezoning of land for urban purposes including introduction
of a new Living Zone at Lincoln and Rolleston.

2. The specific provisions of the proposal that my submission relates to are: (1) Support the plan change NO. 7.

* Extend the limit of the proposed plan change 7.

* Introduce additional neighbourhood centre (give details).
in Rolleston area.

3. *My submission in SUPPORT / ~~OPPOSITION~~ is: of Proposed Plan Change 7.

I consider that by introducing the following
changes will make the proposed plan change
more workable and practical.

- For details of my submission please see
attached -

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council:

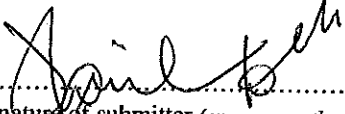
- possibility of extending the limit of plan
change area.

- Introduction of a neighbourhood centre.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.  X 29/03/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: C/O WORTHWHILE LTD
P.O. Box 99 110
Newmarket, Auckland 1149
New Zealand

Telephone: 09 261 2514 Fax:

Email:

Contact person: Xiu Ling Lo & Mrs. Sheen chen Title:

(if appropriate)

Part of Form 5
Submission on publicly notified Plan Change 7
Selwyn District Plan

Item 3 :- Specific parts of the plan wish to have them amended and the reason for my view.

Proposed amendment - (1).

Include the triangular area – Pt Res 1759 (indicated in the attached drawing No. 300/B) as part of the plan change and extend the “Low Density” designated area to include this triangular area.

The reason for my view.

- (i) Excluding this area from the proposed plan change is not benefiting the intended outcome of the proposed “Plan Change 7”. Instead if it is not considered as part of this plan change it may pose saviour restrictions to achieve the consistency of the desired development under plan change 7.

Proposed amendment – (2)

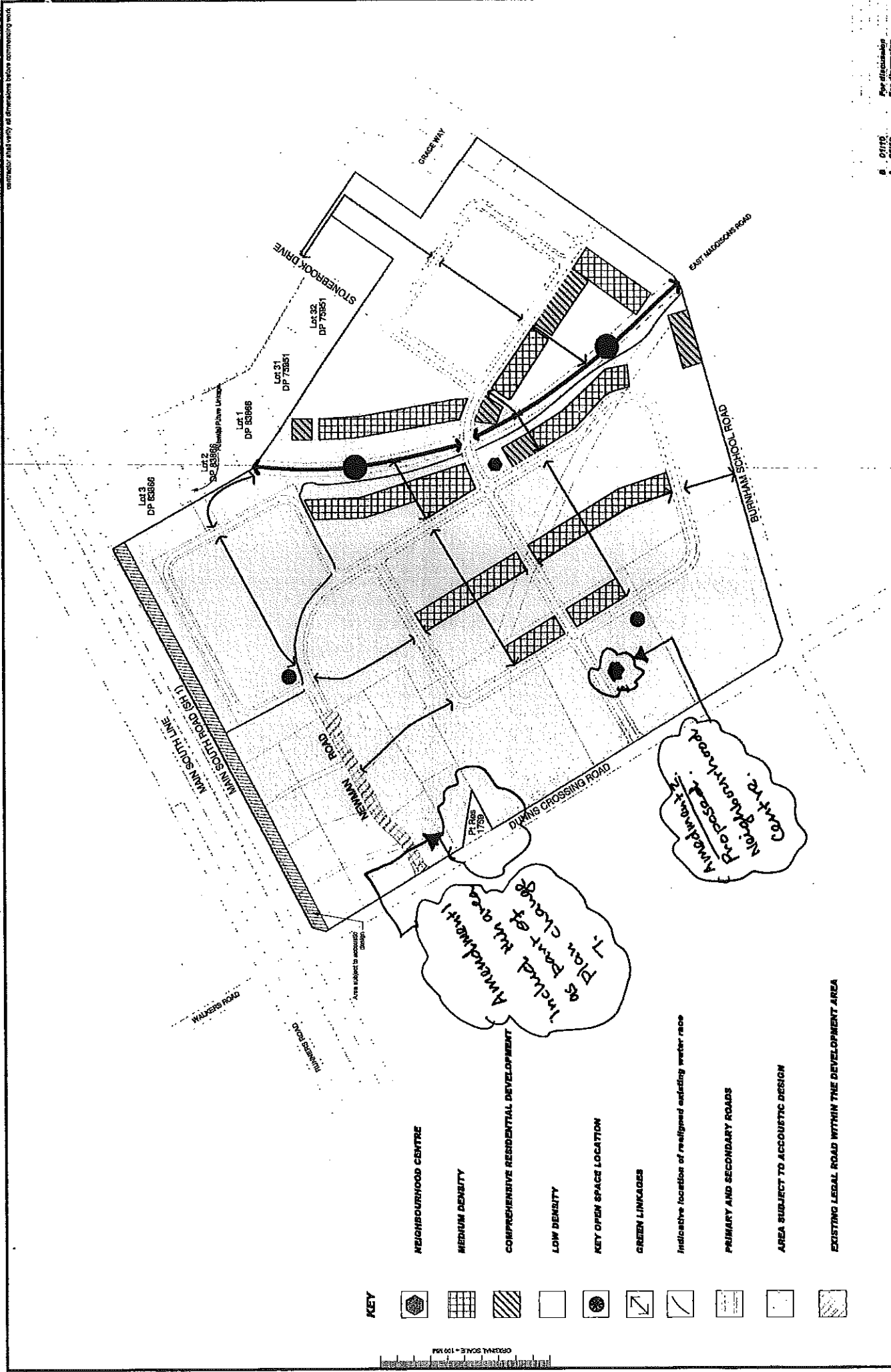
Introduce another neighbourhood centre at the location indicated in the attached drawing No. 300/B.

Reasons for my view.

- (i) The proposed neighbourhood centre will serve not only the new residents within the proposed plan change area but also the commuters along Dunns Crossing Road & Burnham School Road.
- (ii) In time to come, with the growth of population it is inevitable that the land west of Dunns Crossing road would be developed and such developments too will benefit by having a neighbourhood centre at the proposed location.
- (iii) When all the roads are developed it will necessitate a controlled traffic arrangement at the T junction of Dunns Crossing Road and the future Road leading to neighbourhood centre. Hence there should not be a concern of traffic slow down by the introduction of a neighbourhood centre at the proposed location.

X

Contractor to verify all dimensions before commencing work



KEY

- NEIGHBOURHOOD CENTRE
- MEDIUM DENSITY
- COMPREHENSIVE RESIDENTIAL DEVELOPMENT
- LOW DENSITY
- KEY OPEN SPACE LOCATION
- GREEN LINKAGES
- Indicative location of realigned existing water race
- PRIMARY AND SECONDARY ROADS
- AREA SUBJECT TO ACOUSTIC DESIGN
- EXISTING LEGAL ROAD WITHIN THE DEVELOPMENT AREA

ORIGINAL SCALE - 1:500

For discussion
a. 01110
b. 01110

DATE	REVISION	BY	APP'D
15/05/2011	1	01110	01110

300/B

Outline Development Plan
Stonebrook Planchage, Rolleston

Lead Development Practitioner
Engineering - Surveying & Planning
Christchurch, New Zealand
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do
David O'Brien

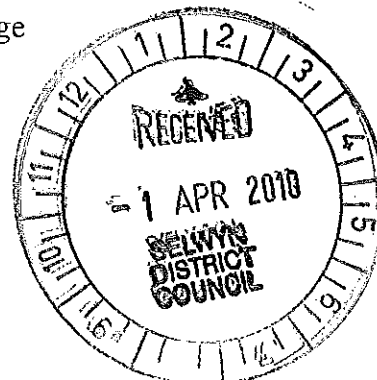
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59
10040 1013

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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



1. Full name of submitter: Paul Francis Claridge

This is a submission on the following proposed Plan Change:

Plan Change 7(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

Lincoln OPO Area 4
.....(give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is:

Based on the planning documents the Council
has prepared we support the Plan Change 7
as it provides for

- orderly development of the Lincoln township
- a strategic framework for development
which fits well with the Regional Policy
Statement (change 1)
- a high standard of design, amenity
and local infrastructure
- innovative quality design of new
sub-divisions.
- the Council to take a more directive
role in planning to achieve the above

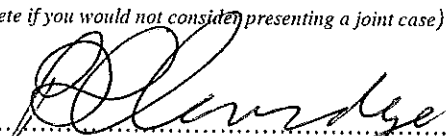
*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council:

That Plan Change 7 is approved as
publically notified on 27 February 2010

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.  29/3/2010
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: P.O Box 172 Lincoln University
Canterbury

Telephone: 027 249 3531 Fax:

Email: claridge.s@extra.co.nz

Contact person: Paul Claridge Title Owner (if appropriate)

510

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

1. Full name of submitter: Jason Hoo (Owner of Lot 11 off Newman Road)

This is a submission on the following proposed Plan Change: NO.7

Growth of Township, Urban Development (name and number of Plan Change)
Re-zoning of land for Urban purposes including introduction
of a new Living Zone at Lincoln and Rolleston.

2. The specific provisions of the proposal that my submission relates to are: (1) Support the plan change NO.7.

* Extend the limit of the proposed plan change 7.

* Introduce additional neighbourhood centre (give details).
in Rolleston area.

3. *My submission in SUPPORT / ~~OPPOSITION~~ of Proposed Plan Change 7.

I consider that by introducing the following
changes will make the proposed plan change
more workable and practical:

- For details of my submission please see
attached -

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

JX

Schedule 1

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

4. †I seek the following decision from Selwyn District Council:

- Possibility of extending the limit of plan
change area.

- Introduction of a neighbourhood centre.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. X 29/03/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter:

Telephone: 021 388810 Fax:

Email:

Contact person: Jason Hoo Title (if appropriate)

Part of Form 5
Submission on publicly notified Plan Change 7
Selwyn District Plan

Item 3 :- Specific parts of the plan wish to have them amended and the reason for my view.

Proposed amendment - (1).

Include the triangular area – Pt Res 1759 (indicated in the attached drawing No. 300/B) as part of the plan change and extend the “Low Density” designated area to include this triangular area.

The reason for my view.

- (i) Excluding this area from the proposed plan change is not benefiting the intended outcome of the proposed “Plan Change 7”. Instead if it is not considered as part of this plan change it may pose saviour restrictions to achieve the consistency of the desired development under plan change 7.

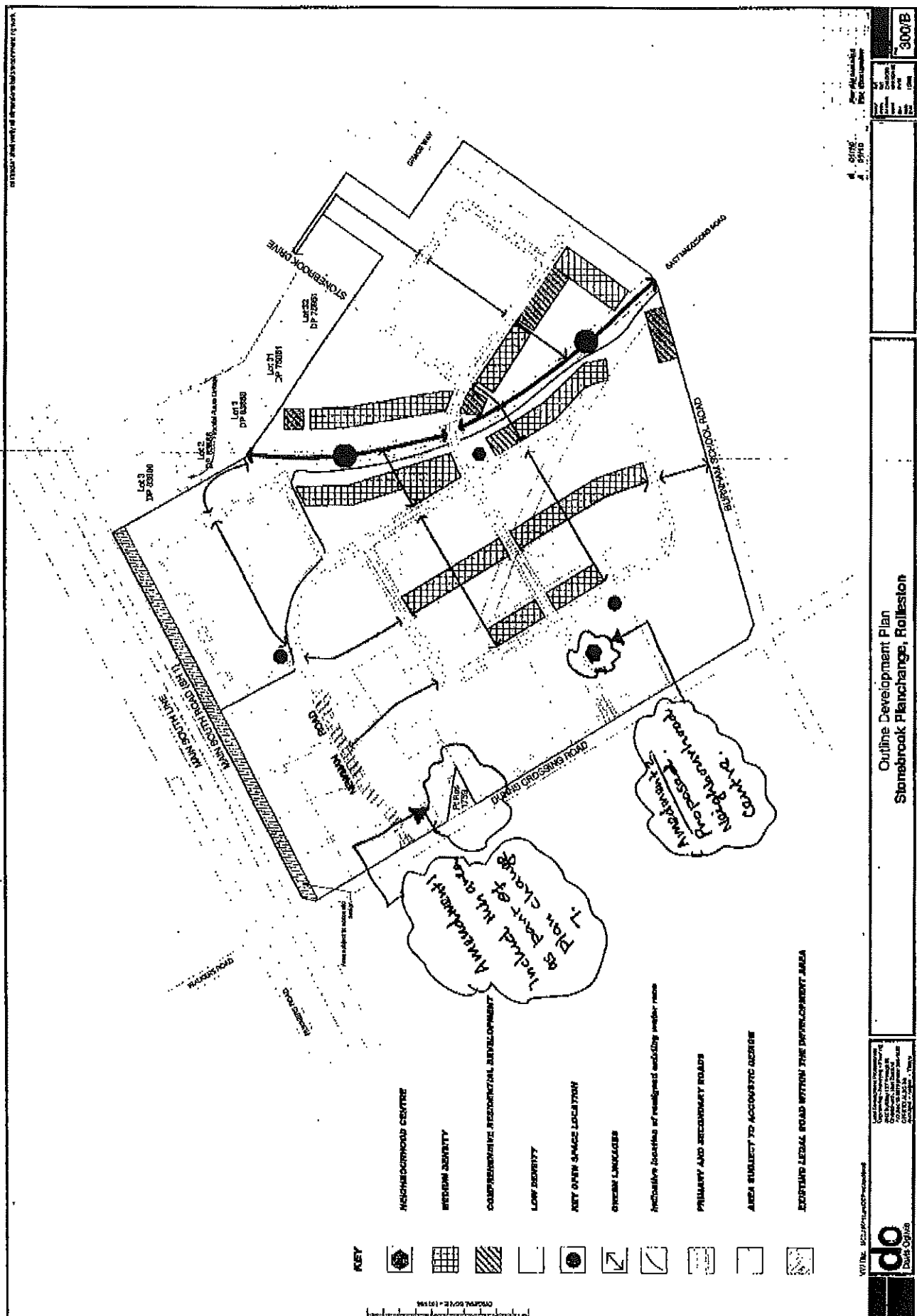
Proposed amendment – (2)

Introduce another neighbourhood centre at the location indicated in the attached drawing No. 300/B.

Reasons for my view.

- (i) The proposed neighbourhood centre will serve not only the new residents within the proposed plan change area but also the commuters along Dunns Crossing Road & Burnham School Road.
- (ii) In time to come, with the growth of population it is inevitable that the land west of Dunns Crossing road would be developed and such developments too will benefit by having a neighbourhood centre at the proposed location.
- (iii) When all the roads are developed it will necessitate a controlled traffic arrangement at the T junction of Dunns Crossing Road and the future Road leading to neighbourhood centre. Hence there should not be a concern of traffic slow down by the introduction of a neighbourhood centre at the proposed location.

✕



100407014
511

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: L.R. + J.A. Bain.

This is a submission on the following proposed Plan Change:

Plan Change 7 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: Rolleston

Outline Development Plan Area 3.

(give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is:

- (1) The rezoning of Outline development area 3, is a logical extension (squaring off) of the Rolleston Urban Area.
- (2) We have reverse sensitivity issues with our rural land now, which is next to a new subdivision (E.G). We have had the boundary evergreen trees removed, that were great protection for our livestock.
- (3) The landowners of this area have already put a private plan change to the council, to have this area rezoned, (this has since been rejected). This application was done with council advice, and was done through a resource management law specialist firm. We have already sought and financed the information, that is now with the council.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. I seek the following decision from Selwyn District Council:

To rezone Roll-
eston Area 3 to Living Z, for residential
development as soon as possible.

(Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.)

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. L.R. Bain J.Bain 5/4/10
Signature of submitter (or person authorised to sign on their behalf) Date
8. Address for service of submitter: 132 Levi Rd, RD8, Chch.
7678

Telephone: Ph 3477000 Fax:

Email: ~~judy.les@xtra.co.nz~~ judy.les@xtra.co.nz

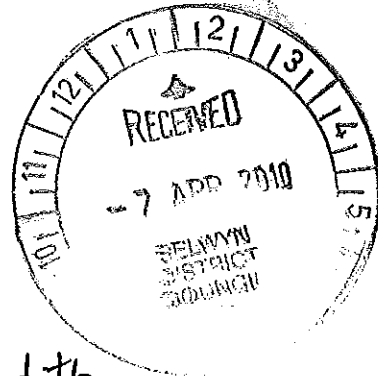
Contact person: Title (if appropriate)

512
100407027

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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



1. Full name of submitter: Jillian and John Meredith

This is a submission on the following proposed Plan Change:

Lincoln Area 3 Outline Development Plan (name and number of Plan Change)

2. The specific provisions of the proposal that ^{our} ~~my~~ submission relates to are: Cycleways traversing the Liffeyfields stormwater reserve. (give details).

3. *My submission in SUPPORT / OPPOSITION is:

Page 3 of the ODP shows a cycleway crossing the Liffeyfields stormwater swale with a connecting walkway through to Heathridge. Apart from its primary function as a stormwater reserve, the swale is well-used by the local community, particularly children, for all kinds of activities: ball games, team games, kite flying, dog exercise etc.

We feel that two pathways traversing this area would be detrimental to recreational activity and would create an unsafe environment in terms of hazards. An existing pathway, very well used by pedestrians and cyclists already links Liffeyfields and Heathridge along the western perimeter of the swale.

In addition to creating hazards, footpaths in the swale area would make mowing and verge maintenance more difficult.

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

4. †I seek the following decision from Selwyn District Council: That all paths (cycle or pedestrian) should be situated on the perimeter of the Liffeyfields stormwater reserve and not traverse the reserve in any way.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. ^{We} ~~I WISH~~ / DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, ^{we} ~~I~~ will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7. J. Meredith 1-04-2010
Signature of submitter (or person authorised to sign on their behalf) Date

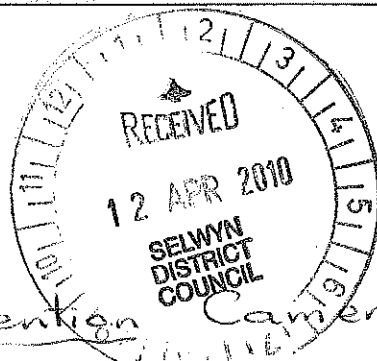
8. Address for service of submitter: 2 Duncantfields Place
Lincoln 7608

Telephone: 03 325 7891 Fax:

Email: jmeredith@inspire.net.nz

Contact person: Jillian Meredith Title(if appropriate)

513



2RD

100412003 Ellesmere Road 624
Phone 3252286

Rate Number

23 561 - 20301

Dear Sir Attention Cameron Wood.

My feelings are the same as last time you required feedback Lincoln development & Rezoning Plan Change 7.

I think Lincoln should progress towards Prebbleton and carry on from Edward Street development to Tancred's road, rather than go back behind Ryelands and New World as it is valuable farm land and very wet.

Shifting to Lincoln from Akaroa sixty years ago, I have great fondness for area. After marrying lived Barker Street which was very wet land. The rest of my life have lived three different houses Ellesmere Road

Another reason in my opinion as people drive Birch's Rd Ellesmere Rd to College etc. don't realise the size of village as they can't see area Ryelands development

I would be happy for my 4ha property to be rezoned residential in progress towards Prebbleton

Your Sincerely

Edna Earnshaw

E P Earnshaw

514

SCANNED

100413049

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Song Yu Rong (owner of ^{lot} 12 off Newman Road)

This is a submission on the following proposed Plan Change: NOT

Growth of Township, Urban Development (name and number of Plan Change)
Rezoning of land for urban purposes including introduction
of a new Living Zone at Lincoln and Rolleston.

2. The specific provisions of the proposal that my submission relates to are: (1) Support the plan change NO. 7.

* Extend the limit of the proposed plan change 7.

* Introduce additional neighbourhood centre (give details).
in Rolleston area.

3. *My submission in SUPPORT / ~~OPPOSITION~~ is: of Proposed Plan Change 7.

I consider that by introducing the following
changes will make the proposed plan change
more workable and practical.

- For details of my submission please see
attached -

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

X

4. †I seek the following decision from Selwyn District Council:

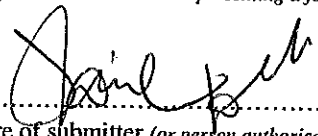
- Possibility of extending the limit of plan
change area.

- Introduction of a neighbourhood centre.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.  X 29/03/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 40 Wonthwhite Ltd.

PO Box 99-110
Newmarket, Auckland - 1149
New Zealand

Telephone: 09 520 2167 Fax:

Email:

Contact person: Song Yu Rong Title: (if appropriate)

Part of Form 5
Submission on publicly notified Plan Change 7
Selwyn District Plan

Item 3 :- Specific parts of the plan wish to have them amended and the reason for my view.

Proposed amendment - (1).

Include the triangular area – Pt Res 1759 (indicated in the attached drawing No. 300/B) as part of the plan change and extend the “Low Density” designated area to include this triangular area.

The reason for my view.

- (i) Excluding this area from the proposed plan change is not benefiting the intended outcome of the proposed “Plan Change 7”. Instead if it is not considered as part of this plan change it may pose saviour restrictions to achieve the consistency of the desired development under plan change 7.

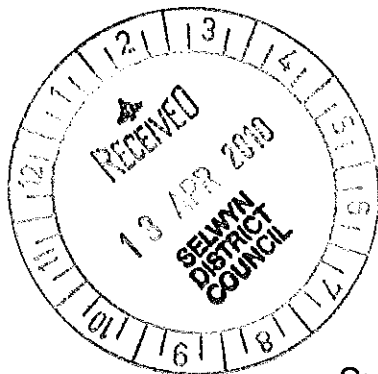
Proposed amendment – (2)

Introduce another neighbourhood centre at the location indicated in the attached drawing No. 300/B.

Reasons for my view.

- (i) The proposed neighbourhood centre will serve not only the new residents within the proposed plan change area but also the commuters along Dunns Crossing Road & Burnham School Road.
- (ii) In time to come, with the growth of population it is inevitable that the land west of Dunns Crossing road would be developed and such developments too will benefit by having a neighbourhood centre at the proposed location.
- (iii) When all the roads are developed it will necessitate a controlled traffic arrangement at the T junction of Dunns Crossing Road and the future Road leading to neighbourhood centre. Hence there should not be a concern of traffic slow down by the introduction of a neighbourhood centre at the proposed location.

X



515
100413038

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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



1. Full name of submitter: Lincoln Estates Limited

Lincoln Estates Limited is the Purchaser of that 26.5006 hectare parcel of land lying at the eastern end of the Lincoln township and forming the south western corner of the intersection of Edward St, Lincoln-Tai Tapu Road and Ellesmere Road, and legally described as Part Lot 1, DP 9172 and contained in Certificate of Title Reference CB37B/525.

This is a submission on Proposed Plan Change 7 to the Selwyn District Plan.

2. The specific provisions of the proposal that my submission relates to are:

SEE ATTACHED TABLE – COLUMN 1

3. Our submission in SUPPORT / OPPOSITION is:

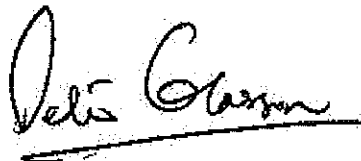
SEE ATTACHED TABLE – COLUMN 2

4. We seek the following decision from Selwyn District Council:

SEE ATTACHED TABLE – COLUMN 3

5. WE DO WISH to be heard in support of our submission

6. If others make a similar submission, we will not consider presenting a joint case with them at a hearing

7. 
Peter Glasson

Director
Lincoln Estates Limited

Date: 11 April 2010

8. Address for service of submitter:

Lincoln Estates Limited
c/- Mr Peter Glasson
24 Weka St
Fendalton
CHRISTCHURCH 8041

P: 03 348 9090
M: 021 324 954
F: 03 348 9092
E: peter.glasson@ihug.co.nz

Page	(1) The specific provisions of the Proposed Plan Change that Lincoln Estates submission relates to are as follows:	(2) Lincoln Estates submission is that:	(3) Lincoln Estates seeks the following decision from the Selwyn District Council (or relief to like effect satisfactory to Lincoln Estates):
002	Table A4.4 – Description of Township Zones; and specifically the sentence which reads: “Where the deferral is dependant on separate phasing provisions and/or the provision of infrastructure (as is the case with Phase 2 areas in Lincoln), they will remain deferred until 2021 and sufficient infrastructure is available.”	The sentence is dependent on the confirmation of the staging approach in Plan Change 1 to the Regional Policy Statement. It is also dependent on there being sufficient spare capacity in zoned land that it is not necessary to develop Phase 2 land prior to 2021.	DELETE the sentence in its entirety OR REWORD the sentence to read as follows: “Where the deferral is dependant on separate phasing provisions and/or the provision of infrastructure (as is the case with Phase 2 areas in Lincoln), they will remain deferred until sufficient infrastructure is available, and demand for further residential development can be verified.” AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
015	Policy B4.1.12 Discourage high and continuous fences or screening of sites in Living zones that have frontage but no access on to Strategic Roads or Arterial Roads.	The Policy ignores the reasons for fencing, barriers, and screening of sites abutting Strategic and Arterial Roads. High traffic volumes on such roads destroy the amenity of the adjoining residential sites.	DELETE Policy B4.1.12, and the accompanying Explanation and Reasons in their entirety. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited

Page	(1) The specific provisions of the Proposed Plan Change that Lincoln Estates submission relates to are as follows:	(2) Lincoln Estates submission is that:	(3) Lincoln Estates seeks the following decision from the Selwyn District Council (or relief to like effect satisfactory to Lincoln Estates):
021	Objective 4.2.4: Explanation and Reasons Final Paragraph	(i) The Objective does NOT provide opportunity and flexibility for developers to express greater innovation, while satisfying the engineering requirements of the Plan. In fact, the Plan Change in general, and the Objective in particular, confer greater control to the Council and less flexibility to developers in subdivision design. (ii) The Council should not be protecting private views, is extremely problematic in practice, and is contrary to the principles and practice of the RMA. (iii) The last sentence is not required.	(i) REWRITE the first sentence to read: "Objective 4.2.4 satisfies the engineering requirements of the Plan. (ii) DELETE the words "...protection of views,..." (iii) DELETE the last sentence of the paragraph. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
022	Policy B4.2.3 " - Access to sunlight"	All allotments have access to sunlight. It is the design of the dwelling which determines the use of sunlight in the dwelling and on the allotment. The provision is the micromanagement of subdivision design and is contrary to the principles and practice of resource management planning.	DELETE the provision in its entirety. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited

Page	(1) The specific provisions of the Proposed Plan Change that Lincoln Estates submission relates to are as follows:	(2) Lincoln Estates submission is that:	(3) Lincoln Estates seeks the following decision from the Selwyn District Council (or relief to like effect satisfactory to Lincoln Estates):
023	Policy B4.2.3 Explanation and Reasons	Consequential issues: (i) Maximisation of sunlight access is a matter of building design, not subdivision design (ii) The explanation regarding access does not relate to the policy and must be deleted in its entirety.	DELETE the following sentences which read: (i) "It is important that residential buildings maximise the ability to receive sunlight in living areas which helps to achieve energy efficiency and maintain associated amenity values." (ii) Direct site access onto limited access roads or State Highways is not generally possible, However allotments that adjoin main roads within urban areas should be designed so as to gain access from those roads rather than 'turning their back' to main roads. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited DELETE the phrase: "...and views to the Southern Alps and Port Hills,..." AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
023	Policy B4.2.4 Explanation and Reasons	Views from a subdivision are not a matter for the District Plan to take account of. The policy does not relate to the views from a subdivision. The provision is the micromanagement of subdivision design and is contrary to the principles and practice of resource management planning.	

Page	(1) The specific provisions of the Proposed Plan Change that Lincoln Estates submission relates to are as follows:	(2) Lincoln Estates submission is that:	(3) Lincoln Estates seeks the following decision from the Selwyn District Council (or relief to like effect satisfactory to Lincoln Estates):
027	Policy B4.2.9 Words: "...small in scale..."	The words are meaningless	DELETE the phrase: "...small in scale..." AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited DELETE the phrase: "Limiting the scale of new residential blocks will..." and REPLACE with: "Pedestrian, cycle and vehicular permeability within and through these living environments needs to be encouraged so that pedestrians and cyclists will experience..." DELETE the phrase: "...and views..." DELETE the words starting: "Residential blocks with perimeters..." to the end of the Explanation. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
027	Policy B4.2.9 Explanation and Reasons (i) Limiting the (ii) "...and views..." (iii) The words: "Residential blocks..." to the end of the paragraph.	The provision is the micromanagement of subdivision design and is contrary to the principles and practice of resource management planning. The Council should not be protecting private views, is extremely problematic in practice, and is contrary to the principles and practice of the RMA. The explanation to the policy is overly prescriptive and would be better placed in the Subdivision Design Guide.	

Page	(1) The specific provisions of the Proposed Plan Change that Lincoln Estates submission relates to are as follows:	(2) Lincoln Estates submission is that:	(3) Lincoln Estates seeks the following decision from the Selwyn District Council (or relief to like effect satisfactory to Lincoln Estates):
028	Policy B4.2.11 "...whilst avoiding rear allotments where practical."	The provision is the micromanagement of subdivision design and is contrary to the principles and practice of resource management planning. The explanation to the policy is overly prescriptive.	DELETE the phrase: "...whilst avoiding rear allotments where practical..." DELETE the paragraph: "Sufficient interaction for all allotments with road frontages..." DELETE the paragraph in its entirety: "Where gated subdivisions are proposed, it will be ..." AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
030	Anticipated Environmental Results - Strong connections between allotments and the road frontage;	The statement is the micromanagement of subdivision design and is contrary to the principles and practice of resource management planning. The statement is overly prescriptive.	DELETE the provision in its entirety AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
037	Objective B4.3.4	The objective is dependent on the confirmation of the staging approach in Plan Change 1 to the Regional Policy Statement. It is also dependent on there being sufficient spare capacity in zoned land that it is not necessary to develop Phase 2 land prior to 2021.	DELETE the words: "...through a coordinated and phased development approach." AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited

Page	(1) The specific provisions of the Proposed Plan Change that Lincoln Estates submission relates to are as follows:	(2) Lincoln Estates submission is that:	(3) Lincoln Estates seeks the following decision from the Selwyn District Council (or relief to like effect satisfactory to Lincoln Estates):
045	Policy B4.3.8	The objective is dependent on the confirmation of the staging approach in Plan Change 1 to the Regional Policy Statement. It is also dependent on there being sufficient spare capacity in zoned land that it is not necessary to develop Phase 2 land prior to 2021.	DELETE the second sentence and REPLACE with the following: “The deferment of these areas shall be lifted when demand for further residential development can be verified, provided adequate infrastructure and servicing is available and an operative Outline Development Plan for the stage has been included in the District Plan.” AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
045	Policy B4.3.8 Explanation and Reasons	The last sentence to the first paragraph is dependent on the confirmation of the staging approach in Plan Change 1 to the Regional Policy Statement. It is also dependent on there being sufficient spare capacity in zoned land that it is not necessary to develop Phase 2 land prior to 2021. The sentence is contrary to the Lincoln Structure Plan and to Proposed Plan Change 7.	DELETE the last sentence, and make any other consequential amendments. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
048	Preferred Growth Option “The first preferred direction for any expansion of the residential area at Lincoln township is south of Gerald Street and east of Springs Road.”		DELETE the sentence in its entirety and make any other consequential amendments. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited

Page	(1) The specific provisions of the Proposed Plan Change that Lincoln Estates submission relates to are as follows:	(2) Lincoln Estates submission is that:	(3) Lincoln Estates seeks the following decision from the Selwyn District Council (or relief to like effect satisfactory to Lincoln Estates):
051	Outline Development Plan Area 2 Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main truck connections where necessary;	This specific matter is addressed in the preparation of the ODP and was not requested by the Selwyn District Council.	DELETE the provision or make any other consequential amendments. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
072	Rule 4.13.1	The rule is micromanagement of allotment design and is contrary to the principles and practice of resource management planning. The statement is overly prescriptive and inflexible.	DELETE the Rule in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
072	Rule 4.13.2	The rule is micromanagement of allotment design and is contrary to the principles and practice of resource management planning. The Rule is overly prescriptive and inflexible.	DELETE the Rule in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited

Page	(1) The specific provisions of the Proposed Plan Change that Lincoln Estates submission relates to are as follows:	(2) Lincoln Estates submission is that:	(3) Lincoln Estates seeks the following decision from the Selwyn District Council (or relief to like effect satisfactory to Lincoln Estates):
072	4.13.3 Any activity which does not comply with Rule 4.13.1 and Rule 4.13.2 shall be a restricted discretionary activity.	A resource consent application for these matters are minor and should be processed on a non-notified basis.	AMEND Rule 4.13.3 to read as follows: 4.13.3 Any activity which does not comply with Rule 4.13.1 and Rule 4.13.2 shall be a restricted discretionary activity <u>which shall not be notified and shall not require the written approval of affected parties.</u> AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited DELETE the Rule in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited DELETE the Rule in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
072	4.13.4.3	The rule is micromanagement of allotment design and is contrary to the principles and practice of resource management planning. The Rule is overly prescriptive and inflexible.	DELETE the Rule in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited DELETE the Rule in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
072/ 073	4.13.5	The rule is micromanagement of allotment and dwelling design and is contrary to the principles and practice of resource management planning. The Rule is overly prescriptive and inflexible.	DELETE the Rule in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited

Page	(1) The specific provisions of the Proposed Plan Change that Lincoln Estates submission relates to are as follows:	(2) Lincoln Estates submission is that:	(3) Lincoln Estates seeks the following decision from the Selwyn District Council (or relief to like effect satisfactory to Lincoln Estates):
079	Reasons for Rules: Buildings and Streetscene	The provision is micromanagement of allotment and dwelling design and is contrary to the principles and practice of resource management planning. The provision is overly prescriptive and inflexible.	DELETE the two paragraphs in their entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
098	12.1.4.16	The Proposed provision has already indicated their antipathy of gated communities as is common amongst the planning community. The provision is politically correct planning speak foreshadowing complete opposition by the Council planners to the concept of gated communities.	DELETE the Provision in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
099	12.1.4.28	The provision is micromanagement of allotment and dwelling design and is contrary to the principles and practice of resource management planning. The provision is overly prescriptive and inflexible.	DELETE the Provision in its entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
099	12.1.4.29; 12.1.4.30; 12.1.4.31; 12.1.14.32	The provisions are micromanagement of allotment design and is contrary to the principles and practice of resource management planning. The provisions are overly prescriptive and inflexible.	DELETE the Provisions in their entirety or make other consequential amendments to provide flexibility, to the satisfaction of Lincoln Estates Limited. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited

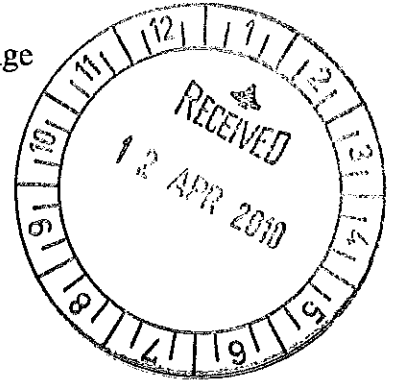
Page	(1) The specific provisions of the Proposed Plan Change that Lincoln Estates submission relates to are as follows:	(2) Lincoln Estates submission is that:	(3) Lincoln Estates seeks the following decision from the Selwyn District Council (or relief to like effect satisfactory to Lincoln Estates):
100	12.1.4.33: "The extent to which the subdivision relates well to its surroundings, cultural features, and makes use of existing features and amenities, such as the retention of trees and water features, view shafts to mountains, or good use of the rural interface to enhance the urban area ; and	Views from a subdivision are not a matter for the District Plan to take account of. The policy does not relate to the views from a subdivision. The provision is the micromanagement of subdivision design and is contrary to the principles and practice of resource management planning.	DELETE the phrase: " view shafts to mountains, or good use of the rural interface to enhance the urban area ". AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited
116	Add the following Outline Development Plans as Appendix 35:	Lincoln Estates Limited supports the inclusion of the Outline Development Plans into the Selwyn District Plan via Plan Change 7.	No Change Required.
123	LINCOLN PLANNING MAPS Create Planning Maps 14A which will sit behind map 14. This map will identify the zoning of future development within Lincoln.	Lincoln Estates Limited supports the inclusion of Map 14A into the Selwyn District Plan IN PART . The proposed two stage phasing relies on the staging promoted by Plan Change 1 to the Canterbury Regional Policy Statement. This aspect of Plan Change 1 to the RPS is under challenge to the Environment Court.	If the staging methodology promoted by Plan Change 1 is removed from the RPS, then all of the Lincoln Estates land (Part Lot 1, DP 9172 and contained in Certificate of Title Reference CB37B/525) shall be rezoned to Living Z zoning. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited

Page	(1) The specific provisions of the Proposed Plan Change that Lincoln Estates submission relates to are as follows:	(2) Lincoln Estates submission is that:	(3) Lincoln Estates seeks the following decision from the Selwyn District Council (or relief to like effect satisfactory to Lincoln Estates):
123	LINCOLN PLANNING MAPS Amend Planning Maps 008, 009, 013, 014, and 110–117 to reflect new Living Z, Living Z Deferred and Business 2 Deferred zonings within Lincoln.	Lincoln Estates Limited supports the inclusion of Map 114 (Sheets 1 & 2) and Map 117 (Sheets 1 & 2) into the Selwyn District Plan IN PART. The proposed two stage phasing relies on the staging promoted by Plan Change 1 to the Canterbury Regional Policy Statement. This aspect of Plan Change 1 to the RPS is under challenge to the Environment Court.	If the staging methodology promoted by Plan Change 1 is removed from the RPS, then all of the Lincoln Estates land (Part Lot 1, DP 9172 and contained in Certificate of Title Reference CB37B/525) shall be rezoned to Living Z zoning. AND make ALL consequential amendments to the Section 32 analysis to the satisfaction of Lincoln Estates Limited

100412060 516

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Joseph Stoney Burdis + Annis Dawn Burdis

This is a submission on the following proposed Plan Change:

Plan Change 7 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:
Rolleston Outline Development Plan SR3

(give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is:

We are submitting in support of Rolleston
Outline Development Plan Area 3. We
feel this is the best solution for the
future development of Rolleston
Reasoning this land will give balance
to residential Rolleston

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

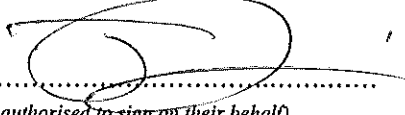
4. I seek the following decision from Selwyn District Council:

To adopt Plan Change Y and Rolleston
Outline Development Plan Area 3.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. C. Burdis  8.4.10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 126 Levi Rd RD8
Christchurch

Telephone: 03 3477294 Fax:

Email: joeburdis@gotrheel.co.nz

Contact person: Joe Burdis Title(if appropriate)

517

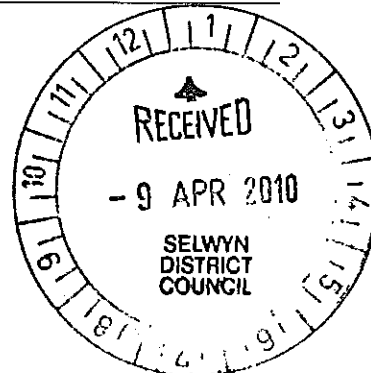
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Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Marilyn McClure - Graeme Hubbard

This is a submission on the following proposed Plan Change:

Plan Change 7.....(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

rezoning of 2A zone to 2 zone

.....(give details).

3. *My submission in SUPPORT ~~OPPOSITION~~ is:

We support the rezoning of the Goulds Rd
area to 2 zone

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. I seek the following decision from Selwyn District Council:

We ask that our bnd zoning - living 2A - be returned to that of all our surrounding neighbors - living 1B. We feel disadvantaged because our neighbors from Lowes Rd to Oak Tree Lane who are all in living 1B have had the ability to either subdivide or buy part of Goulds Green. We have all the amenities of the town sections, surrounded by wooden fences, footpaths and town mail delivery. We are on a large 5300sqmtr section presently divided into two sections and a dwelling. We would like to have our section rezoned for potential growth at Rolleston and the new school.

(Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.)

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. M. McClure 8.4.10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 2 Oak Tree Lane

Telephone: 347 8996 Fax: 3655 247

Email: m.g.hubbard@xtra.co.nz

Contact person: Marilyn McClure Title (if appropriate)

Form 5

Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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



1. Full name of submitter: PHILLIP NEIL RUSSELL

This is a submission on the following proposed Plan Change:

7 IMPLEMENTATION OF ROLLESTON STRUCTURE PLANS (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

REZONING OF 2A ZONE TO Z ZONE.
.....
..... (give details).

3. *My submission in SUPPORT / OPPOSITION is:

WE FULLY SUPPORT THE RE ZONING OF THE
FOSTER'S BLOCK (GOULDS ROAD AREA) TO Z
ZONE.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council:

WE ASK THAT OUR LAND ZONING (LIVING 2A)
BE RETURNED TO THAT OF OUR NEIGHBOURS
(LIVING 1B) WHICH WAS THE ZONING WE
SHARED WITH THEM PRIOR TO THE AIRPORT
SOUND CONTOUR ZONING BEING IMPOSED ON
US BY PLAN CHANGE 60.

ALTERNATIVELY WE ASK THAT OUR LAND ZONING
BE JOINED WITH THE NEW LIVING 2 AREA

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. 

Signature of submitter (or person authorised to sign on their behalf)

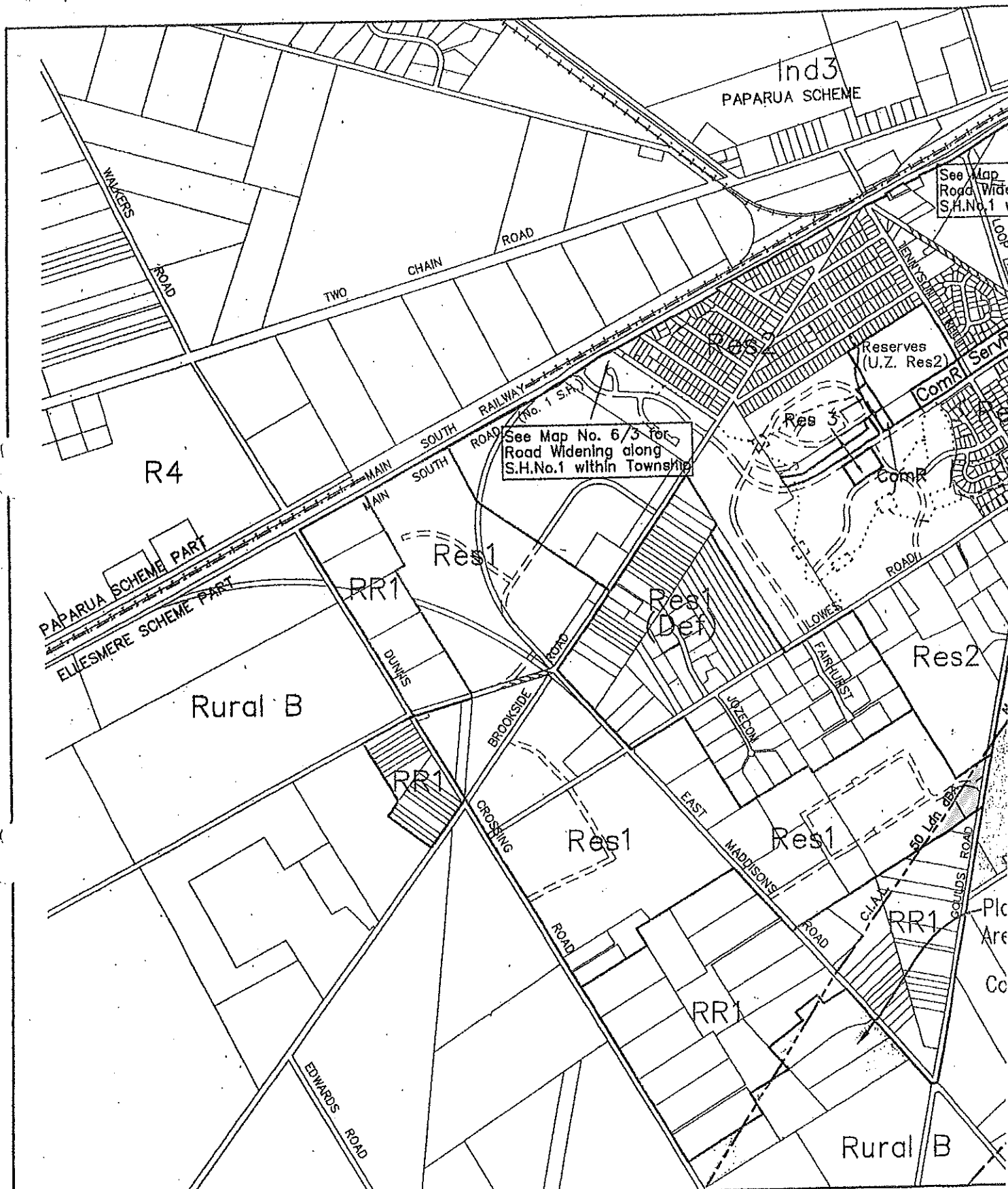
Date

8. Address for service of submitter: 7 OAK TREE LANE
ROLLISTON 7614

Telephone: 347 7262 Fax: —

Email: p.neil.russell@gmail.co

Contact person: NEIL RUSSELL Title (if appropriate)



File 142.05.02 Tm22.00

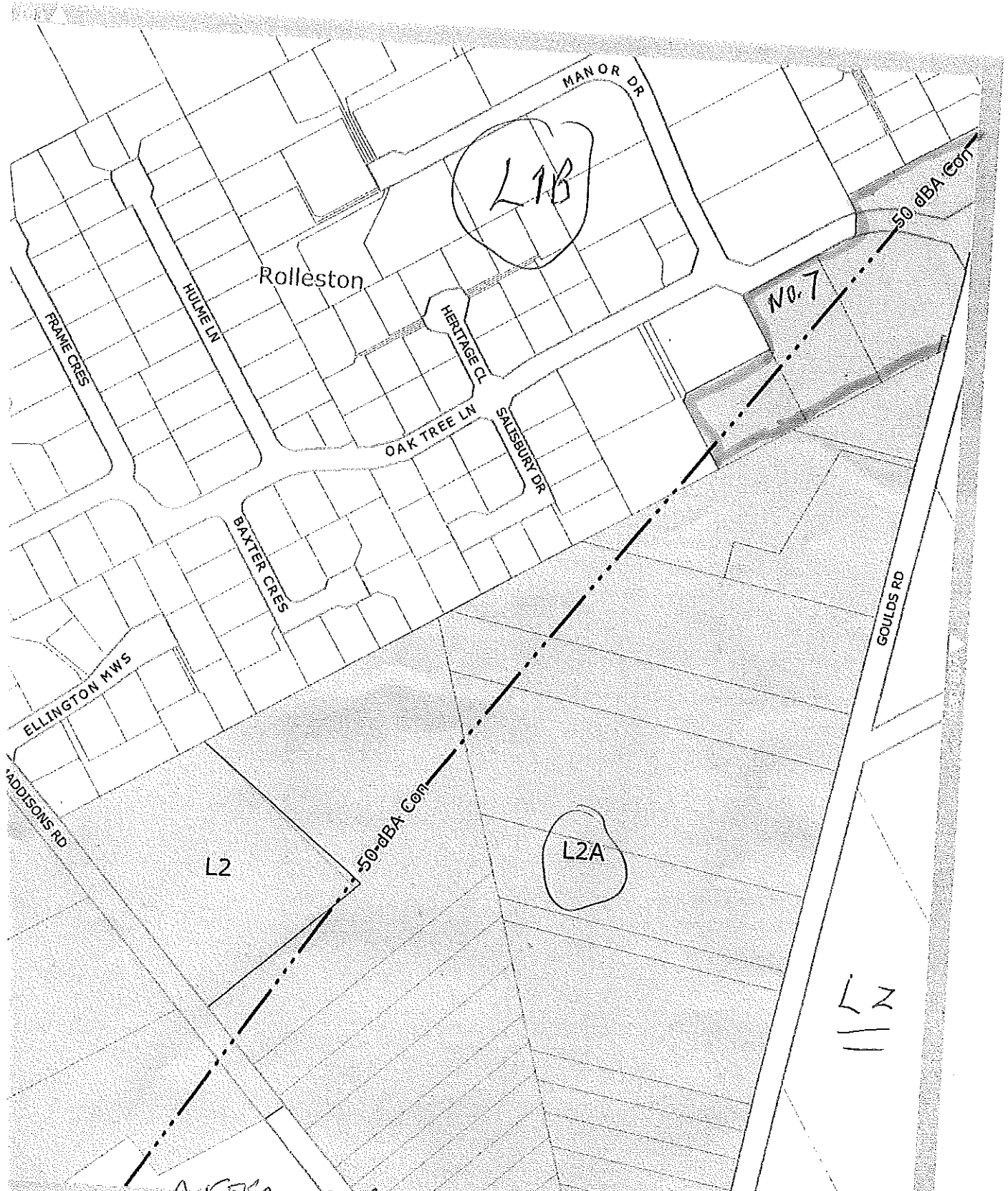
J	RES1 & SHADING	RD	6.08.02
I	AREA SUBJECT TO ECR	JW	18.05.02
H	TO REV F AND HATCHING	EH	25.03.02
G	AMENDED TO PREVIOUS ZONING	IOH	25.02.02
F	AMENDMENTS	EH	04.12.01
E	NOTE & 50/50A NOISE CONTOUR	GD	17.04.01
Issue	Amendment/Issue	By	Date

→ 2002

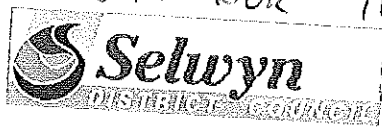
6/1

ROLLESTON

PRIOR TO PLAN CHANGE 60 OUR LAND
WAS ZONED RES 1



- 1
2
- Land Parcel
 - Water Body
 - Business 1
 - Business 2
 - Business 3
 - Inner Plains
 - Outer Plains
 - Malvern Hills
 - Archaeological Site



AFTER PLAN CHANGE 60 OUR LAND ZONING WAS CHANGED TO 2A DUE TO AIRPORT SOUND MAP BOUNDARY.

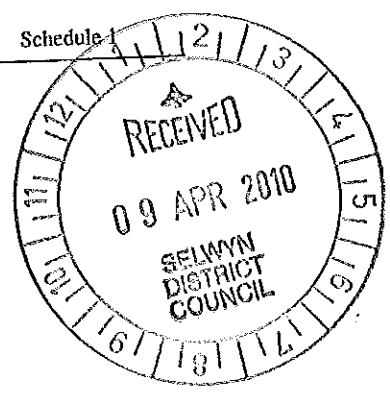
106
SHEET 2

100409002
519

Form 5
Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Annmaree Elizabeth Hofmeester & Hendrickus James Hofmeester

This is a submission on the following proposed Plan Change:

7, Implementation of Rolleston Structure Plans (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: Rezoning of ZA zone to Z zone to include lot 1 of 75160 1 Oak Tree Lane Rolleston in established Sheralea Subdivision. (give details).

3. *My submission in SUPPORT / OPPOSITION is: we fully support the rezoning of the fosters block, (Goulds Road area) to Z zone with amendment (per over.)

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. I seek the following decision from Selwyn District Council:
- We ask that our land zoning (living 2A) be returned to that of other residents in the Sheralea Estate subdivision (living 1B) which was the zoning shared with them prior to the airport sound contour zoning being imposed by plan change 60.
- Alternatively we ask that our land zoning be joined with the new living 2 area.
- Points to note
- Property 1DP75160 is part of the Sheralea subdivision, an established residential area on full town amenities including town mail, sewer, water etc.
 - it is walking distance to Clearview school & town amenities
- † Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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)
- We are happy for this to occur, particularly with Hubbard, Tait & Russell

7. atn H. H. H. 6/4/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: "The Cottage" 1 Oak Tree Lane Rolleston 7614

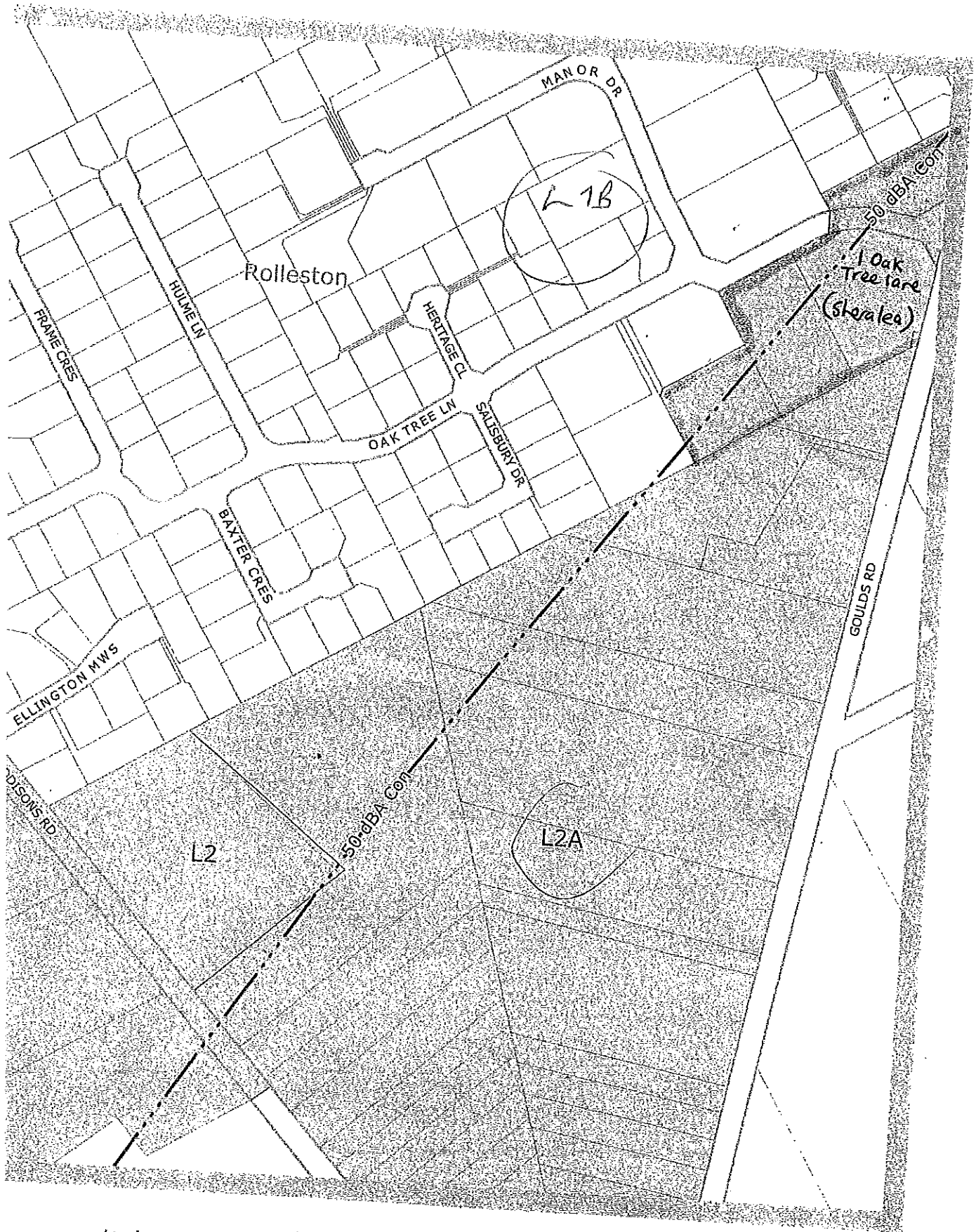
Telephone: 03 3477303 Fax:

Email: Annie.nick@actix.co.nz

Contact person: Annie Hofmeester Title (if appropriate)

- attached (A) & (B) outline property boundaries (A) aerial view of ZigZag
- attached (C) outlines a Proposed snapshot plan of a potential Subdivision of lot 1DP75160

(A)



Land
Parcel



Water
Body



Business 1
Business 2
Business 3



Inner Plains
Outer Plains
Malvern Hills

Archaeological
Site



CRITCHLOW

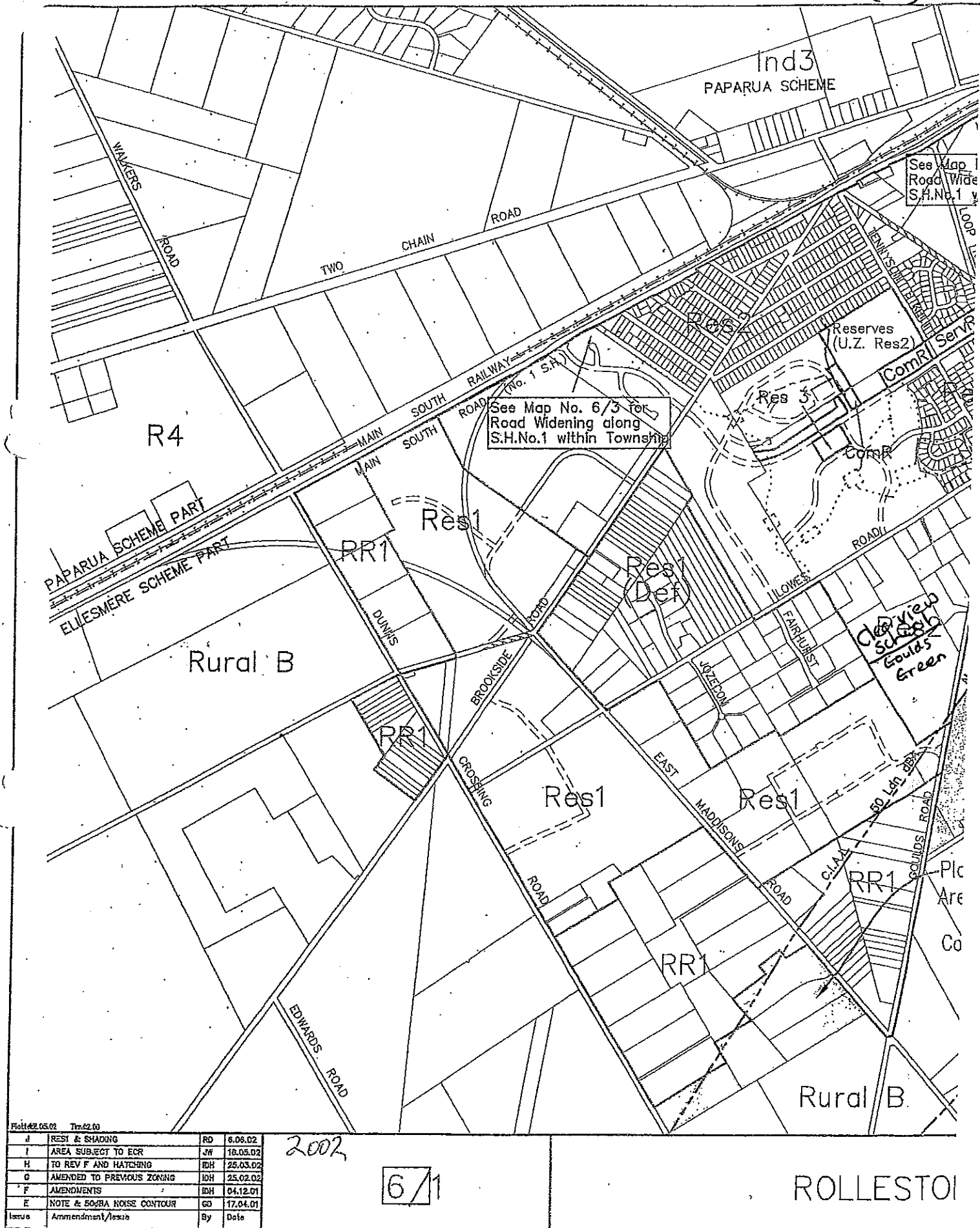
MAP
106
SHEET 2

(A.1)



→→→ Current Zoning boundary

(B)



A3



Goulds Road

Oak Tree Lane

Lot 1
3637m²

Existing House

Lot 2
1244m²Lot 3
1515m²Lot 4
1132m²Lot 5
1219m²Proposed Right of Way - 886m²

- NOTES:
1. All areas and dimensions are subject to final survey
 2. All levels are in terms of the NA
 3. The origin of levels is NA
 4. Copy right to Balfour Taylor Ltd

Balfour Taylor Limited
 Licensed Cadastral Surveyors & Consultants
 PO Box 8190 Christchurch New Zealand
 Telephone 03 980 1910
 Fax 03 980 1960

**Proposed Subdivision of
 Lot 1 DP75160
 Selwyn District Council**

Drawn djim	Date February 2009	Area 0.9636ha	Project No. 1 oak
Applicant AMIE Austin & HJ Hofmeester			Scale 1:600
Certification of Title CB43BI559			Owner 1 - A

584 Birches Road
RD2
Canterbury
Telephone : 03 3143567
Email: strathburn@farmside.co.nz

11 April 2010

Selwyn District Council
2 Normal Kirk Drive
PO Box 90
Rolleston
Christchurch 7614

FULL NAME OF SUBMITTER: *Marion Jeanette and Peter Alexander Burnett*

This is a submission on the following proposed Plan Change:

PLAN CHANGE 7 "GROWTH OF TOWSHIPS, URBAN DEVELOPMENT AND REZONING OF LAND", with specific reference to the land identified in the Outline Development Plan 4.

OUR SUBMISSION IS IN **SUPPORT** OF THE PLAN CHANGE 7.

We would like to write in *support* of the council adopting Plan Change 7. We own the property DP 374083 LOT 4. As residents directly affected by this plan change, we feel that it will be a positive step forward for the community as a whole.

Our reasons of support are as follows:

1. **Ease of access to key infrastructures:** The land designated in the ODP 4 is close to direct public transport links (bus routes), it is walking distance to the township centre, schools and other key services. Main transport arterial routes (Ellesmere Road, Birches Road and Springs Road) to and from the township make for the continued ease of traffic flow through the area. This supports the "Greater Transport Vision" as set out in the Urban Development Strategy (UDS) while reducing the cost of building infrastructure as it currently exists close to the site.
2. **Updating the Lincoln Structure Plan:** The Lincoln Structure Plan is now out of date. The adoption of Plan Change 7 will ensure that the LSP remains current and in keeping with what is happening in Lincoln today.
3. **Creating Sustainable Communities:** More land availability in Lincoln will encourage economic growth and a stronger more vibrant community through a more localized and condensed residential population. Less people will commute from the city to the township as they choose to reside in Lincoln. As the population increases it encourages improved services, retail and amenities. People from the Crown Research Institutes and University will see Lincoln as a desirable place to live.

We seek that the Selwyn District Council adopt the Plan Change 7.

I do not wish to be heard in support of my submission but would like to attend any hearing.

submitter: (Peter and Marion Burnett)

Date : ___12 April 2010___

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

1. Full name of submitter: CAIVE HORN

This is a submission on the following proposed Plan Change:

PC 7 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

I COULD DEVELOP UPON REZONING &
WHEN INFRASTRUCTURE BECOMES AVAILABLE
620 EAST MADDISONS RD (give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is: REZONING EXISTING

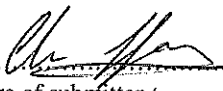
L2A TO LIVING Z WE SHOULD BE
PERMITTED TO DEVELOP BEFORE OR
SAME TIME AS SR6.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council:
- TO SUB-DIVIDE IN FIRST STAGE
- (WITHIN 10 YEARS)
-
-
-
-
-
-
-
-
-
-

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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) YES

7.  13/4/10
- Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 620 EAST MADDISONS RD, RD 7
-

Telephone: 03 347 8580 Fax:

Email: horn.cb@clear.net.nz

Contact person: CLIVE HORN Title DC (if appropriate)

Form 5**Submission on publicly notified Plan Change
Selwyn District Plan***Clause 6 of First Schedule, Resource Management Act 1991*

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

1. Full name of submitter: Selwyn Central Community Board

This is a submission on the following proposed Plan Change:

PLAN CHANGE 7

Growth of Townships, Urban Development and Rezoning of Land for Urban Purposes including the introduction of a new Living Z Zone at Lincoln and Rolleston

2. The specific provisions of the proposal that my submission relates to are:**Plan Change 7****Policy 3.4.3**

**Policy B4.2.9, B4.2.10, B4.2.11, B4.3.6, B4.3.7, B4.3.8,
 Policy B4.3.68 (Rolleston Outline Development Plans)**

3. *My submission in SUPPORT / ~~OPPOSITION~~ is:

The Selwyn Central Community Board generally supports Plan Change 7.

The Selwyn Central Community Board seeks amendments, alterations, and additions as discussed below.

Quality of the Environment Policy 3.4.3

The Selwyn Central Community Board seeks an amendment to Policy 3.4.3 on page 007 from "a subdivision layout that *limits* the number of rear lots;" to "a subdivision layout that minimizes the number of rear lots;"

The Selwyn Central Community Board believes the proposed wording to "limit the number or rear lots" is vague and unclear. The discussion that follows Policy 3.4.3 (page 007 & 008) does not discuss what the "limit" on the number of rear lots would be or how the limit would be determined or enforced. Is the limit 10%, 20%, or a higher or lower value?

The Selwyn Central Community Board's amendment strengthens Policy 3.4.3 by proposing that the number of rear lots be minimized. This is a stronger requirement with a clearer outcome. A subdivision plan will have to show how it minimizes the number of rear lots.

The Selwyn Central Community Board supports Policy B4.2.9, 4.2.10, and 4.2.11.

**Residential and Business Development – specific policies for townships
Rolleston Policy B4.3.68**

The Selwyn Central Community Board is concerned that the process of including Outline Development Plans in the Plan Change – particularly if Outline Development Plan is included by way of a submission on the Plan Change – limits to opportunity for the Board and concerned members of the community to comment on proposed subdivisions. An Outline Development Plan is by its very nature broad brush and not detailed – but a subdivision consent application consistent with the Outline Development Plan will most likely be non-notified. Therefore the community is robbed of an opportunity to comment on the subdivision plan (unless a developer chooses to present their subdivision master plan to the community) and the community is unable to comment in detail on an Outline Development Plan because of the lack of detail in an Outline Development Plan.

A specific example of this is the issue of reserve development contributions. Generally an existing community will wish that a subdivision gives both land and cash in the way of reserve contributions on the subdivision and a developer will often want to give only (developed and/or bare) land within their subdivision. This is an issue that can be submitted on and debated as part of a subdivision consent process – only if the subdivision consent application is publically notified. If the subdivision consent application is non-notified the community will not have an opportunity to comment on and debate the proposed level of reserve contributions in & from the subdivision.

Outline Development Plan Area 1

The Selwyn Central Community Board generally supports the criteria proposed for ODP Area 1 on page 054 of Plan Change 7.

The Selwyn Central Community Board asks that additional clause be added to criteria for ODP Area 1 **“Provision for a new primary school and early childhood facility”**

Over the next 10 years Rolleston is forecast to grow by over 2000 households. If there is an average of 0.5 primary school age children per household then there will be over 1000 more primary school age children in Rolleston, hence the need for an additional primary school. With Rolleston Primary School and Clearview School being centrally located in Rolleston it is appropriate to consider an additional school somewhere in the western edge of Rolleston. As ODP Area is the largest development proposed for the western edge of Rolleston it is appropriate to allow for a primary school and early childhood facility within ODP Area 1.

Outline Development Plan Area 2

The Selwyn Central Community Board generally supports the criteria for ODP Area 2, except for the proposed vehicle access. The Board notes that the absence of an ODP plan for ODP Area 2 further limits the opportunity to comment on ODP Area 2.

The Selwyn Central Community Board opposes restricting vehicle access to ODP Area 2 to a secondary road connection from the Markham Way cul-de-sac with no direct vehicle access onto Norman Kirk Drive or Rolleston Drive.



The proposed restriction on vehicle access would be a very inefficient way of accessing ODP Area 2. The aerial view of the area (above) shows the inefficiency of restricting vehicle access to/from Markham Way.

The Selwyn Central Community Board recommends "Vehicle access [to ODP Area 2] be via a secondary road connection to Norman Kirk Drive, with no direct vehicle access to Markham Way or Rolleston Drive. A pedestrian and cycle link should be provided from ODP Area 2 to Markham Way

The Selwyn Central Community Board notes that the Selwyn District Council is proposing that ODP Area 2 include a community housing development for older residents. It would be much better to access this area from Norman Kirk Drive – especially for emergency vehicles such as ambulances.

Outline Development Plan Area 3

The Selwyn Central Community Board generally supports the criteria for ODP Area 3.

The Selwyn Central Community Board is disappointed at the lack of detail in the Plan Change regarding ODP Area 3 as the Board understands the developers (or their agents) supplied the Selwyn District Council with more detailed proposals for this area that haven't been included in Plan Change 7.

The Selwyn Central Community Board questions the need for 1000m² allotments bordering the existing Living 1 zone to the west, as the Living 1 zone will have a 750m² allotment size. If the Living 1 zone allotments on the boundary are also 1000m² lots then the Board accepts the consistency of lot sizes at the boundary.

The Selwyn Central Community Board asks that the pedestrian and cycle links to the eastern rural edge of the ODP Area 3 be of sufficient size that they may in future be developed into secondary road linkages should future residential development occur to the east of ODP Area 3. This will ensure that the provision of linkages is future proofed in ODP Area 3.

Outline Development Plan Area 4

The Selwyn Central Community Board generally supports the criteria for ODP Area 4. The Board notes that the absence of an ODP plan for ODP Area 4 further limits the opportunity to comment on ODP Area 4.

Outline Development Plan Area 5 and Outline Development Plan Area 6

The Selwyn Central Community Board wishes to discuss ODP Area 5 & ODP Area 6 together. The Selwyn District Council proposes that ODP Area 5 contain the proposed Rolleston Recreational Precinct with no allocation of housing and ODP Area 6 be developed as a residential area.

The Selwyn Central Community Board and Rolleston Reserve Management Committee have (and continue to) argue that the proposed Recreational Precinct is not big enough and that the Selwyn District Council should instead purchase more (greater than 32 ha) land in the ODP Area 6 for the Recreation Precinct and, therefore, release the ODP Area 5 for residential development. To date the Selwyn District Council has not provided detailed analysis to justify the smaller 32 ha Recreational Precinct. As a council subcommittee the Rolleston Reserve Management Committee may be unable to lodge a submission on Plan Change 7.

The Selwyn Central Community Board seeks that the ODP Areas 5 & 6 be combined for consideration in Plan Change 7, that the recreation and open space facilities be provided in either ODP Area 5 or 6 and that the housing numbers and densities be achieved across the combined ODP Area 5 & 6.

Open Space/Reserves in ODP Areas 1, 2, 3 & 4.

The Selwyn Central Community Board requests that the amount of open space and reserves provided in ODP Areas 1, 2, 3 & 4 be restricted so that reserve contributions from these areas shall be provided as both land and cash. Development of new recreation and community facilities for Rolleston (as Rolleston grows) requires that subdivisions give a portion of their reserve contribution in cash – it is the community's desire for the ratio of cash to land to be about 50%:50%.

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

4. I seek the following decision from Selwyn District Council:

That Policy 3.4.3 be amended (in part) to read

- a subdivision layout that minimizes the number of rear lots;

That Rolleston ODP Area 1 includes provision for a new primary school and early childhood facility.

That vehicle access to Rolleston ODP Area 2 be via a secondary road from Norman Kirk Drive and that a pedestrian and cycle link be provided to/from ODP Area 2 to Markham Way.

That the provision for pedestrian/cycle linkages to the east of Rolleston ODP Area 3 be large enough to provide secondary road access to/from ODP Area 3 should (future) residential development occur in the area to the east of ODP Area 3.

That Rolleston ODP Area 5 & 6 be combined to allow development of the proposed Rolleston Recreation Precinct to be developed in either ODP Area 5 or 6 and residential development to occur in ODP Area 5 & 6 not subject to the Recreational Precinct development.

The Selwyn Central Community Board requests that the amount of open space and reserves provided in ODP Areas 1, 2, 3 & 4 be restricted so that reserve contributions from these areas shall be provided as both land and cash.

The Selwyn Central Community Board asks Plan Change 7, with the amendments, alterations, and additions requested above, be approved.

† Give precise details, including the nature of any plan change sought. Continue on a separate sheet if necessary

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. 

April 12, 2010

Signature of submitter (or person authorised to sign on their behalf)

Date

8. Address for service of submitter:

Selwyn Central Community Board, P.O Box 90, Rolleston 7643

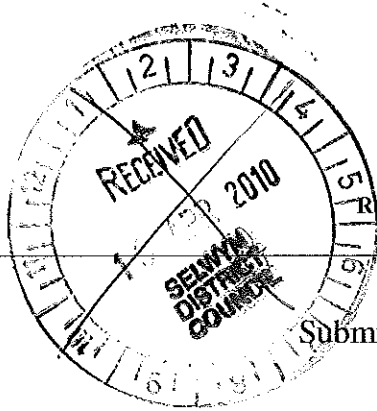
Phone: 03 347 6393

Fax: 03 347 6393

Mobile: 027 221 7348

EMAIL: mark.alexander@selwyn.govt.nz

Contact person: Mark Alexander Title: Selwyn Central Community Board Member



10 0413018

523

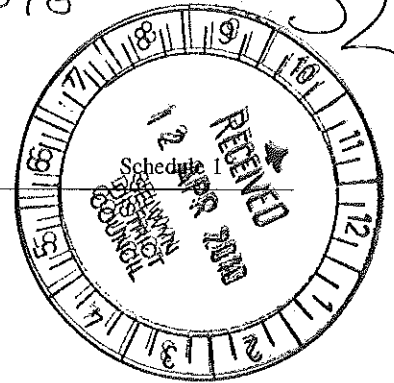
Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Form 5

Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

Diana Margaret McDrury (KP & DM McDrury Trust)

1. Full name of submitter:.....

This is a submission on the following proposed Plan Change:

Plan Change 7 as it affects residents of Roblyn Place,
I am against Plan Change 7 as it stands. Lincoln

2. The specific provisions of the proposal that my submission relates to are:.....

Density of housing, type of housing, as it affects
neighbouring properties. Also loss of amenity caused by
high traffic volumes from dense housing, in addition to
that created by Sports Centre & Rugby Club. (give details)

3. *My submission in SUPPORT / OPPOSITION is: I support the fact that Lincoln
needs some quality smaller housing for retirees and
those on their own, NOT student housing / flats.

Opposition - I, along with the other residents on the western side
of Roblyn Place, are having our quality of life spoiled,
and our rural outlook taken away with the developments
on "Vege Block". This was allowed by a Plan Change.
Please, do not take our SUN away, by allowing any
building higher than single story, with normal roof space / pitch.
To get away from traffic and noise associated with
community centre and rugby club, housing will be built
as far back on the sections as you, the council,
allow. We do not wish to be overlooked, or have
our afternoon sun reduced, by house or plantings.
We do not want sections so narrow houses are
jammed on top of each other.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your
views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: *As it relates to "Vege Block."*
That only single story, normal roof space (no attics)
will be allowed, and under all circumstances the
4 metre at 45° recession plane be disallowed.
That usual distance of building from rear boundary
be extended.
That you do not allow a development that will
become a slum.
That shrubs be no higher than ^{0.3m above} boundary fence,
so there is no blocking of sun.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. *Marg McDruy* *10-4-2010*
Signature of submitter (or person authorised to sign on their behalf) Date
8. Address for service of submitter: *13 B Roblyn Place - Lincoln - 7608*

Telephone: *3252865* Fax:

Email: *marg.mcd@xtra.co.nz*

Contact person: *Margaret McDruy* Title *Mrs* (if appropriate)

This submission is supported by the following residents on the western side of Roblyn Place, also those putting in their own submissions.

Florence Margaret Owens L. M. Owens
15 Roblyn Place Lincoln

Edith Ellen McLennan
13A. Roblyn Place Lincoln E. E. McLennan

Linda Bernadette Edmonds
11 Roblyn Pl Lincoln L. Edmonds.
Mark Robert Tweedy 11 Roblyn Pl M. R. Tweedy
Margery Baker M. Baker
7 Roblyn Place

Pam Cockburn
5 Roblyn Place.

P. Cockburn

Joe Tabak
5 Roblyn Place

Tabak

Margaret Hannan 1 Roblyn Pl.
Doris Hannan 1 Roblyn Pl.

M. Hannan
D. Hannan

Richard & Kirsten Clark 23 Roblyn Place

R. Clark
K. Clark

Penny & Kuan Zoumat 21 Roblyn Place

P. Zoumat
K. Zoumat

Phillip Lyall and Judith Johanna McLean
9 Roblyn Place, Lincoln 325 7694

P. Lyall
J. McLean

Patrick & Helen Aldwell 21 Roblyn Place
Lincoln, Camberley 7608 Ph. 325 2144
email: ~~aldwell2@lincoln~~ aldwell2@ihug.co.nz

SCANNED

100413090

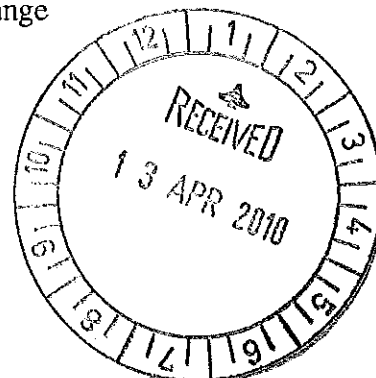
524

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Greg & Maria Rolton

This is a submission on the following proposed Plan Change:

Plan Change 7 markham way (name and number of Plan Change)
Land at Rolleston Drive Rolleston

2. The specific provisions of the proposal that my submission relates to are:

High density housing to occur (2 storey)

Markham way closer (give details).

3. *My submission in ~~SUPPORT~~ OPPOSITION is:

(Markham way closer) The closer would
have to much traffic flow.
Unsafe for children.
Too many cars parked, our road is not
big enough for so much traffic.
High density housing being two storey
would spoil our view. No privacy.
Too close to our back fence.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

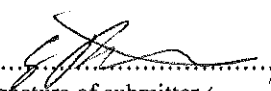
4. †I seek the following decision from Selwyn District Council:

I seek that the Selwyn District Council do not go ahead with this plan due to the reasons outlined on previous page. Loss of privacy, traffic flow increase causing unnecessary noise, which would in turn create less room on street for parking.

In regards to privacy the two story buildings would be too close to the back of our section causing uncomfortability in spending time in our back yard where we currently enjoy spending our time.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.  Maria Rott 13-4-2010
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 22 Mackham way Rolleston

Telephone: 3477070 Fax:

Email: rotty1@hotmail.com

Contact person: Greg or Maria Rotton Title (if appropriate)

SCANNED

100419026

525

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



To Selwyn District Council
2 Norman Kirk Drive
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Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: ANGELENE WOKNA HOLTON

This is a submission on the following proposed Plan Change:

PLAN CHANGE 7 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

SEE ATTACHED

(give details).

3. *My submission in SUPPORT / OPPOSITION is:

SEE ATTACHED PAGE 618

Please note electronic copy of submission
sent Tuesday 13 April 2010, to be followed
by signed hardcopy in the post.

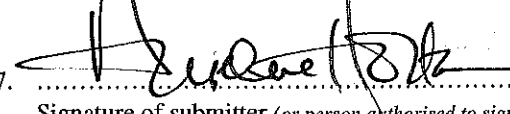
*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council:

SEE ATTACHED

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. 

12 April 2010
Date

8. Address for service of submitter:

617 EAST MADDISONS RD, RD 7, CHCH 7677.

Telephone: 347 7409

Email: angelene.holton@plantandfood.co.nz

Contact person: A. L. Holton

Title Ms

(if appropriate)

Submission on publicly notified Plan Change 7 & 23

Selwyn District Council

**To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614**

1. Full name of submitter:

Angelene Lorna Holton

This is a submission on the following proposed Plan Change:

Plan Change 7: Growth of Townships, Urban Development and Rezoning of Land for Urban Purposes including the introduction of a new Living Z Zone at Lincoln and Rolleston.

Submission in Opposition of PC7.

Plan Change 23: Amendment to the existing Christchurch International Airport Noise Contours with the revised air noise contours which are included in Plan Change 1 to the Regional Policy Statement.

Submission in support of PC23.

Please Note: This submission is made in writing and in accordance with Form 5 of the Resource Management Regulations. To meet submission requirements a written version of this submission will be emailed to the Selwyn District Council on Tuesday 13 April 2010, following by submission of a hardcopy with Form 5 in the course of the post.

2. The specific provisions of the proposal that my submission relates to are;

- a. The move of Council from 'market-led' approach to an apparent 'community-led' approach, through the RSP.
- b. The extensive use Outline Development Plan Areas to govern the future development of the Rolleston township area.
- c. The introduction of Living Z zoning, and large predetermined areas proposed for rezoning namely Outline Development Plan Area 5 & Outline Development Plan Area 6 along Gould's Road.

3. My submission is in OPPOSITION to these aspects of the plan and I wish to have them amended for the following reasons:

As a resident of Rolleston I have submitted in good faith in support of the draft Regional Policy Statement and on the development of the Rolleston Structure Plan. However in doing so I am now very concerned to identify that I have not had full access to information provided by the Council in respect of urban limits and development proposals for Rolleston. Therefore, I find I can no longer support the Rolleston Structure Plan in its current form as translated into Plan Change 7 for the following reasons:

1. The Council has stated an intention to adopt a strategic based approach to planning for the development of the Rolleston township and has decided on a 'community-led' rather than 'market led' approach to development. I understand the decision to take this approach has been based on previous experiences in the apparent disjointed development of subdivisions which lack a 'wider community connectivity' favored by Council planners.

The principles of the 'community-led' approach adopted by the Council are stated to be initiated through the preparation of structure plans for township areas. This approach is

also reported to be achieved through the extensive use of Outline Development plan Areas now prescribed in Plan Change 7 (Page 3).

At the same time as promoting the structure plans as a 'community-led' approach, Plan Change 7 steps back from the structure plans. The decision to step back from the structure plans is indicated in the following statement *'Like the Lincoln Structure Plan, the RSP is not intended to act as a blueprint. The ultimate form of development will not look exactly like the structure plan but will be guided by the concepts and approach of the structure plan'*. (page 17, 5.26 of SDP).

In stepping back from the structure plan and in development of Plan Change 7 and extensive use of Outline Development Plans, the Council has moved to a heavily prescriptive 'Council-led' approach to development, rather than being either truly market driven or community led.

2. The Rolleston Structure Plan lists a number of key principles which are no longer evident from the proposals outlined in Plan Change 7. In 5.33 (page 21, SDC Volume 1) the Council notes there needs to be different land ownerships available in each stage of development. This is to ensure competition and to avoid 'land banking' whereby one owner controls the release of land for development. Plan Change 7 does not provide for these principles.
3. Challenges presented by development include;
 - a. Enabling a reasonable degree of competition within the land market (e.g. development opportunities not cornered by one land owner).
 - b. Promote effective use of existing urban land, as well as the land to be released.

Plan Change 7 does not deal with either of these challenges in relation to the Outline Development Plans and the inclusion of Living Z zoning as proposed. The outline development plans cover a few large privately owned blocks of land and thereby does not achieve significant principles as outline in the structure plan. Very significant

financial benefits will arise from the development of these large privately owned blocks of land as currently outlined in PC7.

4. Through plan Change 7 the Council is also stating it is providing for the future development of ratepayer funded recreational facilities through the provision of a 'Recreational Precinct' near Goulds Road and Dynes Road. In plan Change 7 the Council develops Zone Z deferred land for the development of this precinct.

The rezoning of this area to Zone Z deferred land preempts any meaningful community consultation on the future of facilities within this precinct. No sound reasonable cost benefit analysis has been provided, and therefore there has been no genuine consultation with Rolleston ratepayers (either existing or future) on whether or not they wish to rate fund indoor and outdoor sports facilities, heated indoor swimming pools, sports club headquarters, and outdoor community (youth) park sports fields and hard courts. A proposed High School is also reported to be located with the recreational precinct.

Given that the area proposed for the Recreational Precinct is owned by one landowner (ODP5) who also owns significant parts of the area proposed for residential development through ODP6, the council is ensuring that significant financial benefits will accrue to very few members of the community through development of ODP5 and ODP6. This is counter to the principles of the District Plan and structure plan.

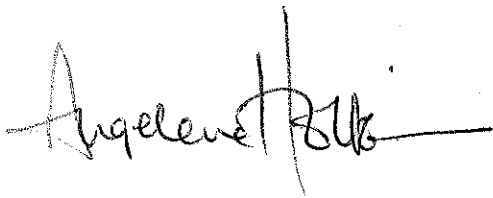
In my view the proposal to develop the Goulds Road and Dynes Road block as a Recreational Precinct (ODP5) and residential development (ODP6) is highly premature. ODP5 should not go ahead until sufficient future ratepayers of Rolleston are living in the area. These are the people who will be supporting the continued running of these facilities through their rates. Development should only go ahead after appropriate community consultation where development and on-going maintenance costs of these facilities are clearly known. These facilities will need to be funded from the rating pool and any rates increases associated with this recreational precinct should be clearly identified and understood by residents.

5. I support the development of areas along East Maddisons Road and Goulds Road prior to or at the same time as the development of ODP5 and ODP6. If these areas on the inner section of Rolleston are not addressed prior to or in conjunction with the development of ODP6 then new housing owners in ODP6 will express considerable dissatisfaction with the undeveloped, rural and older style housing across the road. The properties which will remain zoned as Inner Plains along East Maddisons Road and Goulds Road and will create reverse sensitivities for new residents coming into the area. Development of these areas must be considered at the same time as development of ODP5 and ODP6 to ensure Rolleston remain an attractive and well planned town.
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7. As a landowner in this area, I am aware the Council has made no attempt to approach other landowners in the vicinity of the proposed Recreational Precinct (ODP5) or ODP6 seeking contributions of land for recreational and community development purposes. For this reason I cannot support Plan Change 7 in relation to ODP5 and ODP6 in its current form.

4. I seek the following decision from the Selwyn District Council

- a. That the section of East Maddisons Road currently zoned as Inner plains be rezoned as Living Z deferred.
- b. That an allocation of 200-300 houses proposed in Plan Change 7 for ODP6 be reallocated along the East Maddisons Road.
- c. That the Council includes the inner section of East Maddisons Road (both sides) in Living Z zoning for ODP6, providing landowners in that area with an opportunity to subdivide or provide land for recreational and community development purposes.
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- e. That the Council reconsiders Plan Change 7 in light of the principles of the District Plan , and reconsiders the development of large areas proposed for rezoning in Outline Development Plan Area 5 & Outline Development Plan Area 6 along Gould's Road.

I WISH to be heard in support of my submission. If others make a similar submission I will consider presenting with them.



Address for Service:
617 East Maddisons Road,
RD 7, Rolleston
Christchurch 7677

late
submission

Cameron Wood

From: Angelene Holton [Angelene.Holton@plantandfood.co.nz]
Sent: Thursday, 15 April 2010 10:37 a.m.
To: Cameron Wood
Subject: Plan Change 7
Attachments: Submission on publicly notified.odt; Submission on publicly notified.odt; Submission on publicly notified.odt; Submission on publicly notified.odt

Hi Cameron

Please find attached my submission on PC7. I will follow this with a hard copy in the post which will be signed. I am sorry about this format, I will get this sorted out.

Submission on publicly notified Plan Change 7 & 23

Selwyn District Council

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614

1. Full name of submitter:

Angelene Lorna Holton

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Submission in Opposition of PC7.

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I WISH to be heard in support of my submission. If others make a similar submission I will consider presenting with them.

Address for Service:

617 East Maddisons Road,
RD 7, Rolleston
Christchurch 7677

Regards

Angelene Holton
PFR Compliance Coordinator

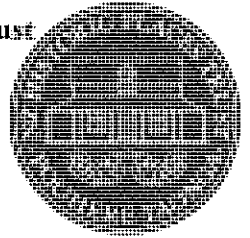


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F: +64 3 325 2074
angelene.holton@plantandfood.co.nz
www.plantandfood.co.nz
The New Zealand Institute for Plant & Food Research Limited

Postal Address: Plant & Food Research Lincoln
Private Bag 4704, Christchurch, 8140, New Zealand
Physical Address: Plant & Food Research Lincoln
Gerald Street, Lincoln, 7608, New Zealand

326

New Zealand Historic Places Trust
Pouhere Taonga



Patron:
His Excellency The Hon
Anand Satyanand, PCNZM
Governor General of New Zealand

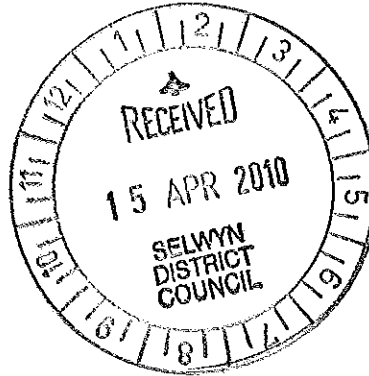
Southern Regional Office
PO Box 4403
Christchurch
Phone: 377 9241

Our Ref: 33002-099/SA(P)170

13 April 2010

Selwyn District Council
PO Box 90
ROLLESTON 7643

Attention: Planning Department



100415019

SCANNED

**NOTICE OF
SUBMISSION ON NOTIFIED PLAN CHANGE 7
UNDER CLAUSE 6 OF THE FIRST SCHEDULE OF THE RESOURCE
MANAGEMENT ACT 1991**

Applicant: SELWYN DISTRICT COUNCIL

Proposed Plan Change 7:

**Growth of Townships, Urban Development and Rezoning of Land for
Urban Purposes Including the Introduction of a New Living 2 Zone at
Lincoln and Rolleston**

To: Selwyn District Council

Name: NZ Historic Places Trust Pouhere Taonga
Southern Regional Office
P.O. Box 4403
Christchurch 8140

STATEMENT OF SUBMISSION

Pursuant to Clause 6 of the First Schedule of the Resource Management Act 1991, the New Zealand Historic Places Trust Pouhere Taonga (NZHPT) makes the following submission:

The NZHPT *does not support or oppose* Plan Change 7.

The reasons for the NZHPT position is as follows

The NZHPT is an autonomous Crown Entity with statutory responsibility under the Historic Places Act 1993 (HPA) for the identification, protection, preservation and conservation of

New Zealand's historical and cultural heritage. The Historic Places Act 1993 also confirms the NZHPT as New Zealand's lead historic heritage agency.

Details of our submission are as follows:

The reason for our submission is to ensure that under Section 6 of the Resource Management Act 1991, matters of national importance, Section 6(f) "the protection of historic heritage from inappropriate subdivision, use and development", are recognised and provided for.

Archaeology

While there are no recorded archaeological sites in the vicinity, it is possible subsurface archaeological material may be affected by earthworks associated with subdivision. If the presence of an archaeological site is suspected, the destruction, damage or modification of archaeological sites should be avoided or minimized.

Integration with archaeological processes under the Historic Places Act 1993 (HPA) is essential. Under the HPA, archaeological sites are defined as:

"any place in New Zealand that –

- a) Either –
 - i. Was associated with human activity that occurred before 1900; or
 - ii. Is the site of the wreck of any vessel where that wreck occurred before 1900; and
 - iii. Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand."

Archaeological Authority

Under the HPA it is unlawful to alter, modify or destroy an archaeological site without an archaeological authority (consent) from NZHPT to do so.

Cultural Values

The NZHPT recommends that consultation with Te Runanga o Ngai Tuahuriri and Te Taumutu Runanga is undertaken to determine any cultural values within the areas.

The NZHPT seeks the following decision:

Should Plan Change 7 be approved, the following *advice note* is to be included in the decision:

It is possible that unrecorded archaeological sites may be affected by the proposed work. Evidence of archaeological sites may include burnt and fire cracked stones, charcoal, rubbish heaps including shell, bone and/or glass and crockery, ditches, banks, pits, old building foundations, artefacts of Maori and European origin or human burials. The New Zealand Historic Places Trust should be consulted if the presence of an archaeological site is suspected.

Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. If any work associated with the development of these areas under Plan Change 7 around Lincoln and Rolleston, such as earthworks,

fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement. It is an offence to damage or destroy a site for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage.

The NZHPT does not wish to be heard in support of this submission.

A handwritten signature in black ink, appearing to read 'Malcolm Duff', with a long horizontal line extending to the right.

SIGNED

Malcolm Duff
General Manager Southern

Address for service: Joanne Easterbrook/Diana Plesovs

Heritage Adviser (Planner)
Southern Regional Office
P.O. Box 4403
Christchurch
Ph (03) 377-9241
Fax (03) 3742433

David Smith
Selwyn District Council
PO Box 90
Rolleston 7643

100415001

SCANNED



13 April 2010

NOTICE OF SUBMISSION ON CHRISTCHURCH CITY COUNCIL PROPOSED PLAN CHANGE 7

Person making submission: The Minister of Education

Address: Ministry of Education

Southern Region

Private Bag 2522

CHRISTCHURCH

(Please note address for service)

1. The Ministry of Education ("the Ministry") wishes to make a submission on Proposed Plan Change 7 to the Selwyn District Plan

2. The specific provisions of the Proposed Plan Change that the Ministry submission relates to are as follows:

- The rezoning of land to residential to take into account the provision for education facilities.
- School site located in Outline Development Plan, Lincoln Area 3

3. The Ministry's submission is:

- 1.1. The Ministry supports in part Plan Change 7. The Ministry supports the concept of the Outline Development Plans that form part of Proposed Plan Change 7 to the Selwyn District Plan. However, the Ministry opposes in part the location of the school identified in Outline Development Plan, Lincoln Area 3. These matters are discussed further below.
- 1.2. The Ministry exercises its role in the education sector to facilitate achievement of the government's education goals. The Ministry's role is to enable people to gain knowledge, skills, and attitudes so they can participate fully, socially and economically, in the community. In order for people to gain knowledge and skills they need adequate access to educational facilities.
- 1.3. Rezoning of land to residential will result in an increase in the number of families who move to the area and these households need to access educational facilities. The Outline Development Plans indicate areas for growth and provide for educational facilities.
- 1.4. It is important that future school sites are identified in Outline Development Plans for Rolleston and Lincoln to ensure that future schools are reasonably convenient to the community. If school sites are not identified in conjunction with the Ministry at this stage in the planning process, the opportunity for school sites to be ideally located within the community could be lost.
- 1.5. The Ministry of Education must prioritise land purchases to acquire land where there is the greatest need for new education facilities. Typically land is not

purchased until there is a requirement for a new school as a result of population growth.

- 1.6. Based on the current projected population for Lincoln the Ministry cannot give priority to a land purchase at present. Current analysis undertaken by the Ministry suggests another primary school would not be required until after the year 2030.
- 1.7. Presently the Ministry see the best way forward is to identify the location for a possible future primary school in Outline Development Plans. While the Ministry of Education cannot prioritise land purchase in Lincoln at present, identifying a future site will ensure that the school network is future proofed and that this site is ideally located for the community of the future, should it be required.
- 1.8. The Ministry does not think the indicative location on the Outline Development Plan for Lincoln Area 3 is the most appropriate location for a future primary school. This location is in close proximity to Lincoln Primary school. A more appropriate location may be in Outline Development Plan, Lincoln Area 1. Further discussion with the Ministry is requested.

4. The Ministry seek the following decision from the consent authority:

- The Ministry acknowledge the opportunity to comment and wish to continue to be involved in determining future school sites.
- Further discussion with Selwyn District Council regarding effective methods for ensuring the security of proposed school sites.
- The School site identified in the Outline Development Lincoln Area 3 be removed from the Outline Development Plan and a more appropriate site identified with the Ministry.

5. The Ministry do wish to be heard in support of their submission.

6. If others make a similar submission the Ministry will consider presenting a joint case with them at the hearing.


.....
Gemma Smith
Resource Management Planner
Opus International Consultants
As duly authorised agent for and on behalf
of the Minister of Education
Date: 13/4/2010

Name and address for correspondence:

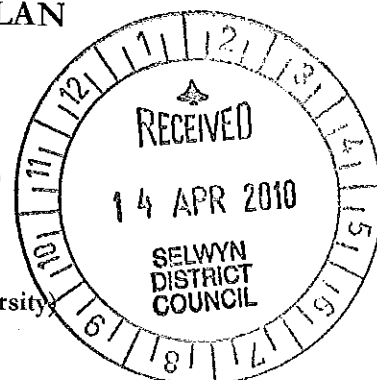
Opus International Consultants Limited
Attn Gemma Smith
PO Box 1482
Christchurch

Ph: (03) 363 5560
Fax No: (03) 365 7858
Email: gemma.smith@opus.co.nz

For office use only

Received at the office on at.....am/pm.

Form 5

**SUBMISSION ON PUBLICLY NOTIFIED PLAN CHANGE NO.7 TO THE
PARTIALLY OPERATIVE SELWYN DISTRICT PLAN***Clause 6 of First Schedule, Resource Management Act 1991***To:**Selwyn District Council (SDC)
2 Norman Kirk Drive
Rolleston**NAME OF SUBMITTER:**Lincoln University (the University)
(Note address for service below)**SUBMISSION BY LINCOLN UNIVERSITY**

Pursuant to Clause 6 of the First Schedule of the Resource Management Act, Lincoln University hereby lodges a submission to Plan Change 7 (**PC7**) to the Partially Operative Selwyn District Plan (**the Plan**).

Lincoln University was established as a School of Agriculture in 1878 and in 1896 offered its first degree. That year it also became the Canterbury Agricultural College, later becoming a college of the University of New Zealand. When the University of New Zealand was dissolved in 1961 the college became Lincoln College, a constituent College of the University of Canterbury. The college was granted autonomous university status in 1990 as part of the major reforms of tertiary education in New Zealand.

Over the past twenty years, the University has continued to develop as a nationally and internationally renowned university specialising in commerce and management, primary production, natural resources, science, engineering and social science.

The University's main facilities are located on its 58 hectare campus in Lincoln and this houses modern teaching spaces, student services, accommodation, recreation, conferencing, consulting and research facilities/activities. The main Campus is zoned Business 3 in the Plan. In addition to this, the University conducts trials, research and tuition on farms and other sites in the District away from the main Campus.

In summary, there is a significant focus on research activities both within the main University Campus and on adjoining and nearby University controlled land.

This submission focuses primarily upon the impact of PC7 on the University's main campus and its vicinity.

In terms of its functions and responsibilities, and the importance of these as a matter of national and regional significance, Lincoln University makes the following submissions on the Plan.

In broad terms, the University opposes PC7 in part for the reasons discussed below.

THE SPECIFIC PROVISIONS SUBMITTED ON:

Notwithstanding the *general* opposition to PC7 noted above, the specific provisions of PC7 that the University submissions relate to are as follows:

Amendments to Township Volume – Part B – Growth of Townships

- New Policy for Lincoln Township, B4.3.8, including the reference to the Business 2 Deferred area at Lincoln.
- New Policy for Lincoln Township, B4.3.56, Outline Development Plan (ODP) Area 1, including the requirement for:

Provision of a main east-west road originating from Weedons Road, linking Springs Road to Moirs Lane in the southern area of ODP Area 1

- New Policy for Lincoln Township, B4.3.56, Outline Development Plan Area 5, including the requirement for:

Provision of a main road link originating from Weedons Road, linking Springs Road aligning with the southernmost east-west main road from ODP Block 2;

Provision of main pedestrian and cycle links to university;

Provision of landscaped buffer areas between industrial areas and adjoining land uses, including any specific District Plan provisions to address potential adverse amenity effects, where appropriate.

Amendments to Township Volume – Part E – Appendix

- New Appendix E35 for Lincoln Township, Outline Development Plan Areas 1 and 5

Amendments to Township Volume – Planning Maps

- Amended Planning Maps 14 and 115
- New Planning Map 14A

Other Matters

- Other provisions which refer (directly or indirectly) to:
 - the 'Business 2 Deferred' zoning for land included in ODP Area 5
 - potential future Lincoln bypass road

NATURE OF SUBMISSIONS:

The University **opposes PC7 in part**. In more specific terms, the University opposes the provision of a new Business 2 Deferred Zone south of the University's main campus. The University is also opposed to the specific provisions which relate to or allude to a future bypass road in the vicinity of the University's main campus.

DETAILS OF SUBMISSIONS:*Proposed Business 2 Deferred Zoning and Outline Development Plan Area 5*

The University submits that the provisions introduced by PC7 do not best achieve the Objectives of the Plan. In particular, the introduction of the Business 2 Deferred zoning at ODP Area 5 could result in the non-achievement of Objectives B3.4.1 and B.3.4.2 which state:

Objective B3.4.1

The District's townships are pleasant places to live and work in.

Objective B3.4.2

A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

The Plan describes the Business 2 Zone as an area where activities likely to be less pleasant to people are located. Should an ODP be approved for ODP Area 5 as proposed by PC7, this would result in the operative status of the Business 2 zoning for this area. The University is opposed to this specific zone locating immediately adjacent to its main campus. Not only could the introduction of this zone lead to an unpleasant working environment for University employees and students, but it could also adversely affect the character, amenity, and efficient operation of the University.

This risk is reflected in the Business 3 zone description included in Table A4.4 of the Plan, which states:

The Business 3 Zone includes Lincoln University and the research organisations located at Lincoln. The zone is a 'hybrid' of Business 1 and 2. Some activities in this zone are likely to be considered unpleasant by people. Activities are also likely to be sensitive to effects from activities that would locate in a Business 2 Zone. Reasonably high aesthetic/amenity values are desirable in the Business 3 Zone due to both:

- Its location, and
- The number of customers/visitors to the site.

To this end, it is considered that the Plan expects that high amenity values must be preserved for the University campus, and that the location of the Business 2 zone adjacent to the campus represents a direct threat to that amenity.

The Plan also includes policy guidance to recognise the need to preserve the efficient operation of the University:

Policy B3.4.6

To provide a Business 3 Zone to accommodate specialist agricultural research, education and associated business activities in surroundings that maintain the environmental quality needed to undertake these activities; and avoids potential 'reverse sensitivity' effects with other activities.

Explanation and Reasons

The effects of some of the research and business activities in Lincoln are unique in the Selwyn District. The activities often have effects that residential or other business activities may be sensitive too. On the other hand, these same activities may also be sensitive to effects from other activities, such as those typical of Business 2 Zones. Therefore, the Plan has created a specialist zone providing the character, quality of the environment and amenity values demanded by these activities.

...

The University notes that PC7 includes a requirement¹ that a landscaped buffer be provided at the interface between ODP Area 5 and the University campus. This requirement includes no indication, however, of any specific separation distances or landscaping typologies which are appropriate. This entails an unacceptably low level of certainty in terms of the anticipated outcome of this landscaped buffer.

Another concern that the University has in regard to the proposed requirements for ODP Area 5 relates to the need for the ODP to include a cycle link to the University. In general, the University has concerns over this provision as a connection directly to the University's campus could entail unwanted maintenance requirements, give rise to adverse security issues, and/or affect the ability of the University to use the full extent of its facilities efficiently.

In preliminary discussions with the ODP Area 5 landowner (**the landowner**), the University was made aware that the landowner preferred that the connection be achieved via the 'Old Railway Line²,' a 10m-wide strip owned by the University which is presently used for vehicular access and which separates the campus from the ODP Area. Though no formal ODP has been included in PC7 as notified, the University wishes to signal that the use of the Old Railway line for such a purpose will not be supported. In addition, the University notes that a portion of the Old Railway Line has been included within both the Business 2 Deferred Zone and the Area 5 ODP boundary proposed by PC7. This is not supported.

The University understands that both the Lincoln Structure Plan (**LSP**) and Proposed Change 1 to the Regional Policy Statement (**PC1**) have identified ODP Area 5 for future business use. While the LSP makes the distinction that the area be used for 'industrial' purposes, PC1 does not. The University notes that neither the LSP nor PC1 form part of the Operative Statutory Framework; and though each must be considered when preparing a relevant plan change (or when considering future resource consent applications), the University is of the view that these policy documents do not necessitate that a Business 2 zoning be prescribed for the ODP Area 5 site.

Proposed Bypass Road

The University is aware of the CRETS³ project, which identified (among other things) a potential future bypass road linking Ellesmere Junction Road to Ellesmere Road via the University Campus and the land recognised as ODP Areas 1 and 5. The University has expressed its view to the Council on several occasions that this potential roading alignment is not supported.

Policy B4.3.56, as proposed in PC7, contains a requirement that landowners of ODP Areas 1 and 5 include a roading link which equates to a *de facto* provision of the bypass road (loosely summarised as a main roading link which connects Weedons Road to Moirs lane via Springs Road). This Policy and the related text and notation included on the Area 1 ODP 'Road Network & Density' plan are specifically opposed for this reason.

LINCOLN UNIVERSITY SEEKS THE FOLLOWING DECISION FROM SELWYN DISTRICT COUNCIL:

- 1) That Proposed Plan Change 7 be amended by deleting all reference to the proposed Business 2 Deferred zoning and associated ODP requirements for ODP Area 5; or
- 2) Without derogating the primary relief set out in point (1) above, that:
 - a. either:
 - i. the ODP Area 5 site be given an alternative business zoning to the Business 2 zone, which will not carry a risk of compromising the amenity, character, or efficient operation of the University; or

¹ Proposed Policy B4.3.56

² legally described as RS 39059

³ Christchurch Rolleston and Environs Transportation Study

- ii. the ODP Area 5 site be given a 'split' zoning whereby an alternate business zone to the Business 2 zone is established at the northern portion of the site, which will not carry a risk of compromising the amenity, character, or efficient operation of the University; or
- iii. if the Council decides that the Business 2 Deferred zoning is the most appropriate zoning of the land, that the requirement in Policy B4.3.56 to include a landscaped buffer area between the ODP Area 5 site and the University be strengthened to require a minimum setback of no less than 20m between industrial activities and University land with additional requirements for the mitigation of potential adverse noise and visual impacts created by industrial activities (i.e via planting, fencing, bunding, etc);or
- iv. that specific restrictions on land uses be applied to ODP Area 5 (and as needed in the relevant Business 2 provisions) to ensure that the amenity, character, and efficient operation of the University are not compromised by future activities which establish on the ODP Area 5 site. This could include, but not be limited to, a provision controlling maximum site size.

and

- b. the plan change be amended by excluding the Old Railway Line from ODP Area 5 and the Business 2 Deferred Zone as shown on Attachment 1.
- 3) That all reference to the potential future bypass road be deleted from the proposed plan change, including (but not limited to):
- i. the requirements in Policy B4.3.56 for ODP Areas 1 and 5 to provide for a main roading link originating from Weedons Road linking to Springs Road and Moirs Lane; and
 - ii. the associated wording and indicative notations on the 'Grey Network & Density' plan of the Area 1 ODP which identify the potential bypass road.

HEARING

Lincoln University wishes to be heard in support of its submission. If others make similar submissions, Lincoln University may be prepared to consider presenting a joint case with them at any hearing.

Submission signed for and on behalf of **Lincoln University**:



.....
Darryl Millar
Director
Resource Management Group Ltd

Dated: 13 April 2010

Address for service of submitter:

Lincoln University
c/- Resource Management Group Ltd.
PO Box 13 792
Christchurch
Attn: Darryl Millar

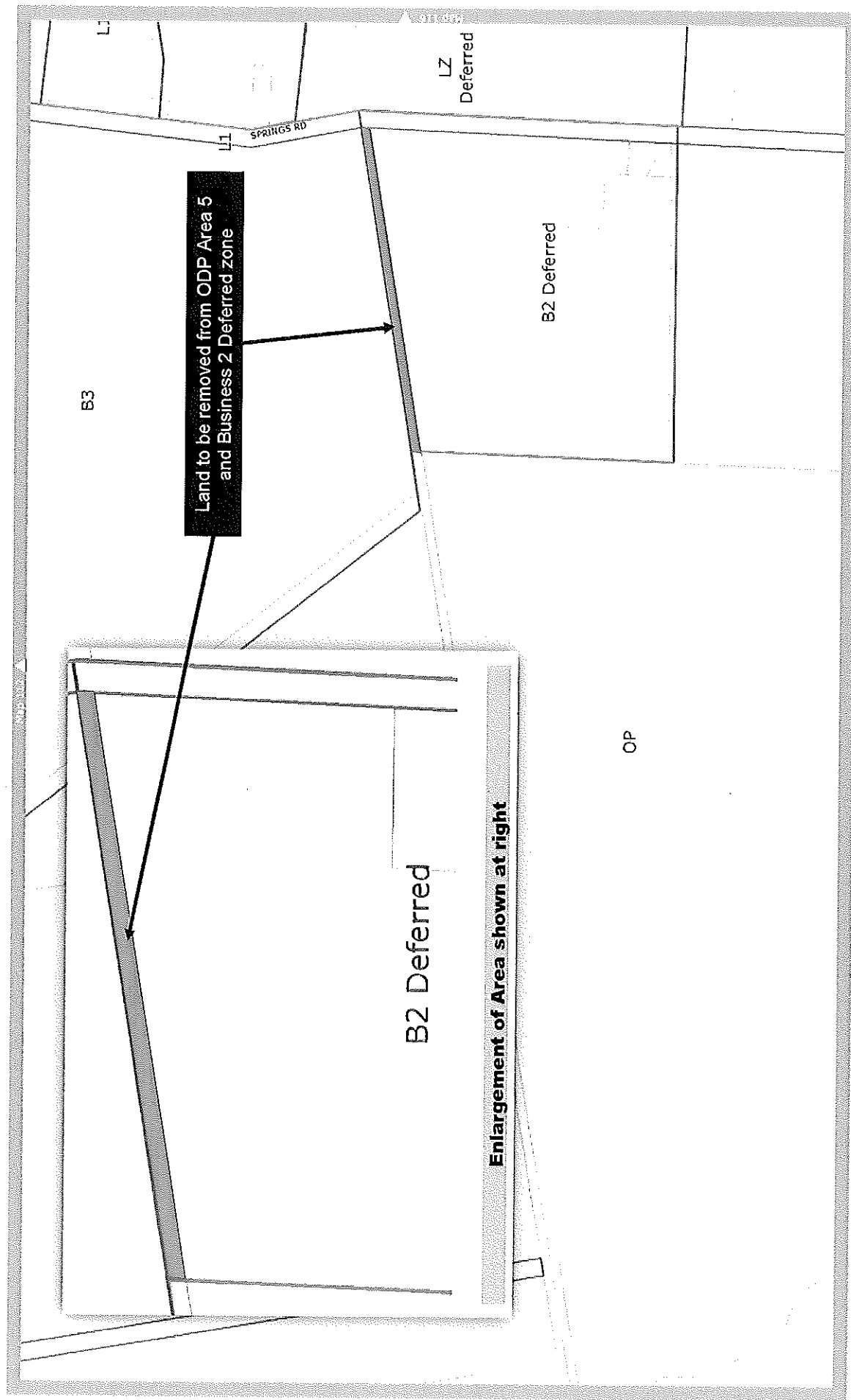
(p) 03.962.1740
(f) 03.365.7059
(e) darryl@rmgroup.co.nz

ATTACHMENTS

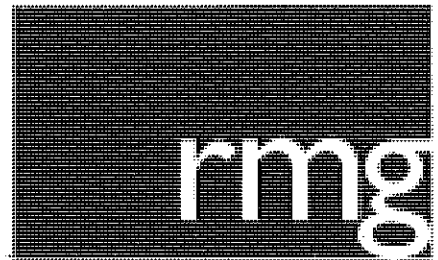
- (1) University land proposed to be removed from ODP 5 and Business 2 Deferred Zone

ATTACHMENT 1

University land proposed to be removed from ODP 5 and Business 2 Deferred Zone



13 April 2010



Resource and Environmental Management Consultants

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David Smith
Team Leader Policy & Strategy
Selwyn District Council
P O Box 90
Rolleston 7643

CF013, LU010, AG008



Dear David

SUBMISSIONS ON PLAN CHANGE 7

Please find attached submissions lodged on behalf of:

- Lincoln University
- AgResearch Limited
- The New Zealand Institute for Plant and Food Research Limited

Yours sincerely,
Resource Management Group Limited

Darryl Millar
Director

Email: darryl@rmgroup.co.nz
DDI: 03 962 1740

Resource Management Group Ltd

Phone 03-365 7056, Fax 03-365 7059

Level 5, SBS House, 180 Manchester Street
P O Box 13792, Christchurch

Form 5



100414013

SUBMISSION ON PUBLICLY NOTIFIED PLAN CHANGE NO.7 TO THE PARTIALLY OPERATIVE SELWYN DISTRICT PLAN

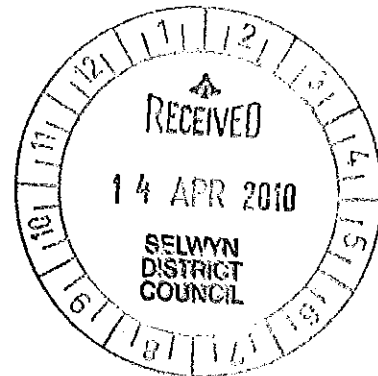
Clause 6 of First Schedule, Resource Management Act 1991

To:

Selwyn District Council (SDC)
2 Norman Kirk Drive
Rolleston

NAME OF SUBMITTER:

AgResearch Limited
(Note address for service below)



SUBMISSION BY AGRESEARCH LIMITED (AGRESEARCH)

Pursuant to Clause 6 of the First Schedule of the Resource Management Act, AgResearch hereby lodges a submission to Plan Change 7 (PC7) to the Partially Operative Selwyn District Plan (the Plan).

AgResearch is a Crown Research Institute (CRI) wholly owned by the New Zealand Government and incorporated in 1992. The Lincoln facility, including nearby research farms, is one of its four campuses throughout New Zealand. The Corporate Office is located on the Ruakura Campus in Hamilton.

AgResearch is an independent research and development company and the Lincoln research facilities focus on biocontrol and biosecurity, land management, plant breeding, seed technology, wool and skin biology and issues facing the textiles sector.

AgResearch's main administration offices, research facilities, laboratories and related buildings are located on the south-east corner of the Springs Road/Gerald Street intersection within the Business 3 zone.

This submission focuses primarily upon the impact of PC7 on research facilities located in Lincoln.

In terms of its functions and responsibilities, and the importance of these as a matter of national and regional significance, AgResearch makes the following submissions on the Plan.

In broad terms, AgResearch both supports and opposes PC7 in part for the reasons discussed below.

THE SPECIFIC PROVISIONS SUBMITTED ON:

Notwithstanding the *general* comments made above, the specific provisions of PC7 that AgResearch's submissions relate to are as follows:

Amendments to Township Volume – Part B – Growth of Townships

- New Policy for Lincoln Township, B4.3.56, Outline Development Plan Area 4, including the requirements to address:

Provision for a main road connection between Birchs Road and Boundary Road, aligning with main road from ODP Area 3

and

- **PC1** – These views are being codified into the RPS by way of PC1. Environment Canterbury released its decisions on submissions in December of 2009. This document highlighted a number of relevant issues for the Region’s future urban growth, including ‘Issue 3’ which states specific ‘Environmental Challenges’:

- *Development can have adverse effects, which if not identified and avoided, could result in inappropriate outcomes, such as:*

...

- (f) *conflicts between legitimately established rural activities (including quarrying and agricultural research establishments) and sensitive activities which seek to locate in proximity to these activities.*

Similarly, ‘Issue 4’ in PC1 notes that “*Sporadic or unplanned growth can...adversely affect the efficient use or development of strategic infrastructure, due to reverse sensitivity impeding their operations.*” Though the region’s research centres (including those operated by AgResearch and Plant & Food) are not explicitly listed under the definition of “strategic infrastructure” in PC1, this definition is not “exclusive;” and in considering the relationship between the SAP (which notes research centres as examples of strategic regional importance) and PC1, it is inferred that research farms such as Smiths Block fall under this classification.

The guiding principle of PC1 that relates to the relationship between development and strategic infrastructure is Objective 8, which sets out to “*achieve urban land use and development that does not adversely affect the efficient operation, use and development of strategic infrastructure and enables the development of the additional strategic infrastructure necessary to meet the needs of growth in population and economic activity in the Greater Christchurch area.*”

This Objective is to be achieved by a number of Policies. Of most relevance for Smiths Block is Policy 10, which seeks to “*Ensure urban activities do not adversely affect the efficient use and development of Strategic Infrastructure.*” Policy 10 includes 4 methods to achieve this end, including the need for Territorial authorities within their district plans [to] provide policies and rules to manage reverse sensitivity effects between strategic infrastructure and the subdivision, use and development of land, including for residential and rural residential activities.

- **District Plan** – The partially Operative Selwyn District Plan⁴ mirrors these sentiments, seeking to “*ensure rezoning any land for new residential or business development does not create or exacerbate potential reverse sensitivity issues in respect of activities in the Business 3 Zone or surrounding Rural Zone.*”
- **PC7** – Plan Change 7⁵ itself contains Policy guidance specifically for the potential reverse sensitivity issues associated with future development of ODP Area 4, including the requirement to address the “*potential for reverse sensitivity with surrounding rural land which includes but is not limited to: dust (during cultivation and harvesting), spray drift, irrigation drift, noise from bird scaring devices, noise and headlight glare from machinery, smoke from “burn off” and odour.*”

It is AgResearch’s view that the proposed ODP for Area 4 has not adequately considered any of the above provisions. No specific treatment is suggested on the ODP for the interface between Area 4 and the adjacent Smiths Block. AgResearch submits that the ODP should not be approved until an appropriate level of mitigation is included to achieve the outcome anticipated by the above Policy considerations.

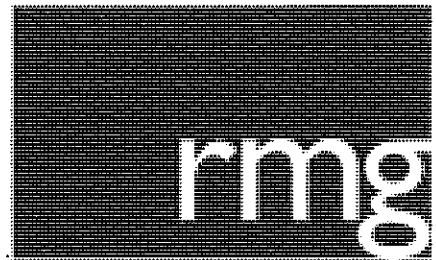
⁴ Policy 4.3.54, Township Volume

⁵ Proposed New Policy B4.3.56

ATTACHMENT 1
Location Plan



13 April 2010

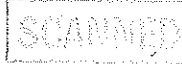


Resource and Environmental Management Consultants

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David Smith
Team Leader Policy & Strategy
Selwyn District Council
P O Box 90
Rolleston 7643

CF013, LU010, AG008



Dear David

SUBMISSIONS ON PLAN CHANGE 7

Please find attached submissions lodged on behalf of:

- Lincoln University
- AgResearch Limited
- The New Zealand Institute for Plant and Food Research Limited

Yours sincerely,
Resource Management Group Limited

Darryl Millar
Director

Email: darryl@rmgroup.co.nz
DDI: 03 962 1740

Form 5



SUBMISSION ON PUBLICLY NOTIFIED PLAN CHANGE NO.7 TO THE PARTIALLY OPERATIVE SELWYN DISTRICT PLAN

Clause 6 of First Schedule, Resource Management Act 1991

To:

Selwyn District Council (SDC)
2 Norman Kirk Drive
Rolleston

NAME OF SUBMITTER:

*The NZ Institute for Plant and Food Research Ltd
(Note address for service below)*



SUBMISSION BY THE NZ INSTITUTE FOR PLANT AND FOOD RESEARCH LTD (PLANT & FOOD)

Pursuant to Clause 6 of the First Schedule of the Resource Management Act, Plant & Food hereby lodges a submission to Plan Change 7 (PC7) to the Partially Operative Selwyn District Plan (the Plan).

Plant & Food is a New Zealand-based science company formed in December 2008 through the merger of HortResearch and Crop & Food Research. As a Crown Research Institute, Plant & Food's scientific research is primarily undertaken for the wider benefit of New Zealand. Plant & Food provides research and development that adds value to fruit, vegetable, crop and food products.

Plant & Food have significant assets and operational interests in land within the Greater Christchurch area and the Canterbury Region, particularly in Lincoln where they operate a Research Campus at the Canterbury Agriculture and Science Centre on the north side of Gerald Street within the Business 3 Zone. Plant & Food owns additional landholdings in the Inner Plains, Outer Plains and L2 zones in northern Lincoln.

This submission focuses primarily upon the impact of PC7 on Plant & Food's landholdings at Duncan's Block and Smith's Block (see Attachment 1). These two sites comprise part of the network of Plant & Food's nationally and regionally significant facilities in Lincoln.

In terms of its functions and responsibilities, and the importance of these as a matter of national and regional significance, Plant & Food makes the following submissions on the Plan.

In broad terms, Plant & Food both supports and opposes PC7 in part for the reasons discussed below.

THE SPECIFIC PROVISIONS SUBMITTED ON:

Notwithstanding the *general* comments made above, the specific provisions of PC7 that Plant & Food's submissions relate to are as follows:

Amendments to Township Volume – Part B – Growth of Townships

- New Policy for Residential and Business Development – Town Form, B4.3.7.
- New Policy for Lincoln Township, B4.3.56, Outline Development Plan (ODP) Area 3, including the requirement for:

Provision of a Rail Trail route, and main pedestrian and cycle links to township, including routes via 'Brown's Lane' and adjacent to both Ellesmere Road and Edward Street.

- New Policy for Lincoln Township, B4.3.56, Outline Development Plan Area 4, including the requirements to address:

Provision for a main road connection between Birchs Road and Boundary Road, aligning with main road from ODP Area 3

and

The potential for reverse sensitivity with surrounding rural land which includes but is not limited to: dust (during cultivation and harvesting), spray drift, irrigation drift, noise from bird scaring devices, noise and headlight glare from machinery, smoke from "burn off" and odour.

Amendments to Township Volume – Part E – Appendix

- New Appendix E35 for Lincoln Township, Outline Development Plan Areas 3 and 4

NATURE OF SUBMISSIONS:

Plant & Food both **supports and opposes PC7 in part**. In more specific terms, Plant & Food supports the inclusion of Duncans Block within ODP Area 3 and the Living Z zone, but opposes the prescriptive requirements which must be shown on the Area 3 ODP and elements of the ODP itself. Plant & Food is also opposed to proposed ODP Area 4, particularly in regard to its potential impacts on an active research farm at Smiths Block.

DETAILS OF SUBMISSIONS:

Duncans Block

On balance, Plant & Food supports the inclusion of Duncans Block within ODP Area 3 and the proposed Living Z zone. Notwithstanding this, Plant & Food is not able to support the specific provisions outlined in new Policies B4.3.7 and B4.3.56 and shown on the ODP for Area 3 as notified.

Plant & Food has resolved to dispose of Duncans Block. This decision reflects the commitments made by Plant and Food to the Lincoln Structure Plan and PC1 process where it signalled general agreement to the concept of urban development to the north and east of Lincoln so as to afford long term protection to the balance of Research farms and activities west of the township. Though the land will be eventually disposed of and developed by an outside party, Plant & Food wishes to ensure that the full development potential of the land not be compromised by the introduction of provisions contained in PC7. In addition, Plant & Food notes that the introduction of PC7 should not compromise the site's current use as a research facility.

In specific terms, Plant & Food is concerned that the design of the various layer diagrams contained in ODP Area 3 (as notified) could impact on the block's future development potential. By way of example, the 'Stormwater and Sewer Network Plan' in ODP4 shows a sewer main route originating from the centre of Duncans Block, and running through the land currently owned by Fulton Hogan to the south. To this end, it is implied that the development of Duncans Block is dependent on the development of the Fulton Hogan land insofar as the former could not be serviced without the latter having established its 'share' of the wastewater network. Put differently, if the Fulton Hogan block is not developed prior to the development of Duncans Block, the developer of Duncans Block will require an alternate wastewater conveyance solution (thus requiring a higher level resource consent). Alternately, the Duncans Block developer might be required to bear the financial

burden of establishing the full extent of the sewer main currently shown on the ODP in order to service its land, though more viable options might exist. Neither of these results is acceptable to Plant & Food.

An additional concern Plant & Food has with respect to ODP Area 3 relates to the proposed use of Brown's Lane. In particular, Plant & Food considers that the lane's proposed use as an 'off-street walkway and cycle connection' is not the most optimum use of the site. Moreover, Plant & Food has concerns that the proposed walkway/cycleway could give rise to security risks and/or adversely affect the efficiency of Duncan's Block whilst its current use as a research facility is continued. This notation shown on the ODP, and the related Policy which requires the connection (B4.3.56) are not supported.

Smiths Block

Plant & Food understands that both the Lincoln Structure Plan (LSP) and Proposed Change 1 to the Regional Policy Statement (PC1) have identified ODP Area 4 for future residential use in the order of 10 households/hectare. Plant & Food also understands that SDC must give effect to the Regional Policy Statement (RPS), and have regard to any proposed changes to the RPS. For this reason and though it is not Plant & Food's preference to see residential uses created in immediate proximity to Smith's Block, Plant & Food does not oppose the use of ODP Area 4 for residential use in general.

Plant & Food does not, however, support the specific ODP for Area 4 included in PC7 as notified, as in its current form it raises potential reverse sensitivity effects for Plant and Food's Smiths Block which adjoins ODP Area 4. The proposed ODP is contrary to the Christchurch UDS¹ (of which SDC is a signatory), PC1, the Partially Operative District Plan, and the Objectives and Policies included within PC7 itself. Specifically:

- **UDS** – The Urban Development Strategy & Action Plan, 2007 (SAP) notes the significance of the agricultural research facilities operated by Plant & Food. More specifically, it states:
 - *National and regional assets will be protected including...the agricultural research centres and farms as these are essential infrastructure².*
 - *Greater Christchurch also contains a number and range of research centres and agricultural research farms located in close proximity to each other that are of strategic importance from a local and national perspective. Their retention and continued operation is of importance to the regional economy³.*

Further, the UDS outlines several 'Key Approaches' which include the need to "Manage adverse effects on strategic nationally and regionally important research centres and farms."

- **PC1** – These views are being codified into the RPS by way of PC1. Environment Canterbury released its decisions on submissions in December of 2009. This document highlighted a number of relevant issues for the Region's future urban growth, including 'Issue 3' which states specific 'Environmental Challenges':
 - *Development can have adverse effects, which if not identified and avoided, could result in inappropriate outcomes, such as:*
 - ...
 - (f) *conflicts between legitimately established rural activities (including quarrying and agricultural research establishments) and sensitive activities which seek to locate in proximity to these activities.*

¹ Urban Development Strategy

² SAP, p.25

³ SAP, p.93

Similarly, 'Issue 4' in PC1 notes that *"Sporadic or unplanned growth can...adversely affect the efficient use or development of strategic infrastructure, due to reverse sensitivity impeding their operations."* Though the region's research centres (including those operated by Plant & Food) are not explicitly listed under the definition of "strategic infrastructure" in PC1, this definition is not "exclusive;" and in considering the relationship between the SAP (which notes research centres as examples of strategic regional importance) and PC1, it is inferred that research farms such as Smiths Block fall under this classification.

The guiding principle of PC1 that relates to the relationship between development and strategic infrastructure is Objective 8, which sets out to *"achieve urban land use and development that does not adversely affect the efficient operation, use and development of strategic infrastructure and enables the development of the additional strategic infrastructure necessary to meet the needs of growth in population and economic activity in the Greater Christchurch area."*

This Objective is to be achieved by a number of Policies. Of most relevance for Smiths Block is Policy 10, which seeks to *"Ensure urban activities do not adversely affect the efficient use and development of Strategic Infrastructure."* Policy 10 includes 4 methods to achieve this end, including the need for *"Territorial authorities within their district plans [to] provide policies and rules to manage reverse sensitivity effects between strategic infrastructure and the subdivision, use and development of land, including for residential and rural residential activities."*

- **District Plan** – The partially Operative Selwyn District Plan⁴ mirrors these sentiments, seeking to *"ensure rezoning any land for new residential or business development does not create or exacerbate potential reverse sensitivity issues in respect of activities in the Business 3 Zone or surrounding Rural Zone."*
- **PC7** – Plan Change 7⁵ itself contains Policy guidance specifically for the potential reverse sensitivity issues associated with future development of ODP Area 4, including the requirement to address the *"potential for reverse sensitivity with surrounding rural land which includes but is not limited to: dust (during cultivation and harvesting), spray drift, irrigation drift, noise from bird scaring devices, noise and headlight glare from machinery, smoke from 'burn off' and odour."*

It is Plant & Food's view that the proposed ODP for Area 4 has not adequately considered any of the above provisions. No specific treatment is suggested on the ODP for the interface between Area 4 and the adjacent Smiths Block. Plant & Food submits that the ODP should not be approved until an appropriate level of mitigation is included to achieve the outcome anticipated by the above Policy considerations.

Plant & Food also opposes the requirement in Policy B4.3.56 to include a main road connection between Birchs Road and Boundary Road, aligning with main road from ODP Area 3. The notation shown on ODP Area 4 which gives effect to this Policy and the supporting text in the ODP which states, *"The connection to Boundary Road can be routed either through the Golf Course or the directly adjacent land (being Smiths Block), utilising existing tracks and/or unused parts of the Golf Course"* are likewise opposed. As noted above, Smiths Block is an active research farm, and the inclusion of a new main road through the site could compromise the efficient use of the site.

PLANT AND FOOD SEEKS THE FOLLOWING DECISION FROM SELWYN DISTRICT COUNCIL:

- 1) That all reference to the requirement that a main pedestrian and cycle route be provided at Browns Lane (including, but not limited to, the provisions set out in Policy B4.3.56 and in ODP 3) be deleted from the plan change.

⁴ Policy 4.3.54, Township Volume

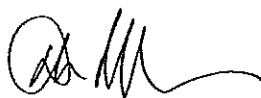
⁵ Proposed New Policy B4.3.56

- 2) That the ODP for Area 3 (Lincoln) be approved subject to the amendments proposed in Attachment 2.
- 3) That ODP Area 4 as proposed by notified Plan Change 7 be deleted; or
- 4) Without derogating the relief sought in point 3 above, that ODP Area 4 be amended to include an appropriate landscaped buffer and setback from Smiths Block so as to avoid or mitigate the risk of reverse sensitivity effects arising between existing research activities and future residential activities.
- 5) That all reference (including, but not limited to, text in proposed Policies, Rules, and ODPs) to a requirement for a main road connection linking Boundary Road to Birchs Road via Smiths Block be deleted from the plan change.

HEARING

The NZ Institute for Plant and Food Research Ltd wishes to be heard in support of its submission. If others make similar submissions, Plant & Food may be prepared to consider presenting a joint case with them at any hearing.

Submission signed for and on behalf of **The NZ Institute for Plant and Food Research Ltd:**



.....
Darryl Millar
Director
Resource Management Group Ltd

Dated: 13 April 2010

Address for service of submitter:

The NZ Institute for Plant and Food Research Ltd
c/- Resource Management Group Ltd.
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Christchurch
Attn: Darryl Millar

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ATTACHMENTS

- (1) Plant & Food landholdings affected by PC7
- (2) Proposed Amendments to Area 3 Outline Development Plan

ATTACHMENT 1
Plant & Food landholdings affected by PC7

ATTACHMENT 2
Proposed Amendments to Area 3 Outline Development Plan

Amendments to Area 3 Outline Development Plan – LINCOLN

The proposed amendments below are to be read in conjunction with the submission on Selwyn District Council's Plan Change 7 from The NZ Institute for Plant and Food Research Ltd. Text proposed to be added to Outline Development Plan 3 is shown as underlined.

INTRODUCTION

1. Amend the 'Introduction' to Lincoln Area 3 Outline Development Plan by **adding** the following text after the final paragraph:

All key structuring elements (roads, reserves, walkways, cycleways, wastewater network, etc) shown on the following plans are indicative only and subject to final subdivision design. The alignment shown on the current plans should be generally adhered to; however, some flexibility is considered appropriate to allow for minor amendments which may arise as a result of detailed design.

ROAD NETWORK AND WATER SUPPLY PLAN

2. Amend notations shown by **adding** the word "indicative" before the notations for "Primary Route" and "Secondary Route."
3. Amend the text under the heading 'Road Network' by **adding** the following text after the second paragraph as follows:

Primary and secondary routes have been indicatively shown on the ODP. Future subdivision applications for Area 3 should be in general accordance with this roading layout, though there is flexibility for minor amendment to be made at subdivision design stage.

CYCLE AND PEDESTRIAN NETWORK PLAN

4. Amend notations shown by **adding** the word "indicative" before the notations for "Primary pedestrian + cycle routes" and "Secondary pedestrian routes."
5. **Amend** the first paragraph under the heading 'Cycle and Pedestrian Network' as follows:

The cycle and pedestrian network has a relationship with the underlying road pattern and open space network, and any minor amendments made to the alignment of these other features at subdivision stage should be reflected in the overall layout of cycle and pedestrian routes.

6. Amend the Cycle and Pedestrian Network Plan by **deleting** the 'potential local off-street walkway and cycle route' notation shown over Brown's Lane.

STORMWATER AND SEWER NETWORK PLAN

7. Amend notations shown by **adding** the word "indicative" before the notations for "Sewer main routes," "Stormwater Pond" and "Pump Station."
8. Amend the text under the heading 'Sewer Network' by **adding** the following text after the second paragraph:

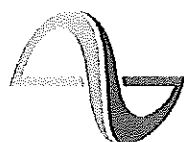
Indicative locations of pump stations and sewer main routes have been shown; however, the final number and precise location of these assets will be finalised at subdivision stage

OPEN SPACE NETWORK PLAN

9. Amend notations shown by **adding** the word "indicative" before the notations for "Streets with special tree and landscape provisions" and "Key open space locations."

NEIGHBOURHOOD SERVICES AND AMENITY PLAN

10. Amend notations shown by **adding** the word "indicative" before the notation for "Medium density."



NZ TRANSPORT AGENCY
WAKA KOTAHĪ

SUBMISSION

To: Selwyn District Council
PO Box 90
ROLLESTON

Submission made under Clause 6 of Schedule 1 of the Resource Management Act
1991

Submission on - Plan Change 7 to the Selwyn District Plan

SUBMISSION OF:

New Zealand Transport Agency (NZTA)
PO Box 1479
CHRISTCHURCH

Contact Person: Steve Higgs
Integrated Planning Manager - Canterbury/West Coast

Telephone: 03 9633 226

NZTA does wish to be heard in support of this submission.



Steve Higgs
Integrated Planning Manager - Canterbury/West Coast

*Signature of person making submission or person
authorised to sign on behalf of person or organisation
making the submission.*

Date: 13 / 4 / 2010

1. INTRODUCTION

New Zealand Transport Agency

- 1.1 The NZTA was established on 1 August 2008 through amendments to the Land Transport Management Act 2003 (LTMA). The NZTA is a new Crown entity created by combining the roles of Land Transport New Zealand and Transit New Zealand. The anticipated benefits of the new entity are expected to include:
- better longer-term planning and certainty;
 - achieving enhanced value for money;
 - enhancing integrated land use and multi-modal transport planning; and
 - a co-ordinated approach to land transport decision making.
- 1.2 NZTA's mandate is set out under the Land Transport Management Act 2003 (LTMA). It has a statutory responsibility to undertake its functions in a way that contributes to an affordable, integrated, safe, responsive and sustainable land transport system.¹ It is also responsible for allocating land transport funding and has a requirement to give effect to the Government Policy Statement on Land Transport Funding (GPS).

Transport Policy Context

- 1.3 Government policy on transport was articulated through the New Zealand Transport Strategy 2002 (NZTS) and was carried through into legislation through the LTMA. The NZTS was updated in 2008 to give a long-term perspective and direction for the transport sector. One of the key components of the NZTS is the focus on integrated planning. This focus has also been reflected in the Government Policy Statement on Land Transport Funding (2009/10 – 2018/19). The current GPS was released in May 2009 and details the government's desired outcomes and funding priorities for the use of the National Land Transport Fund to support activities in the land transport sector.
- 1.4 The GPS includes the encouragement of integrated planning as an integral part of the transport planning and evaluation processes, and states the government's view that:
- "Integrated planning is important to ensure that decisions made in relation to land use, transport and urban design collectively contribute to the efficient use of public funds and achieve the government's objectives for transport and New Zealand. To achieve integration, transport strategies and packages of activities should be developed alongside, and be clearly connected to, land use strategies and implementation plans."*²
- 1.5 The direction in government policy detailed in the NZTS and current GPS has lead NZTA to get more involved in land-use planning at the individual proposal level and at a strategic level through growth strategies such as the Urban

¹ LTMA 2003 section 94

² Government Policy Statement on Land Transport Funding (May 2009) p.17

Development Strategy for Greater Christchurch for which it is one of the partner organisations.

- 1.6 The New Zealand Transport Agency supports in part proposed Plan Change 7 to the Selwyn District Plan.

2.0 REASONS FOR SUBMISSION

Christchurch Regional Policy Statement and Plan Change 1 to the Regional Policy Statement

- 2.1 It is considered that the rezoning of the site as set out in Plan Change 7 (PC7) is considered to be consistent with the planned growth strategy as set out in the Christchurch Urban Development Strategy and the objectives and policies as set out in Plan Change 1 (PC1) to the Regional Policy Statement (RPS). The plan change would result in urban activities within the urban limit proposed in the decisions to PC1 to the RPS.

- 2.2 NZTA therefore generally supports the objectives, policies, rules and other matters that promote and provide for an integrated land use pattern and transport network.

Reverse Sensitivity

- 2.3 The Outline Development Plan area (ODP), known as SR3 in PC1 to the RPS shows a setback area from SH1. This setback line is set back 40m from the SH. The Plan Change does not adequately address reverse sensitivity as it currently allows for dwellings to be built 40m back from SH1 with no noise mitigation measures under Rule 4.9.25. This rule also allows for this setback to be reduced if noise mitigation measures such as acoustic insulation or mounding or other physical barriers are used.
- 2.4 This stretch of SH1 carries in excess of 15000 vehicles per day in a 100km/hr speed environment and NZTA do not want noise sensitive activities located near the state highway without some form of noise mitigation. NZTA's reverse sensitivity policy requires that noise sensitive buildings, such as dwellings which are built between 40-100m of a state highway require some form of noise mitigation which ensures that internal noise levels meet the requirements of AS/NZS2107:2000. NZTA discourage dwellings to be located any closer than 40m from a state highway with heavy traffic volumes.
- 2.5 Consideration needs to be given to deleting Rule 4.9.25 proposed in the Plan Change or amending the rule so as to adequately address NZTA's concern with this particular ODP area. This could be dealt with by the addition of a minimum setback of 40m included in Table C4.2 or a rule for this ODP area within the Living Zone Section of the District Plan. The following wording or similar is

required so that NZTA's concern with regard to reverse sensitivity are dealt with;

Permitted Activities – ODP Area 3 in Rolleston

Dwelling Setback

"No dwelling shall be located closer than 40m (measured from the nearest painted edge of the carriageway) from State Highway 1."

Noise Design Standards

"For any dwelling constructed between 40m and 100m (measured from the nearest painted edge of the carriageway) from State Highway 1:

- Appropriate noise control must be designed, constructed and maintained to ensure noise levels within the dwelling meet the internal design levels in AS/NZS2107:2000 (or its successor) - 'Recommended design and sound levels and reverberation times for building interiors';*
- Prior to the construction of any dwelling an acoustic design certificate from a suitably qualified and experienced consultant is to be provided to Council to ensure that the above internal sound levels can be achieved."*

Access to the State Highway

- 2.6 SH1 is the South Islands main trunk line, and a key through route for the transportation of people and goods along the east coast. This is reflected in the high volumes of traffic which is in the vicinity of 15 000 vehicles per day. This stretch of the state highway network is a Limited Access Road (LAR) over which NZTA has control over with regard to limiting accesses off the SH.
- 2.7 The proposed Plan Change does not adequately protect SH1 as there is no rule which explicitly states that there is to be no access off the SH to serve this area. Primarily this is to discourage residents in the area using SH1 for short vehicle trips to the town centre which can affect the safety and efficiency of the state highway network. It is preferable that residents use the local road network to travel to the town centre or to use active modes of transport.
- 2.8 A rule is required in either the Living Zone – Roading and/or Subdivision sections which states that there is to be no vehicular access from the ODP Area 3 land from SH1 along with any subsequent amendments required to the Plan. This could simply be worded along the line of *"That there be no access to ODP Area 3 from SH1."*

3.0 Decision Sought

- 3.1 That Plan Change 7 be approved with the amendments listed in Section 2.5 and 2.8 along with any other subsequent amendments to ensure that effects with regard to reverse sensitivity and access to the state highway are appropriately addressed.**

**SUBMISSION ON PLAN CHANGE 7
TO THE SELWYN DISTRICT COUNCIL**

To: Plan Change 7 to the Selwyn District Plan
Selwyn District Council
P O Box 90
Rolleston

Name of Submitter: CDL Land (NZ) Ltd

1. This is a submission on Plan Change Number 7 to the Selwyn District Plan.
2. The specific provisions of Plan Change 7 that this submission relates to are as follows:
 - Rolleston Outline Development Plan Area 1.
 - Medium Density Provisions.
3. Our submission is as follows:

Rolleston Outline Development Plan Area 1

CDL Land (NZ) Ltd owns approximately one third of the land the subject of Rolleston Outline Development Plan Area 1, and generally supports the layout and inclusion of the area as a Living Z zone under Plan Change 7.

In particular CDL (NZ) Ltd supports the inclusion of Policy B4.3.68 in ensuring that the neighbourhood centre, reserve areas, and connectivity between them and the roading network is achieved.

Bullet point three under Policy B4.3.68 reads as follows:

- *Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;*

Although there are currently water supply wells on the site, the intent is, and has always been, to provide water reticulation via Council's existing reticulation. This is confirmed by the commentary provided in Plan Change 7 with reference to Rolleston Outline Development Plan Area 1, under the heading "SERVICING NETWORK", which states:

Water will be supplied from the Council's existing reticulation by connecting to the water main on Brookside Road. Water pressures for the site have been calculated as meeting the requirement of NZS 4404:2004 Land Development and Subdivision Engineering and The New Zealand Fire Service Fire Fighting Water Supplies Code of Practice NZS PAS 4509:2008.

CDL (NZ) Ltd submits that the third bullet point of Policy B4.3.68 should be consistent with Plan Change 7 Outline Development Plan Area 1 wording above in terms of the supply of reticulated water to the site. The reference to the provision of wells should be removed.

Medium Density Provisions

CDL (NZ) Ltd supports the medium density provisions of the Living Z zone, in particular the inclusion of allowance for comprehensive residential development with subsequent subdivision density of not more than 350m² per unit.

Given that this type of housing is provided for in the Living Z zone within Medium Density areas identified on the Outline Development Plans, there is no need to also identify specific areas of Comprehensive Residential Development separately from the Medium Density areas.

CDL (NZ) Ltd submits that the areas specifically identified on Rolleston Outline Development Plan Area 1 be removed and displayed instead as Medium Density areas. That is, replace those areas shown as Comprehensive Residential Development with the appropriate shading on Rolleston Outline Development Plan Area 1 to indicate Medium Density development as shown on the attached plan.

4. We wish to be heard in support of this submission.

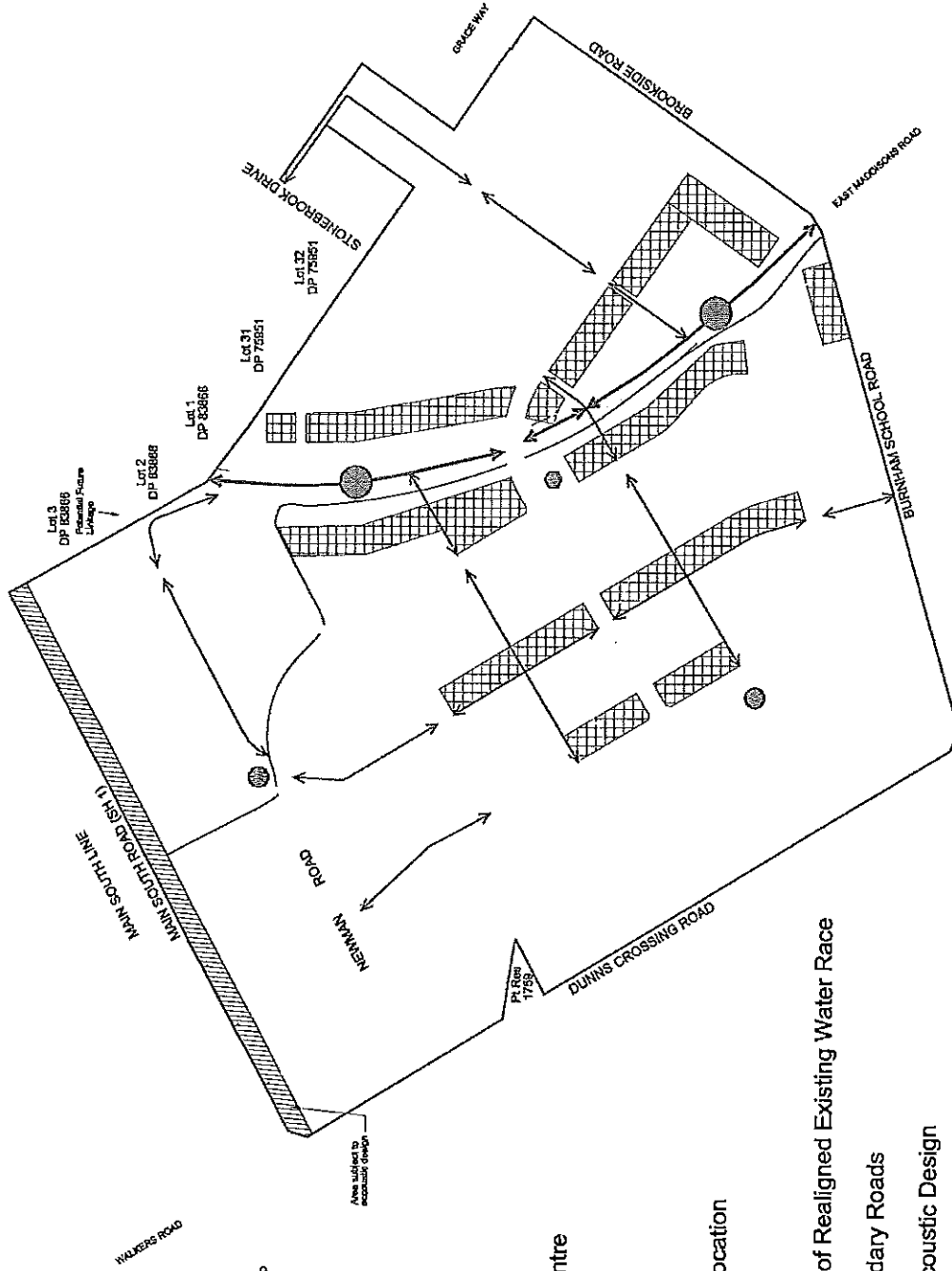


.....
Signature of submitter or person authorised
to sign on behalf of submitter

Date:

Address for Service of Submitter: C/- Davis Oglvie & Partners Ltd
Telephone: 03 366 1653
Fax: 03 379 2348
Email: janew@dop.co.nz
Contact Person: Jane West

contractor shall verify all dimensions before commencing work



-  Neighbourhood Centre
-  Medium Density
-  Low Density
-  Key Open Space Location
-  Green Linkages
-  Indicative Location of Realigned Existing Water Race
-  Primary and Secondary Roads
-  Area Subject to Acoustic Design
-  Existing Legal Road within the Development Area

CAD file: 23799amendadocp.dwg

do
Davis Ogilvie
Engineering - Professional Services
Engineering - Surveying - Planning
Box Building 137 Armagh St
Christchurch 8011, New Zealand
PO Box 137 Armagh St
OFFICES ALSO IN:
Auckland - Tauranga - Timaru - Greymouth

Outline Development Plan Stonebrook Planchage, Rolleston

Rev	Date	Author	Check	Appr
C	04.10	Amendments	JW	
B	01.10	For Discussion		
A	01.10	For Discussion		

design gw
drawn mm
OA chd, JW
appd BW
date 01.10
scale 1:5000@A3

File: 23799
User: 307/C

Cameron Wood

From: Fax Administrator
Sent: Tuesday, 13 April 2010 4:37 p.m.
To: Cameron Wood
Subject: FW: A fax has arrived from remote ID '64 3 3668876'.
Attachments: B000997A.TIF

Jeannette Eggleton

Customer Services Officer

-----Original Message-----

From: RightFax E-mail Gateway [mailto:RFAX@sdccex2007.sdc.selwyn.local]
Sent: Tuesday, 13 April 2010 4:08 p.m.
To: Fax Administrator
Subject: A fax has arrived from remote ID '64 3 3668876'.

A fax has arrived from remote ID '64 3 3668876'.

Time: 13/04/2010 4:05:21 p.m.
Received from remote ID: 64 3 3668876
Inbound user ID FRONT_DESK, routing code 99
Result: (0/352;0/0) Successful Send
Page record: 1 - 2
Elapsed time: 01:14 on channel 0

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

2 pages

533

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

(CAMERON WOOD - STRATEGIC POLICY PLANNER.

1. Full name of submitter:

KLAUS DETLEF PRUSAS.

This is a submission on the following proposed Plan Change:

PLAN CHANGE 7 - Growth of Townships Urban... (name and number of Plan Change)
Development + Rezoning of Land for Military Purposes including the
introduction of a new Living Z zone at Lincoln + Rolleston.

2. The specific provisions of the proposal that my submission relates to are:

(1) the PROPOSED PLAN CHANGE AS A WHOLE, and

(2) Living Zone 2 (Rolleston) sub-regions, policies + rules... (give details).

3. *My submission in SUPPORT / OPPOSITION is:

To Follow

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Schedule 1

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

4. †I seek the following decision from Selwyn District Council:

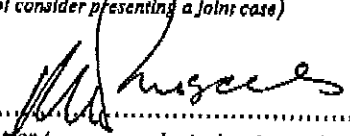
(i) Re-evaluate the policies involving land identified as part of the SDC Structure Plan warranting residential intensification, and

(ii) Rezone Living Zone 2 (Rolleston) to overage allotment sizes to not less than 2000m² with deferral to a minimum lot area 1000m² at a later date.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I WISH ~~I 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.  13/4/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 9 LOWES RD. ROLLESTON 7614

Telephone: 347 9121 / 027 347 9210. Fax: _____

Email: klaus.prusas@gmail.com

Contact person: KLAUS PRUSAS Title: _____ (if appropriate)

Cameron Wood

From: Fax Administrator
Sent: Tuesday, 13 April 2010 4:38 p.m.
To: Cameron Wood
Subject: FW: A fax has arrived from remote ID '+64 3 3660333'.
Attachments: B000997D.TIF

Jeannette Eggleton

Customer Services Officer

-----Original Message-----

From: RightFax E-mail Gateway [mailto:RFAX@sdccex2007.sdc.selwyn.local]
Sent: Tuesday, 13 April 2010 4:20 p.m.
To: Fax Administrator
Subject: A fax has arrived from remote ID '+64 3 3660333'.

A fax has arrived from remote ID '+64 3 3660333'.

Time: 13/04/2010 4:17:36 p.m.
Received from remote ID: +64 3 3660333
Inbound user ID FRONT_DESK, routing code 99
Result: (0/352;0/0) Successful Send
Page record: 1 - 4
Elapsed time: 01:40 on channel 1

534

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

1. Full name of submitter: ROLLESTON PARK RESIDENTS GROUP

This is a submission on the following proposed Plan
Change:

PLAN CHANGE 7

**Growth of Townships, Urban Development and Rezoning of Land for Urban
Purposes Including the introduction of a new Living Z Zone at Lincoln and
Rolleston**

2. The specific provisions of the proposal that my submission relates to are:

Plan Change 7
Policy B4.3.68 (Rolleston Outline Development Plans)

3. *My submission in OPPOSITION is:

We currently oppose the Plan Change 7 unless amendments and alterations are made
because:

Residential and Business Development – specific policies for townships
Rolleston Policy B4.3.68

We are concerned that the inclusion of Outline Development Plans in the Plan Change
limits our opportunity for us to comment on future subdivisions. An Outline Development
Plan is just that, an outline which is broad natured and does not offer sufficient detail to
make an informed decision – but a subdivision consent application consistent with the
Outline Development Plan will most likely be non-notified. Therefore we are robbed of an
opportunity to comment on the subdivision plan and we can't comment in detail on an
Outline Development Plan because of the lack of detail!

Resource Management (Forms, Fees, and Procedure) Regulations 2003

Schedule 1

Page 2 of 4

Outline Development Plan Area 2

As a group of concerned Rolleston Park residents we strongly oppose the inclusion of this area under Plan Change 7 for the following reasons:-

1. The criteria is too broad and as outlined above, by the inclusion of ODPs in the plan change we do not have a detailed subdivision plan we can comment on and may not get the opportunity to comment on one as long as it meets the Council's criteria which has still to be finalised. How can you ask us to approve something today that does not have any specific detail? Do not ask us to put of faith, trust and property values in the hands of the Council and future potential developers!
2. Based on a "concept plan" shown to some of the residents in Rolleston Park, we already have concerns about the possible redevelopment of this land. Under the current zoning there would be a small limited number of properties that could be built on this land. This would be in keeping with the style and nature of our current cul-de-sac community. The rezoning of this land increases the potential number of dwellings dramatically.
3. At the last two Residents Association Meetings both the Mayor himself and Councillor Walters have alluded to the Council's desire to build a small number of units (possibly up to 8) primarily for the aged. We were assured that these would be very tasteful and funding has already been received by the Community Trust. At no point did either of them elude us to the fact that there would also be the potential for a large number of other properties to be built on this land, or clearly point out that it was currently under consideration for rezoning to allow a much higher density of buildings on this area. (Goes back to the previous point of faith & trust really!!!). Had all the residents been fully aware of this factor then we would have eluded you to our concerns much earlier in the process. We appreciate the fact that Plan Change 7 has been advertised but you need to search the documents on your website very carefully to find reference to Markham Way and it is not included on any map under Plan Change 7 documents on the website.
4. Our existing boundary property owners to the empty section at the end of Markham Way currently enjoy a high degree of privacy and sunlight. Changing the zoning with the proposed ODP does not give any of the adjoining land owners' comfort that they will not end up with double-storied properties looking down onto their properties. This has both a serious impact on their privacy and resale values. The Council has a very real possibility of devaluing these ratepayers land. Either amendments to Plan Change 7 need to be made or potential compensation may be sought in the future.

Resource Management (Forms, Fees, and Procedure) Regulations 2003

Schedule 1

Page 3 of 4

Again a definite Development Plan could indicate a building height restriction of properties built with a certain area of these adjacent properties.

5. We also note that Selwyn District Council wishes to build units for the elderly on this land, but the elderly or disabled do not want two storied dwellings.
6. Markham Way is currently used by a number of parents dropping children off to school. Currently there is a well used connection to the rear of the school field. There is no allowance for this under Plan Change 7 or the "concept plan" shown to us. But more importantly with the proposed access, under Plan Change 7, to be by way of Markham Way, the level of traffic would be hugely impacted. This means that parents who drop their children into Markham Way as a "minimal traffic" walk zone would no longer have that feeling of safety for their children. Not to mention the residents in Rolleston Park having the same for their children. Particularly those living at the end of Markham Way & Peel Close where the traffic is VERY minimal, all of a sudden there is now a large risk of more than doubling the traffic flow through these areas.
7. We oppose the vehicle access to ODP Area 2 to be a secondary road connection from the Markham Way cul-de-sac. We believe that an amendment (or better yet a development plan) that clearly indicates that only a small number of properties can access Markham Way cul-de-sac. The rest of the properties should have direct vehicle access to either Norman Kirk Drive or Rolleston Drive. The proposed restriction on vehicle access would be a very inefficient way of accessing ODP Area 2.
8. We also note that the Selwyn District Council is proposing that ODP Area 2 include a community housing development for older residents. It would be much better to access this area from Norman Kirk Drive – especially for emergency vehicles such as ambulances.
9. Pedestrian & cycle access from Markham Way through to the school/Norman Kirk Drive and Rolleston Drive. This would ensure that all local residents both from within Rolleston Park subdivision and the wider community who currently use Markham Way to access the primary school or shopping centre could continue to use this access. This could also allow for extra space between the existing properties and any future dwellings.

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

4. **I seek the following decision from Selwyn District Council:**

Resource Management (Forms, Fees, and Procedure) Regulations 2003

Schedule 1

Page 4 of 4

They make amendments to Plan Change 7 Outline Development Plan Area 2 before any further consideration can be given:

- a) Vehicle access [to ODP Area 2] be via a secondary road connection to Norman Kirk Drive, with no direct vehicle access to Markham Way or Rolleston Drive.
- b) A pedestrian and cycle link should be provided from ODP Area 2 to Markham Way/Rolleston Primary/Norman Kirk Drive/Rolleston Drive
- c) Building height restrictions to be placed on any dwellings built in ODP Area 2 to a single storied building.
- d) Provision for a maximum number of households per hectare on the ODP Area 2.

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.



13 April 2010

Signature of submitter (or person authorised to sign on their behalf)

Date

8. Address for service of submitter:

4 Peel Close, Rolleston

Phone: 03 347 2528

Fax: 03 366 0333

Mobile: 021 36 55 71

EMAIL: lynley.shaw@nzhomeloans.co.nz

Contact person: Lynley Shaw Title: Member of Group

535

100413044

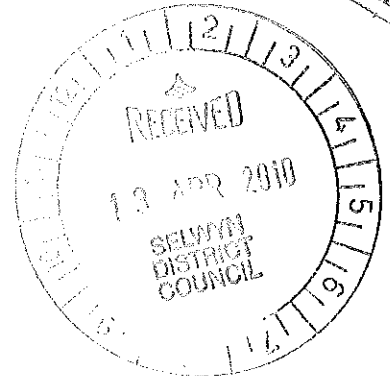
Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1



Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Ming Xing Wang (Owner of Lot 8 off Newman Road)

This is a submission on the following proposed Plan Change: NO7

Growth of Township, Urban Development (name and number of Plan Change)
Re-zoning of land for urban purposes including introduction
of a new Living Zone at Lincoln and Rolleston.

2. The specific provisions of the proposal that my submission relates to are: (1) Support the plan change NO. 7.

* Extend the limit of the proposed plan change 7.

* Introduce additional neighbourhood centre (give details).
in Rolleston area.

3. *My submission in SUPPORT / ~~OPPOSITION~~ is: of Proposed Plan Change 7.

I consider that by introducing the following
changes will make the proposed plan change
more workable and practical.

- For details of my submission please see
attached -

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Handwritten marks: a checkmark and an 'X'.

4. †I seek the following decision from Selwyn District Council:

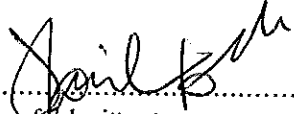
- Possibility of extending the limit of plan
change area.

- Introduction of a neighbourhood centre.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.  X 29/03/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: c/o Wontholme Ltd

PO. Box 99 110
Newmarket, Auckland - 1149
New Zealand
Telephone: 09 271 6822 Fax:

Email:

Contact person: Mrs Xue Wang Title (if appropriate)

Part of Form 5
Submission on publicly notified Plan Change 7
Selwyn District Plan

Item 3 :- Specific parts of the plan wish to have them amended and the reason for my view.

Proposed amendment - (1).

Include the triangular area – Pt Res 1759 (indicated in the attached drawing No. 300/B) as part of the plan change and extend the “Low Density” designated area to include this triangular area.

The reason for my view.

- (i) Excluding this area from the proposed plan change is not benefiting the intended outcome of the proposed “Plan Change 7”. Instead if it is not considered as part of this plan change it may pose saviour restrictions to achieve the consistency of the desired development under plan change 7.

Proposed amendment – (2)

Introduce another neighbourhood centre at the location indicated in the attached drawing No. 300/B.

Reasons for my view.

- (i) The proposed neighbourhood centre will serve not only the new residents within the proposed plan change area but also the commuters along Dunns Crossing Road & Burnham School Road.
- (ii) In time to come, with the growth of population it is inevitable that the land west of Dunns Crossing road would be developed and such developments too will benefit by having a neighbourhood centre at the proposed location.
- (iii) When all the roads are developed it will necessitate a controlled traffic arrangement at the T junction of Dunns Crossing Road and the future Road leading to neighbourhood centre. Hence there should not be a concern of traffic slow down by the introduction of a neighbourhood centre at the proposed location.

X

MEDIUM DENSITY

COMPREHENSIVE RESIDENTIAL DEVELOPMENT

LOW DENSITY

KEY OPEN SPACE LOCATION

OPREMIJNA LITVAKA

Indicative location of assigned existing water race

PRIMARY AND SECONDARY ROADS

AREA SUBJECT TO ACOUSTIC DESIGN

EXISTING LEGAL ROAD WITHIN THE DEVELOPMENT AREA

WV Inv: MCD.1001114WJDPhe(UsrdsWU)

David Ogilvy & Mather

Larson Development Professionals
Engineering - Surveying - Planning
1042 Building 107 Airways Dr.
Chattanooga, TN 37420
P.O. Box 13 007's phone 318-1155
OFFICES ALSO IN:
Auburn - Meridian - Tennesse

Outline Development Plan Stonebrook Planchage, Rolleston

For information
For discussion

06-07	GUY
08-09	CIV
09-10	DROPPED
10-11	APPROXIMATE
11-12	ENJOY
12-13	1200 TO

300/B

computational and every cell dimensions belongs corresponding with

536

SCANNED

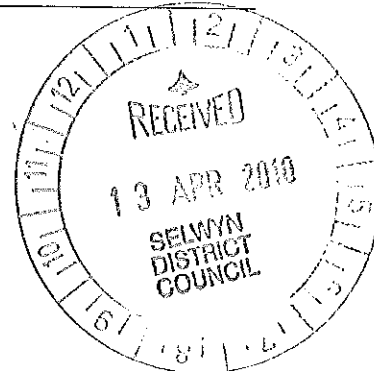
100413044

Resource Management (Forms, Fees, and Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Jin Ping Huang (Owner of Lot 7 off Newman Road)

This is a submission on the following proposed Plan Change: NO7

Growth of Township, Urban Development (name and number of Plan Change)

Re-zoning of land for urban purposes including introduction of a new Living Zone at Lincoln and Rolleston.

2. The specific provisions of the proposal that my submission relates to are: (1) Support the plan change NO.7.

* Extend the limit of the proposed plan change 7.

* Introduce additional neighbourhood centre in Rolleston area. (give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is: of Proposed Plan Change 7.

I consider that by introducing the following changes will make the proposed plan change more workable and practical.

- For details of my submission please see attached -

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

[Handwritten signature]

4. †I seek the following decision from Selwyn District Council:

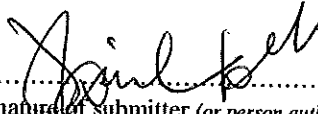
- Possibility of extending the limit of plan
change area.

- Introduction of a neighbourhood centre.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.  X. 29/03/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 40 Wenthwhite Ltd.
P.O. Box 99 110
Newmarket, Auckland - 1149
New Zealand
Telephone: 021 886 388 Fax:

Email:

Contact person: Jing Ping Huang Title (if appropriate)

Part of Form 5
Submission on publicly notified Plan Change 7
Selwyn District Plan

Item 3 :- Specific parts of the plan wish to have them amended and the reason for my view.

Proposed amendment - (1).

Include the triangular area – Pt Res 1759 (indicated in the attached drawing No. 300/B) as part of the plan change and extend the “Low Density” designated area to include this triangular area.

The reason for my view.

- (i) Excluding this area from the proposed plan change is not benefiting the intended outcome of the proposed “Plan Change 7”. Instead if it is not considered as part of this plan change it may pose saviour restrictions to achieve the consistency of the desired development under plan change 7.

Proposed amendment – (2)

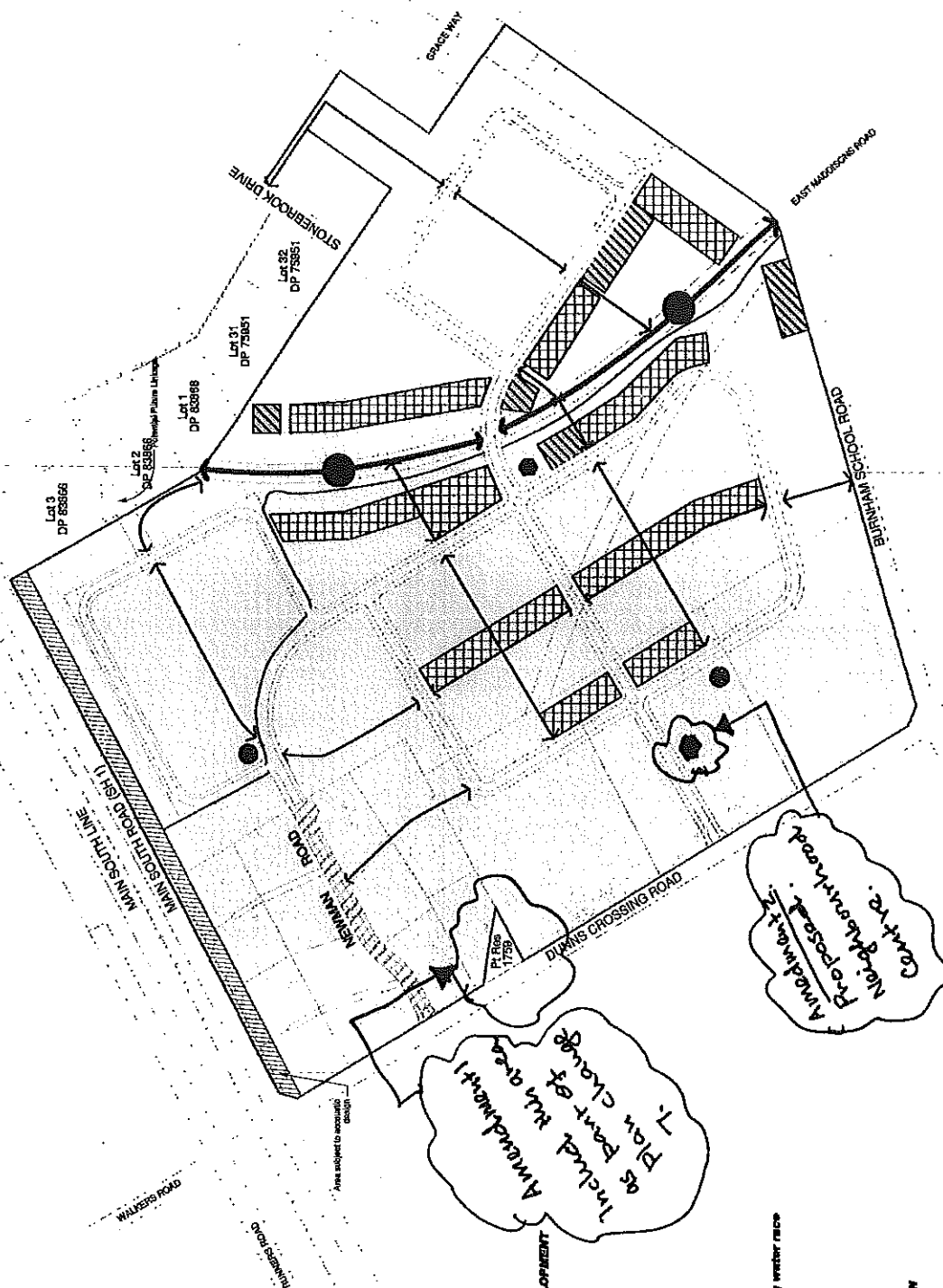
Introduce another neighbourhood centre at the location indicated in the attached drawing No. 300/B.

Reasons for my view.

- (i) The proposed neighbourhood centre will serve not only the new residents within the proposed plan change area but also the commuters along Dunns Crossing Road & Burnham School Road.
- (ii) In time to come, with the growth of population it is inevitable that the land west of Dunns Crossing road would be developed and such developments too will benefit by having a neighbourhood centre at the proposed location.
- (iii) When all the roads are developed it will necessitate a controlled traffic arrangement at the T junction of Dunns Crossing Road and the future Road leading to neighbourhood centre. Hence there should not be a concern of traffic slow down by the introduction of a neighbourhood centre at the proposed location.

X

contractor shall verify all dimensions before commencing work



KEY



NEIGHBOURHOOD CENTRE



MEDIUM DENSITY



COMPREHENSIVE RESIDENTIAL DEVELOPMENT



LOW DENSITY



KEY OPEN SPACE LOCATION



GREEN LINKAGES



Indicative location of realigned existing water race



PRIMARY AND SECONDARY ROADS



AREA SUBJECT TO ACOUSTIC DESIGN



EXISTING LEGAL ROAD WITHIN THE DEVELOPMENT AREA

ORIGINAL SCALE = 1:1000

VIV INC. NCE110111 per J2D/10/04/01/01/01



Level 10, 100 Queen Street, Auckland
 Auckland 10101
 Tel: 09 309 9000
 Fax: 09 309 9001
 Email: info@davisogilvie.co.nz

**Outline Development Plan
 Stonebrook Planchange, Rolleston**

For signatory
 Date: 10/10/11
 Name: [Signature]
 Title: [Signature]

300/B

537

SCANNED

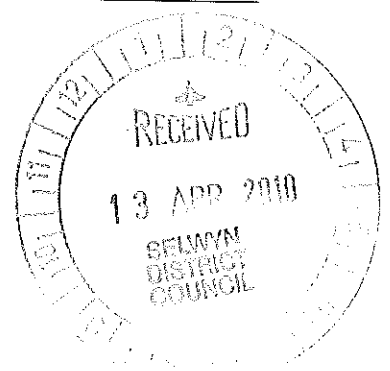
100413041

Resource Management (Forms, Fees, and Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Chen Jian Wang (Owner of Lot 3 off Newman Road)

This is a submission on the following proposed Plan Change: NO7

Growth of Township, Urban Development (name and number of Plan Change)
Rezoning of Land for Urban purposes including introduction
of a new Living Zone at Lincoln and Rolleston.

2. The specific provisions of the proposal that my submission relates to are: (1) Support the plan change NO.7.

* Extend the limit of the proposed plan change 7.

* Introduce additional neighbourhood centre (give details).
in Rolleston area.

3. *My submission in SUPPORT / ~~OPPOSITION~~ is: of Proposed Plan Change 7.

I consider that by introducing the following
changes will make the proposed plan change
more workable and practical.

- For details of my submission please see
attached -

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

[Handwritten signature]

4. †I seek the following decision from Selwyn District Council:

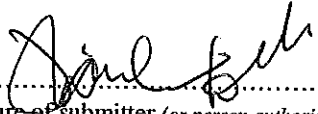
- Possibility of extending the limit of plan
change area.

- Introduction of a neighbourhood centre.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.  X 29/03/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: Wonthville 1st
..... PO Box 99-110
..... Newmarket, Auckland - 1149
..... New Zealand

Telephone: 09 271 6822 Fax:

Email:

Contact person: Chen Jian Wang Title (if appropriate)

Part of Form 5
Submission on publicly notified Plan Change 7
Selwyn District Plan

Item 3 :- Specific parts of the plan wish to have them amended and the reason for my view.

Proposed amendment - (1).

Include the triangular area – Pt Res 1759 (indicated in the attached drawing No. 300/B) as part of the plan change and extend the “Low Density” designated area to include this triangular area.

The reason for my view.

- (i) Excluding this area from the proposed plan change is not benefiting the intended outcome of the proposed “Plan Change 7”. Instead if it is not considered as part of this plan change it may pose saviour restrictions to achieve the consistency of the desired development under plan change 7.

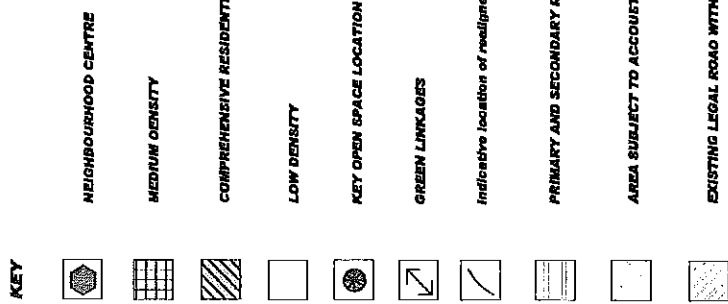
Proposed amendment – (2)

Introduce another neighbourhood centre at the location indicated in the attached drawing No. 300/B.

Reasons for my view.

- (i) The proposed neighbourhood centre will serve not only the new residents within the proposed plan change area but also the commuters along Dunns Crossing Road & Burnham School Road.
- (ii) In time to come, with the growth of population it is inevitable that the land west of Dunns Crossing road would be developed and such developments too will benefit by having a neighbourhood centre at the proposed location.
- (iii) When all the roads are developed it will necessitate a controlled traffic arrangement at the T junction of Dunns Crossing Road and the future Road leading to neighbourhood centre. Hence there should not be a concern of traffic slow down by the introduction of a neighbourhood centre at the proposed location.

X



EXISTING LEGAL ROAD WITHIN THE DEVELOPMENT AREA

VW file: MCD.102111.gw.QD Prod\acdb\0421

Land Development Professionals
Engineering - Surveying - Planning
NZS Building 137 Armagh St
Christchurch, New Zealand
P.O. Box 12 001's phone 230-1033
OFFICES ALSO IN
Auckland • Nelson • Timaru

Outline Development Plan

B	01/10	For discussion
A	01/10	For discussion

SEARCH	QW
REPORT	QW
ON STREET	CHECKED
REPORT	APPROVED
DATE	01/16
TIME	15000
BY	

Unit
300/B

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
P O Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

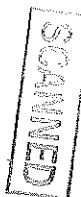
1. Full name of submitter:
Nimbus Group Ltd

This is a submission on the following proposed Plan Change:

Plan Change 7. (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:
The lack of a proper assessment as required by the Resource Management Act into all matters related to the total Plan Change.
3. *My submission in ~~SUPPORT~~/OPPOSITION is:
- a. There has been no consideration given to the effects of rezoning in terms of traffic affects not only internally, but externally to the town.
 - b. There has been no consideration given in respect of a requirement for business land to service the expanded population anticipated by PC7, there being a distinct lack of demographic analysis for retail requirements necessary for such an expansion.
 - c. There has been no consideration in respect of recreational facilities to provide local, district, and regional recreational activities.
 - d. There has been no consideration given to educational facilities which should be provided for within the proposed areas to be rezoned taking into account the capacity of the current primary and secondary schools.
 - e. Documents provided by the Selwyn District Council do not include Plan 100, which relates to the central core of the town.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.



538
100416004

4. **I seek the following decision from Selwyn District Council:
- Reject the entire application.
 - The contents of PC7 are inconsistent with the requirements of the Resource Management Act and also set by the Selwyn District Council in planning matters it imposed on individuals requesting similar types of application.
 - 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, recreational, educational facilities and commercial activities to give effect to such a significant change in zoning.

***Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.*

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)

No.

7.
Signature of Submitter (or person authorised to sign on their behalf)

13/4/11
.....
Date

8. Address for service of submitter:

P O Box 8394
CHRISTCHURCH 8440

Telephone: (03) 348 2194

Fax: (03) 343 3006

E-Mail: robin@nimbusgroup.co.nz

Contact Person: Robin Schulz

Title: Managing Director (if appropriate)

100 416 005
339

SCANNED

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
P O Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799



1. Full name of submitter:
Carrick No.1 Ltd

This is a submission on the following proposed Plan Change:

Plan Change 7. *(name and number of Plan Change)*

2. The specific provisions of the proposal that my submission relates to are:
The provision of allowing higher density living areas to be developed within a Business 1 zone.
3. *My submission in ~~SUPPORT~~ **OPPOSITION** is:
The availability of business land within the Rolleston township is limited and allowing higher density living uses available plot ratio allowances which should be provided purely for small footprint retail activities.
- Higher density zoning should be provided in specific zones within the Living zones and not within the Business zones.

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

4. **I seek the following decision from Selwyn District Council:
To remove all the ability to provide residential living activities in a Business 1 zone.

**Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.
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)
No.
7.
Signature of Submitter (or person authorised to sign on their behalf) 13/4/12
Date
8. Address for service of submitter:

P O Box 8394
CHRISTCHURCH 8440

Telephone: (03) 348 2194 Fax: (03) 343 3006
E-Mail: robin@nimbusgroup.co.nz
Contact Person: Robin Schulz Title: Managing Director (if appropriate)

540

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

1. Full name of submitter: CRAIG HAROLD THOMPSON

This is a submission on the following proposed Plan Change: PLAN CHANGE 7, GROWTH OF COUNTRYSIDE, URBAN DEVELOPMENT AND REZONING OF LAND FOR URBAN PURPOSES INCLUDING THE INTRODUCTION OF A NEW LIVING 2 ZONE AT LINCOLN AND ROLLESTON
(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

- PLANNING MAPS
 - GENERAL WAKERT
- (give details).

3. *My submission in SUPPORT / OPPOSITION is:

- SUPPORT OVERALL INTENT TO ESTABLISH/IMPLEMENT PCI AND STRUCTURE PLAN FOR ROLLESTON AND LINCOLN
- OPPOSE THAT THE DISTRICT PLANNING MAPS DON'T REFLECT THE STRUCTURE PLAN PROPOSED AND IN PARTICULAR FOR ROLLESTON/LINCOLN
 - * FOR EXAMPLE BUT NOT LIMITED TO THE AREA KNOWN AS PARK LANE HAS AN EXISTING ZONING INTENT OF 5116 BASED ON AN AVERAGE AREA OF 1203 m² (LIVING 18). THIS AREA SHOULD BE ZONED LIVING 2 UNDER THE NEW RULES TO MATCH ODP AREA 3 TO THE EAST.
 - * THIS ALSO APPLIES TO OTHER LAND ALREADY ZONED, INDEED FOR WHICH THE STRUCTURE PLAN/S SHOW A HIGHER DENSITY OF DEVELOPMENT INTENDED, AND THIS IS NOT REFLECTED IN THE PLANNING MAPS
- LINCOLN ODP AREA 4, LAND OWNED BY K. CLARIDGE, PF CLARIDGE, R.L. CLARIDGE DRUG LOT 2, DP 56631 SHOULD NOT BE UNOCCUPIED BY THE PRIMARY ROADING LINELAGE AND OPEN SPACE NETWORK/SPARKLING NETWORK
- OPPOSE THE PROPOSED RULE 4.9.18 RELATING TO GARAGE OR ADDITIONAL BUILDINGS BEING LOCATED BETWEEN THE FRONT FACADE AND ROAD OPS/ROAD

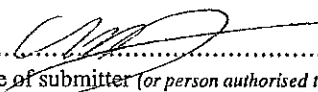
*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

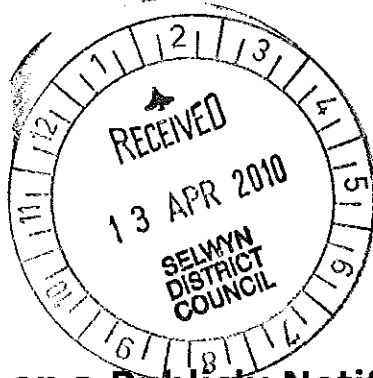
- OPPOSE RULE 4.13.1 RELATING TO MAXIMUM HEIGHT OF FENCES BETWEEN THE FRONT OUTLINE FACADE AND THE STREET

- ALSO RULE 4.9.18 TO ALLOW ~~ATTACHED~~ ATTACHED GARAGES WITH A SIDE ENTRY TO BE ALLOWED ~~WITH~~ 2m OFF THE BOUNDARY ON THE PROVISION OF LANDSCAPING TO SOFTEN THE VISUAL IMPACT.

4. †I seek the following decision from Selwyn District Council:
- AMEND THE DISTRICT PLANNING MAPS TO REFLECT THE STRATEGIC PLANS PROPOSED FOR BOLLESTON/LINCOLN INCLUDING AREAS THAT ARE ALREADY ZONED TO HIGHER DENSITIES, FOR EXAMPLE PARK LAKE (LIVING Z.) PLUS STREETS.
 - ALSO ODP AREA 4 CONCLUDE THAT THE MAIN ROAD IS NOT UNUSUALLY LOCATED SOLELY WITHIN LAND OWNED BY THE "CLARIDGE'S"
 - ALSO RULE 4.12.1 TO INCREASE THE HEIGHT OF FRONT FENCES TO 1.50m MAXIMUM, THIS PROVIDING OWNER A RIGHT OF PRIVACY WHICH STILL ACKNOWLEDGING THE COUNCIL'S GOALS. IT IS INTERESTING TO NOTE THAT THERE WOULD BE NO REASON WHY SN. COULDN'T GROW A CURVE BRIDGE/RAIL PLACING THE EXCEEDED 1m 14 HEIGHT, YET HAD THE SAME EFFECT AS A FENCE THAT SAME HEIGHT
- †Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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 bearing (delete if you would not consider presenting a joint case)

7.  12/4/2010
Signature of submitter (or person authorised to sign on their behalf) Date
8. Address for service of submitter: 23 WENDOVER STREET, BISHOPPOLE
CHRISTCHURCH 8053
- Telephone: (03) 3595 646 Fax: N/A
- Email: _____
- Contact person: CRAIG THOMPSON Title MR (if appropriate)



100413009

SL41



**Submission on a Publicly Notified Plan Change to the
Selwyn District Plan**

In accordance with Form 5 reg 2003

Name: Dayle Sutherland c/ - Horncastle Homes Limited

I wish to make a submission on Plan Change 7 to the Selwyn District Plan:

The specific provisions of the Plan Change to which my submission relates is Outline Development Plan Area 1 as part of Plan Change 7:

My submission is that: See Attached

I seek that the Selwyn District Council: Reject in part and make amendments as per attached.

I do wish to be heard in support of my submission:

If others make a similar submission: I would consider presenting a joint case with them as any hearing:

Address for Service

Dayle Sutherland
c/ Horncastle Homes
PO Box 8255
Christchurch

Ph 03 3488 905
Fax 03 3488 906
dayle@horncastle.co.nz

Plan Change 7

Background

Horncastle Homes, heron referred to as "HHL" owns the property at 247 Brookside Road.

HHL have been made aware of the intentions of the adjoining land owner (CDL Limited) to initiate a private plan change for the land, now known as Stonebridge (incorporated into Plan Change 7). The original plan showed a road through the HHL block connecting onto Brookside Road, however the remaining ODP layout had not been configured in relation to the density adjoining the HHL block.

In November 09 HHL were notified by CDL of their intentions to lodge a private plan change to SDC and a meeting was called between the two parties. HHL could not attend an earlier workshop proposed by CDL.

HHL expressed concern at the meeting, in particular the location of the medium high density housing along HHL northern boundary and the relating amenity effects.

HHL propose to build low density housing and the location of medium density housing along the northern boundary would generate amenity effects on those properties.

The concerns expressed by HHL were acknowledged by CDL. Further discussions were to have taken place between CDL agents (Davis Olgive) and HHL in relation to this matter.

On the 26th February HHL received notice of PC7 by the SDC which incorporated the HHL block of land, together with CDL's initial plan change block, to be known as Stonebridge Outline Development Area 1 (ODPA 1).

What this means for HHL:

Our concerns as a directly affected landowner have not been addressed and the SDC have now notified PC7 without any consultation of HHL as a directly affected landowner with ODPA 1.

The lack of consultation is significant in the context that a major infrastructure road linkage is proposed through the HHL block along with medium density housing adjoining the northwestern side of the HHL block generating amenity related effects.

The road linkage is important in the context of SDC meeting the objectives of PC7, its design principles, the Rolleston Structure Plan and the wider urban growth targets set out by the Christchurch Urban Development Strategy (UDS) and Proposed Change 1 to the Regional Policy Statement (RPS PC1).

HHL objects with the consultative, or lack thereof, approach of PC7 in so far that it promotes a questionable bias towards CDL and the Stonebridge plan change.

Our Submission

Despite the lack of consultation, HHL must nevertheless consider the merits of the plan change as notified.

HHL object to the inclusion of the ODP1 and medium density housing located along the northern boundary of the HHL block.

The reasons for objection are:

- The inclusion of a medium density will have adverse amenity affects on adjoining living zone land on the HHL block; This includes, but is not limited to:
 - Loss of open space (spaciousness) and character of the living environment;
 - Incompatible built form resulting in visual dominance;
 - A reduced level of amenity through increased noise/disturbance resulting from incompatible traffic generation.
- The ODP is inconsistent with the environmental outcomes, in particular:
 - The ODP does not reflect an **integrated planning approach** to future development as no recognition of any potential effects on HHL as an adjoining land owner have been taken into account;
- The new living zones to be created, in so far as medium density housing, are not consistent with the township policies which the plan change is to be assessed against, in particular;

Residential Density - Objectives

B4 .1.1

A range of living environment is provided for in townships, while maintaining the overall 'spacious' character of Living Zones.

B4.1.2

New residential areas are pleasant place to live and add to the character and amenity values of townships.

The proposed plan change is inconsistent with the underlying policies in so far that the proposed medium density housing area will detract from the character and amenity values of the HHL block.

HHL state that the relationship between medium and lower density housing must be carefully considered. An integrated approach must be given to all land within the block to ensure the appropriate balance is made with respect to the competing elements of amenity outcomes for each zone.

HHL note that no other medium density or high density areas are proposed in such a conflicting manner.

In addition, the location of the proposed high density land in such close proximity to the entrance, off Brookside Road, is questionable, particularly in terms of the wider amenity related outcomes and layout of the block.

HHL request that the medium density housing adjoining the HHL block be reverted to low-density to ensure amenity values are maintained.

Dayle Sutherland, MNZPI
Horncastle Homes

542
100413001

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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



1. Full name of submitter:.....

This is a submission on the following proposed Plan Change:

Plan Change 7.....(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....Attached.....

Zoning time line

(give details).

3. *My submission in SUPPORT / OPPOSITION is: Attached

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

4. †I seek the following decision from Selwyn District Council: Zoning change

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. [Signature] 12/14/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 524 Spangston Rd
RD 8 Christchurch 7678

Telephone: 03 347 9238 Fax: 03 305 2828

Email: lyndy.perry@vodafone.co.nz

Contact person: Lyndy Perry Title Owner (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
2. At the time in 2009 that the Rolleston Draft Structure Plan was open for public comment, we lodged a submission seeking a review of the time frame within which our own and adjoining properties would be utilised for residential purposes. We stressed in that submission:-
 - a. our property is within virtual walking distance to the existing town centre. When one considers the siting of the new Warehouse complex this comment becomes even more relevant;
 - b. the like of the Tennyson Street Primary School and the recreation area opposite is equally handy;
 - c. our property, and those adjoining, has an existing water supply. All other services, with the exception of wastewater disposal, exists;
 - d. statistics show 72% of the workforce currently residing in Rolleston commutes each day to Christchurch. Our property either fronts or is adjacent to a main access to that city via Selwyn Road. Like comments apply to residents who may work at the like of Lincoln.

All of the above in our view remain relevant.

3. If adopted, Plan Change 7 will see a land block fronting Levi Road available for virtual immediate development. We note with interest that planning documents provide for the building of a pumping station to take effluent from that block to the new sewage disposal unit. When we made submissions in 2009 to the Rolleston Draft Structure Plan, Council Planning staff made much of the difficulty in moving sewage from the Lincoln Rolleston Road - Branthwaite Drive area and particularly emphasised the cost involved. Now we find a pumping station will be installed literally down the road and to which wastewater from the Lincoln Rolleston Road - Branthwaite Drive block would, I believe, freefall. This would seem to clearly negate counter-arguments put forward by Council representatives in 2009.
4. In our 2009 submission we pointed out that the land area in the Draft Structure Plan zoned for commercial use was inadequate given the projected population increase. That argument would seem to have been accepted given Council's recent efforts to rezone part of the Tennyson Street recreation area for commercial purposes. That suggestion was vehemently rejected by numerous objectors and there could be no guarantee that any future effort by Council to have the proposal approved would be successful. Harking again to our 2009 submission, we suggested that the current sewage treatment area comprising 14 hectares at the end of Branthwaite Drive was perfect for the extended commercial development of the town. That suggestion does not appear, from any published material, to have been given even minimal consideration. Yet we note that under the latest planning document it is now classed as 2B or available for residential development between 2037 and 2041. That is an illogical decision and one that highlights the anomaly in regard to the zoning status of the Lincoln Rolleston Road - Branthwaite Drive properties.
5. It is interesting that Council documents make reference to the need to ensure that no one

owner or developer has the ability to land bank and so create an artificial market in which buyers must purchase. It does seem that in the proposed Stage 1, now promoted for residential development, the number of owners involved is small. Could this create the very problems to which Council documents refer?

6. There are, too, some simple matters which should have exercised the minds of planners. Some owners have a preference for quiet surrounds. The area in which we reside is far removed from the State Highway and the rail line. As a consequence, quiet enjoyment is a guarantee. The area is close to the District Park proposed for Weedons Road and, as already pointed out, gives the easiest of access to the city and is just so handy to the town centre, Tennyson Street School and recreation park. If you were a prospective section purchaser would you not be impressed?

I/We believe that the arguments set out above are logical and realistic. We would hope that Councillors and Planning staff involved would simply take the time and trouble to give them the consideration we believe they deserve and so rethink the time frame within which properties in the Lincoln Rolleston Road - Branthwaite Drive block might be developed. If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots. It is interesting that paragraphs 85.3 and 85.4 of the Environment Canterbury critique on the proposed plan changes canvasses this issue.

543

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

1. Full name of submitter: Selwyn District Council

This is a submission on the following proposed Plan Change:

Plan Change 7(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

Policy 4.3.68 and Appendix 36

.....(give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is:

To include a Outline Development Plan
for Area 2 in Rolleston in Appendix 36
of the Township Volume of the Selwyn
District Plan,

The ODP meets the criteria provided
for this area as stated in Policy
4.3.68 of Plan Change 7 and a
report outlining how this is achieved
is attached to this submission,

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council:

Amend Plan Change 7 to include an
Outline Development Plan for Area 2
in Rolleston within Appendix 36

As an ODP has been submitted for
this area, Council seeks that the
zoning for this area be changed
from Living 2 Deferred to Living
2

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.

Signature of submitter (or person authorised to sign on their behalf)

13 April 2010
Date

8. Address for service of submitter: Selwyn District Council
PO Box 90 Rolleston

Telephone: Fax:

Email: tim.harris@selwyn.govt.nz

Contact person: Tim Harris Title Planning
Manager (if appropriate)

Rolleston

Outline Development Plan Area 2

Introduction

This Outline Development Plan (ODP) applies to that area of land in Rolleston which forms a triangle between Norman Kirk Drive to the North, Rolleston Drive to the East and Markham Way to the South. The ODP of Area 2 provides a degree of certainty to all parties in the establishment of residential landuses across the site. The key elements of the ODP include the roading network, utilities and densities.

The proposal is consistent with the UDS and PC1 and provides an opportunity for residential infill in proximity to the Rolleston Township and its community facilities. The Area 2 ODP meets the objectives and policies of strategic planning documents and is in keeping with the Rolleston Structure Plan, which applies to this area.

Urban Design

The applied design principles seek to provide good Urban Design solutions with the integration of new housing into established neighbourhoods. This infill development is a way of enabling a choice of housing styles and a mixture of densities. The proposal promotes the following environmental objectives and visions:

- Creating a mixture of residential housing from medium density to high density (in the form of comprehensive housing) as and where appropriate;
- The development meets District Plan policies to achieve an overall increase in residential density using infill as a sustainable method to create a density of 20hh per ha on existing residential zoned land;
- Proximity to Rolleston Town Centre and its community facilities (shops) enables pedestrian and cycling activities and encourages walkable/cycle able neighbourhoods.

Transport Network

The majority of sites in this development will be accessed off an extension to Markham Way. This extension will most likely to be a cul de sac that is connected to Rolleston Drive via a Pedestrian/ Cycling Link. A second pedestrian/cycle link will create a connection between the new residential housing and Rolleston School and the Council Headquarters. Limited access for up to 6 private vehicle access ways is proposed off Rolleston Drive. The access off Rolleston Drive is limited due to its classification and function as a Collector Road.

The intensification of the site is in accordance with the PC1 and the minor increase in traffic volumes are not expected to give rise to any safety issues, or on the efficient operation of the road network.

Servicing Network

All services, including water, sewer, power, and phone are available to the site via the existing road network. Connection to the Sewer lateral will be supplied in the roading network in Dryden Avenue.

Existing servicing will be sufficient to service 20 households per hectare.

There is sufficient electricity and phone capacity to reticulate the proposed site.

Stormwater will be treated in a variety of ways depending on its origin within the development. Runoff from house roofs will be disposed of on site via soakage pits. Stormwater runoff from the public road and private access ways will be disposed into the Council system via kerb and channel.

Residential Density

This ODP provides for two residential uses 'Comprehensive' development and 'Medium density' development. Both have been identified as appropriate landuses due to the location and character of the site and its surrounds. Within these two types of residential development a variety of allotment sizes will create various densities of up to 20hh per ha. Sections with a minimum of 450m² and single storey houses are considered to be compulsory on the boundary with sections along Markham Way (shown as A on the ODP). A 5m setback from this boundary minimises any potential privacy issues between established and new development. All development has to be in accordance with the Selwyn District Medium Density Guidelines. Height, setback and bulk and location elements need to be considered at a subdivision stage.

Outline Development
Area
(min.net density 20hh per ha)

Proposed Road linkage

Proposed Pedestrian &
Cycle Linkage

No more than 6
accesses off Rolleston
Drive

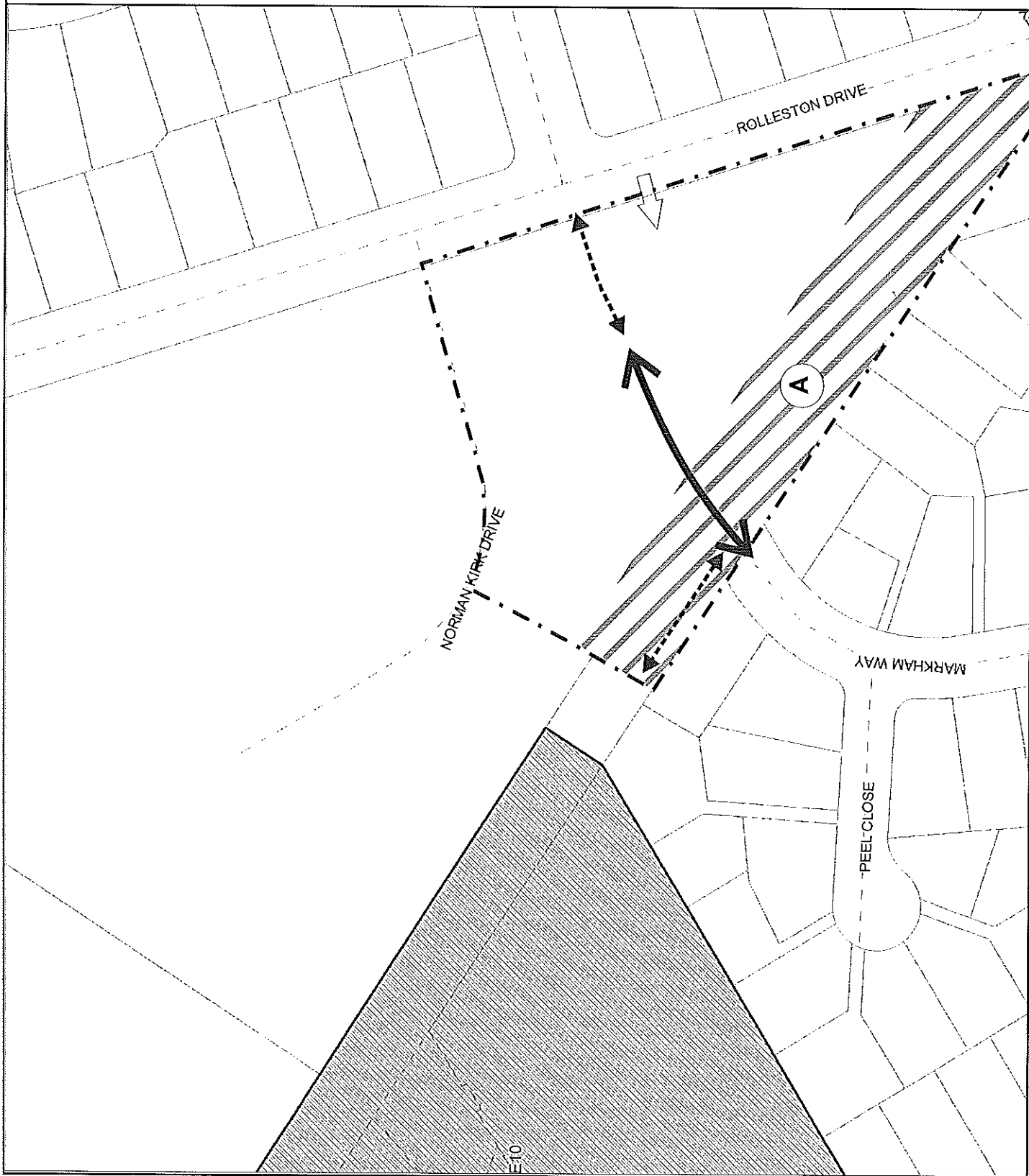
Minimum 450m²
sections, single-storey,
5m building setback off
south-west boundary



Scale 1:1500@A4

Outline Development Plan

- AREA 2
Rolleston Drive
Rolleston



544

SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

Clause 6 of the First Schedule to the Resource Management Act 1991

TO: Selwyn District Council
PO Box 90
Rolleston 7643

SUBMISSION ON: Plan Change 7 to the Selwyn District Plan

NAME: **BRUCE AND MICHELLE COLES**, C/- Adderley Head, PO Box 16,
Christchurch 8140

Specific provisions

- 1 This submission relates to the Plan Change in its entirety, in particular those provisions relating to Outline Development Plan (ODP) Area 3, including:
 - 1.1 The ODP and accompanying report for ODP Area 3; and
 - 1.2 The criteria for ODP Area 3 in Policies B4.3.68.

Details of submission

- 2 The submitters own a large area of land within ODP Area 3, as identified in Planning Map 13B. This land has been identified as an area for residential development at a density of approximately 10 households per hectare.
- 3 An ODP has been included in the Plan Change that illustrated the nature of the development that will occur on this land. This is accompanied by a supporting report outlining how the ODP complies with the necessary requirements.
- 4 The submitters **support** the identification of the ODP Area 3 for residential development and its immediate rezoning to Living Z for the following reasons:
 - 4.1 This land is ideally placed for residential development, being adjacent to the existing urban boundary of Rolleston and in close proximity to the town centre;
 - 4.2 The land is able to be serviced with all necessary infrastructure and integrated with surrounding land;
 - 4.3 It will provide essential land to accommodate anticipated demand and provide for the future growth and prosperity of Rolleston; and

4.4 Residential development of ODP Area 3 is the most appropriate use of this land and is consistent with:

- (a) the Rolleston Structure Plan;
- (b) Proposed Change No.1 to the Canterbury Regional Policy Statement; and
- (c) the purpose and principles of the Resource Management Act 1991.

Decision sought

5 The submitters seek the following decision from the local authority:

- 5.1 That the Plan Change be **approved** confirming the rezoning of ODP Area 3 to Living Z and including the proposed ODP as an appendix to the District Plan; and
- 5.2 All consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought.

The submitters do wish to be heard in support of this submission

If others make a similar submission, the submitters will consider presenting joint case with them at the hearing



Signed:

David Pedley, Solicitor, being the duly appointed representative of the submitters

Date: 13 April 2010

Address for service:

C/- Adderley Head
Level 1, 152 Oxford Terrace,
PO Box 16, Christchurch 8140

P +64 3 353 0231
F +64 3 353 1340

www.adderleyhead.co.nz

Contact person: David Pedley
E: david.pedley@adderleyhead.co.nz

SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

Clause 6 of the First Schedule to the Resource Management Act 1991

TO: Selwyn District Council
PO Box 90
Rolleston 7643

SUBMISSION ON: Plan Change 7 to the Selwyn District Plan

NAME: **MURRAY AND LISA ALFELD**, C/- Adderley Head, PO Box 16, Christchurch
8140

Specific provisions

- 1 This submission relates to the Plan Change in its entirety, in particular those provisions relating to Outline Development Plan (ODP) Area 3, including:
 - 1.1 The ODP and accompanying report for ODP Area 3; and
 - 1.2 The criteria for ODP Area 3 in Policies B4.3.68.

Details of submission

- 2 The submitters own a large area of land within ODP Area 3, as identified in Planning Map 13B. This land has been identified as an area for residential development at a density of approximately 10 households per hectare.
- 3 An ODP has been included in the Plan Change that illustrated the nature of the development that will occur on this land. This is accompanied by a supporting report outlining how the ODP complies with the necessary requirements.
- 4 The submitters **support** the identification of the ODP Area 3 for residential development and its immediate rezoning to Living Z for the following reasons:
 - 4.1 This land is ideally placed for residential development, being adjacent to the existing urban boundary of Rolleston and in close proximity to the town centre;
 - 4.2 The land is able to be serviced with all necessary infrastructure and integrated with surrounding land;
 - 4.3 It will provide essential land to accommodate anticipated demand and provide for the future growth and prosperity of Rolleston;

4.4 Residential development of ODP Area 3 is the most appropriate use of this land and is consistent with:

- (a) the Rolleston Structure Plan;
- (b) Proposed Change No.1 to the Canterbury Regional Policy Statement; and
- (c) the purpose and principles of the Resource Management Act 1991.

Decision sought

- 5 The submitters seek the following decision from the local authority:
- 5.1 That the Plan Change be **approved** confirming the rezoning of ODP Area 3 to Living Z and including the proposed ODP as an appendix to the District Plan; and
- 5.2 All consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought.

The submitters do wish to be heard in support of this submission

If others make a similar submission, the submitters will consider presenting a joint case with them at the hearing



Signed:

David Pedley, Solicitor, being the duly appointed representative of the submitters

Date: 13 April 2010

Address for service:

C/- Adderley Head
Level 1, 152 Oxford Terrace,
PO Box 16, Christchurch 8140

P +64 3 353 0231
F +64 3 353 1340

www.adderleyhead.co.nz

Contact person: David Pedley
E: david.pedley@adderleyhead.co.nz

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Form 5
SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN

Clause 6 of First Schedule, Resource Management Act 1991

TO: Selwyn District Council
P. O. Box 90
ROLLESTON 7643

NAME OF SUBMITTER: Canterbury Regional Council

ADDRESS: 58 Kilmore Street
P. O. Box 345
CHRISTCHURCH 8140

1. THE CANTERBURY REGIONAL COUNCIL SUPPORTS PROPOSED PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN: ROLLESTON AND LINCOLN, SUBJECT TO THE RELIEF SOUGHT IN PARAGRAPH 4 OF THIS SUBMISSION.
2. THE PARTICULAR PARTS OF THE PROPOSED PLAN CHANGE THAT THE CANTERBURY REGIONAL COUNCIL'S SUBMISSION RELATES TO:

The whole of the Proposed Plan Change 7 subject to the relief sought in paragraph 4 of this submission.

3. THE REASONS FOR MAKING THIS SUBMISSION ARE:

PC7, subject to the relief set out below, is supported. Subject to these amendments, it is considered that PC7 provides a comprehensive and coherent package of amendments that achieves its stated purpose to, *"to rezone land identified in Plan Change 1 to the Canterbury Regional Policy Statement and the Lincoln and Rolleston Structure Plans to provide for the future growth of both townships in accordance with the Greater Christchurch Urban Development Strategy."* Consequently, PC7:

- (i). Will ensure that the District Plan better achieves the purpose and principles of the Resource Management Act ('RMA');
- (ii). Is appropriate in terms of section 32 of the RMA;
- (iii). Will respond appropriately to the adverse effects on the environment that are currently being generated by activities that are being developed in accordance with the existing Selwyn District Plan;
- (iv). Will give effect to the operative Regional Policy Statement and has regard to Proposed Change 1 to the Regional Policy Statement and the Greater Christchurch Urban Development Strategy.
- (v). Addresses appropriately issues identified in PC7, in the supporting document and in this submission;
- (vi). Warrants being implemented in terms of the RMA and sound resource management principles and practice.

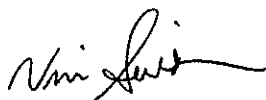
4. THE CANTERBURY REGIONAL COUNCIL SEEKS THE FOLLOWING DECISION FROM THE SELWYN DISTRICT COUNCIL:

That Proposed Plan Change 7 be approved subject to the following amendments, or by making alterations to a similar effect:

- Amend Policy B3.4.3 to ensure that all residential developments are designed in accordance with the design principles set out in the policy.
- Amend Policy B3.4.3 – Methods to include the Subdivision Design Guide.
- Amend B4.1 Residential Density – Strategy to provide for the densities enabled by Plan Change 7.
- Amend the Outline Development Plans to ensure that they give effect to the requirements of Policy 8 to Proposed Change 1 to the Regional Policy Statement and proposed District Plan Policy B4.3.7.
- Inclusion of appropriate Policies, Rules and/or other methods to ensure that Outline Development Plan Areas are developed in accordance with the provisions of Policy 6 (including Tables 1 and 2), Proposed Change 1 to the Regional Policy Statement.
- Inclusion of Rules to 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.

5. THE CANTERBURY REGIONAL COUNCIL DOES WISH TO BE HEARD IN SUPPORT OF ITS SUBMISSION.

If others make a similar submission, the Canterbury Regional Council will consider presenting a joint case with them at a hearing.



Vin Smith
Manager Regional Planning
(Authorised under delegated authority from the Canterbury Regional Council)

Date: 13th April 2010

ADDRESS FOR SERVICE OF SUBMITTER:

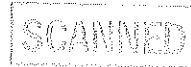
Canterbury Regional Council
58 Kilmore Street
PO Box 345, Christchurch

Phone: 03 371 7152
Fax: 03 3653194
Contact Person: Michael Rachlin, Senior Resource Management Planner
Email: Michael.rachlin@ecan.govt.nz

Aurecon New Zealand Limited
Level 2, Rural Bank House
122 Gloucester Street
(PO Box 1061)
Christchurch 8140
New Zealand

T +64 3 366 0821
F +64 3 379 6955
E christchurch@ap.aurecongroup.com
W aurecongroup.com

100414018
aurecon
547



13 April 2010

Selwyn District Council
PO Box 90
ROLLESTON

Attn: Cameron Wood
Strategic Policy Planner



Dear Cameron

**SUBMISSION ON PROPOSED PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN –
GROWTH OF TOWNSHIPS, URBAN DEVELOPMENT AND REZONING OF LAND FOR URBAN
PURPOSES INCLUDING THE INTRODUCTION OF A NEW LIVING Z ZONE AT LINCOLN AND
ROLLESTON**

Please find enclosed a submission from **FULTON HOGAN LAND DEVELOPMENT LIMITED**, on
Proposed Plan Change 7 to the Selwyn District Plan Plan.

Can you please acknowledge receipt of this submission to Aurecon, PO Box 1061, Christchurch,
Attention: Daniel Thorne, at your earliest convenience.

Yours sincerely


Daniel Thorne
Planner

Enc: FULTON HOGAN LAND DEVELOPMENT LIMITED SUBMISSION ON PROPOSED PLAN
CHANGE 7

cc: Fulton Hogan Land Development Limited
PO Box 39-185
CHRISTCHURCH
Attn: Graeme Causer

Davie Lovell Smith
PO Box 679
CHRISTCHURCH
Attn: Andy Hall

FORM 5

**SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE UNDER CLAUSE 6
OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991**

TO: Selwyn District Council
PO Box 90
ROLLESTON

SUBMISSION ON:	<u>PROPOSED PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN</u>
SUBMITTER DETAILS:	<u>FULTON HOGAN LAND DEVELOPMENT LIMITED</u>

1. This submission relates to:

- Fulton Hogan Land Development Limited (Fulton Hogan) generally supports Proposed Plan Change 7 (PC7) and the identification of the submitter's land for residential development. The nature of the submission is largely restricted to comments on the following of which the submitter has concerns with:
 - The extent of 'medium density development' allocated to Outline Development Plan (ODP) Area 3 at Lincoln; and
 - The minimum density requirements for 'conventional' residential development at Lincoln.

2. Details of Submission:

- Fulton Hogan have a significant land holding at Lincoln which is contained within ODP Area 3. This land holding is some 90ha, with the ODP Area 3 as a whole encompassing approximately 155ha of land, being the largest ODP Area within the metropolitan urban limit at Lincoln. The ODP Area 3 is identified to cater for a total of 1480 households, with 1140 of those being identified for development within the phase 2007-2020, and the remaining 340 to develop from 2021 to 2040.
- Fulton Hogan have been actively working with the Council in respect of formulating the key details of the ODP Area 3, and acknowledges the collaborative efforts by Council in formulating PC7 to date. While the submitter acknowledges that those collaborative efforts have resulted in a largely satisfactory ODP, the submitter has concerns with the total area of medium density allocated to the ODP Area 3, and the minimum allotment sizes prescribed to the Living Z Zone at Lincoln. **The submitter seeks that these concerns are addressed through amendments to PC7.**
- The strategic long term focus of PC7 is supported by Fulton Hogan, and it is noted that the same gives effect to Proposed Change 1 to the Regional Policy Statement (PC1) in this location, which is considered to be positive step forward in respect of managing residential growth at Lincoln.
- The proposed provisions contained within PC7 are largely considered to be appropriate in achieving the purpose of the Act, having regard to their efficiency and effectiveness, however, the submitter considers that minor amendments could be made to PC7 so as to increase this.

Outline Development Plan – Area 3, Lincoln

- The ODP Area 3 encompasses the land holding of Fulton Hogan (as well as other parties) and identifies various road connections, open space areas and the like. While the submitter supports the ODP for the most part, the extent of medium density development as identified on the ODP is considered excessive and inappropriate. At present, some 6.5ha of land is identified for medium density development within ODP Area 3, and the submitter considers that providing significant areas of medium density development will inhibit the development of the wider area. Accordingly, the provision for medium density development needs to be managed carefully so as to ensure that development meets market expectations and demands for the same.
- Specifically, the submitter seeks that the medium density development areas as identified on the **attached** plan be excluded from PC7. The relief sought still provides multiple areas of medium density land within the ODP, however, limits the extent of the same to an amount which is considered acceptable by the submitter.
- The removal of the three areas of medium density as identified on the attached plan will ensure a high level of amenity is maintained through the development, and will still provide flexibility in allotment sizes to meet the needs of the market. The submitter considers that this reduction of medium density will result in a more appropriate ODP for the area, and by reducing the minimum average and individual allotment areas at Lincoln (see relief sought below), will still be able to achieve the required density of housing over the ODP Area 3 as a whole.

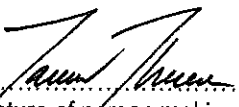
Minimum Allotment Sizes – Living Z Zone, Lincoln

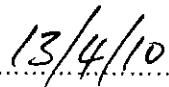
- The Living Z Zone at Lincoln prescribes a minimum average allotment size of not less than 650m², and a minimum individual allotment size of 550m². The submitter seeks that the minimum average allotment size be decreased to 600m², and the minimum individual allotment size be decreased to 500m².
- In conjunction with the relief sought identified above (reduction in the medium density allocation to ODP Area 3), the reduction in household numbers in these locations can be offset through a reduction in the minimum allotment areas for the Zone at Lincoln. This would have the effect of increasing the yield of housing over the area as a whole so as to meet the prescribed number of households per hectare required under PC1.
- The submitter is of the opinion that an allotment of between 600m² and 500m² would be more attractive to potential purchasers than a higher density residential development, and that such a transition to higher density housing needs to be appropriately managed. This can be achieved through a reduction in the minimum density provisions, so as to still provide for a higher type density of development, albeit not to the significant extent as anticipated to occur within the medium density areas.

3. Relief Sought - The submitter seeks the following decision from the local authority:

- Amend ODP Area 3 so as to reduce the extent of medium density development as identified in the attached plan; and
- Amend 'Table C12.1 – Allotment Sizes' so as to reduce the minimum average and minimum individual allotment sizes in the Living Z Zone at Lincoln to 600m² and 500m² respectively; and
- Any other consequential amendments required to give effect to the relief sought as identified above.

4. The submitter wishes to be heard in support of their submission.
5. If others make a similar submission, the submitter would be prepared to consider presenting a joint case with them at any hearing.


.....
(Signature of person making submission or person
authorised to sign on behalf of person making submission)


.....
(date of submission)

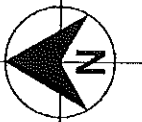
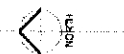
TITLE AND ADDRESS OF SERVICE FOR PERSON MAKING SUBMISSION:

Fulton Hogan Land Development Limited
c/- Aurecon New Zealand Limited
PO Box 1061
CHRISTCHURCH

Attention: Daniel Thorne

Telephone: (03) 367 3212
Fax: (03) 379 6955
Email: thorned@ap.aurecongroup.com

LINCOLN AREA 3
OUTLINE DEVELOPMENT PLAN



REMOVE AREAS OF MEDIUM
DENSITY DEVELOPMENT
MARKED BY RED 'X'

Neighbourhood centre including commercial and retail

Possible school location (subject to MCE agreement)

Medium density

NEIGHBOURHOOD SERVICES
AND AMENITY PLAN

DEVELOPMENT PATTERN

Higher intensity residential development with smaller lots, should be located near proposed open space areas that intersect with primary roads, and in close proximity to walkway / cycleway links to Edward St, which in turn provides access to the town centre. This allows for more compact development in the areas where services and amenities are accessible. Lower intensity with larger lots on the periphery will allow for greater setbacks and landscaping along the northern boundary and the Ellesmere Road and Edward Street boundaries.

More intensive density development concentrated around a central open space network will provide greater amenity and high quality development in these areas.

The neighbourhood centre (new commercial/ retail node) should be located with frontage onto the primary route, and in close proximity to Edward Street to maximize potential patronage from existing surrounding residential areas. The proposed school should also be located with frontage onto the adjoining primary route, with the playing fields potentially contributing to the overall open space network.

Over the ODP area a minimum net density of 10 households per hectare is to be achieved.

Note: Not to scale; boundaries and locations are approximate only

 Aurecon New Zealand Limited Level 2 Rural Bank House 122 Gloucester Street PO Box 1051 Christchurch - New Zealand Telephone: +64 3 366 0821 Facsimile: +64 3 379 6955 Email: christchurch@ap.aurecongroup.com Website: www.aurecongroup.com		Client Fulton Hogan Land Development Limited	PLAN CHANGE 7 – ODP AREA 3 – MARKED UP AMENDMENTS AS SOUGHT BY FULTON HOGAN			Paper Size A4
		Project Proposed Plan Change 7 – Fulton Hogan Submission				Revision
		By DT	Date April 2010	Job Number 23988-70	0	

Clause 6 of First Schedule, Resource Management Act 1991

Page 1 of 2

4. †I seek the following decision from Selwyn District Council:

Approve Plan Change 7 in a form consistent with the Urban Development Strategy and Proposed Change 1 to the Regional Policy Statement.

.....

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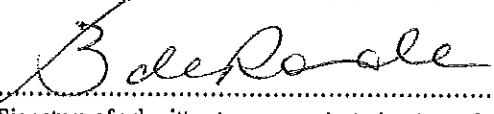
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†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I 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. .....
Signature of submitter (or person authorised to sign on their behalf)

...13 April 2010.....
Date

8. Address for service of submitter: ...

Christchurch City Council, PO Box 237, Christchurch 8140, Attn: Julia Forsyth

Telephone: ...941 6204.....Fax: ...941 8337.....

Email: ...julia.forsyth@ccc.govt.nz.....

Contact person: Julia Forsyth..... Title ...Senior Planner.....(if appropriate)

549

SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT COUNCIL

To: Plan Change 7 to the Selwyn District Plan
Selwyn District Council
P O Box 90
Rolleston 7643

Name of Submitter: Broadfield Developments Ltd

1. This is a submission on Plan Change Number 7 to the Selwyn District Plan.
2. The specific provisions of Plan Change 7 that this submission relates to are as follows:
 - Plan Change 7's relationship with the Operative Plan and in particular its relationship with the recently approved Plan Change 4.
 - Staging requirements of Plan Change 7.
 - Site coverage on Broadfield Estates land.

3. Our submission is as follows:

Plan Change 4

Broadfield Estates Ltd owns the land that was the subject of the recently approved Plan Change 4 to the Selwyn District Plan. The ODP that was approved via Plan Change 4 is attached as Appendix A to this submission.

Plan Change 4 rezoned approximately 28 hectares of land at 86A Edwards Street, Lincoln, from Rural (Outer Plains) to Living 1 (Deferred). This Plan Change restricted any residential

The decisions on PC1 of the RPS provided for the following two stage staging of Lincoln:

Stage 1 2007 - 2020	1740 households
Stage 2 2021 - 2041	2160 households
Total	3900 households

Plan Change 7 also proposes a two stage sequencing of development.

This submission supports the sequencing contained in the Lincoln Structure Plan, and requests that a strategy such as that contained within the Draft Plan Change 7 as it is considered that this concept is a workable approach to ensuring that the market is not flooded with properties, whilst still allowing for development to proceed as infrastructure becomes available.

Plan Change 7 on the other hand, as notified, anticipates that staging of development in the Lincoln area will occur in accordance with a staging plan attached to the proposal. This staging plan indicates the land the subject of this submission is within stage one of development in Lincoln. Given that only two stages are now proposed, there is a significant increase in the number of households provided for in stage one and there are already 688 allotments already appropriately zoned in Lincoln. (Including Lincoln Land Developments – 400 allotments; Fulton Hogan – 24 allotments; SDC Vegetable Block approx 30 allotments; and Broadfield Estates – 234 allotments). This is considered to be excessive, given the past uptake of sections for sale in Lincoln. Over the past 18 years, consumption of sections in Lincoln has been at an average rate of 33 per year (Source: CB Richard Ellis 19.3.10). When this is compared to the 688 sections within the Lincoln area, that are currently under construction or appropriately zoned at present, a substantial increase in uptake will need to occur to ensure that this land is adequately utilised and that infrastructure can be effectively and efficiently installed and utilised. Indeed, it would take approximately 20 years to utilise the existing zoned land at the current rate of uptake.

Over the remaining ten years of the 2007 - 2020 planning period, 1740 sections are proposed by Council via Plan Change 7, which is a rate of 174 per annum. At the Council's expected rate of uptake, approximately the first 4 years of the period are already provided for, within the existing 688 zoned or under construction sections mentioned above. There is a huge disconnect between these two scenarios.

It is considered that the Councils anticipated rate of uptake is extremely unlikely to occur (it would be a 527 % increase in the rate of uptake), and that the current proposed levels of development will result in up to seven subdivisions being constructed and sold on at once. This will lead to a lack of development integration and inefficient use of infrastructure. Efficient use of infrastructure is an objective of Plan Change 7. For this reason, Broadfield Developments Ltd submits that it is necessary to restrict development of Stage 1 land until 85% of existing zoned land is consumed.

The draft of Plan Change 7 mooted a staging process that was based on new land being opened up for development once 85% of previously zoned land had been developed. Broadfield Developments Ltd submits that this approach is an efficient way of ensuring that adequate land is available for development, whilst ensuring that inefficient early development of land, is not promoted.

4. Both the Living Z and Living 1 zone under PC4 have a site coverage of 35%. Broadfield Developments Ltd submits that a site coverage of 45% would be more appropriate for the subject land located at 86A Edwards Street. This is because the site benefits from ample areas of reserve space (approximately 25% of the site will be open space), thus providing a significant area of open space that is available for the whole community.
5. Inhabitants of Lincoln commonly require a large home of 220m² - 330m², and most do not seek to construct two storey dwellings. Indeed, in Lincoln Dale, there are 96 allotments with only three allotments not yet built on. To date, there are only three dwellings with two stories. An average section size of approximately 680m² (which is the average size of Living 1 sections after roads and reserves at 86A Edwards Street which must meet a density of 10.5 households per hectare), at a 35% site coverage allows for a dwelling with a footprint of only 238m² inclusive of garage space. Given this, it is considered that for the subject site, a maximum site coverage of 45% would allow for the future needs of inhabitants, whilst still providing a living environment that is characterised by open space. On an average size section of 680m² at 45% site coverage a home of 306m² could be built. The intensification anticipated in ECan PC1 needs to also address the site coverage to allow purchasers to build their choice of home size.

6. In conclusion, the relief sought by Broadfield Developments Limited is:

- To retain the Broadfield Estates Ltd land as a Living 1 zone under Plan Change 7, in accordance with the operative provisions of the plan under Plan Change 4.
- To allow for site coverage of 45% on Broadfield Estates Ltd land.
- To provide for future residential development to occur only once 85% of the existing zoned land has been built upon.

7. We wish to be heard in support of this submission.

.....

**Signature of submitter or person authorised
to sign on behalf of submitter**

Date: 13.4.10

Address for Service of Submitter:	C/- Davis Ogilvie & Partners Ltd
Telephone:	03 366 1653
Fax:	03 379 2348
Email:	maryc@dop.co.nz
Contact Person:	Mary Clay

Form 5 – Submission On A Publicly Notified Plan Change**Selwyn District Plan****Submission on Plan Change 7 - Growth of Townships, Urban Development and Implementation of the Lincoln & Rolleston Structure Plans**

To: Selwyn District Council
PO Box 90
Rolleston 7614

Submission by: Early Property Holdings

SUBMISSION COMMENT 1**General Support for Proposed Plan Change7**

BHL Trust generally supports the principles and approach of Plan Change 7 as the implementation method for the Lincoln Structure Plan. In particular, BHL Trust supports the identification of land to the north of Lincoln Township as a suitable growth area.

We Seek The Following Decision

Approve Plan Change 7 as notified, subject to the amendments sought in the submissions below.

SUBMISSION COMMENT 2**Proposed Objectives B4.3.3, B4.3.4, B4.3.5 and B4.3.6**

BHL Trust **supports** these objectives relating to location, density, efficient servicing and adequacy of the residential land bank.

We Seek The Following Decision

Retain Objectives B4.3.3, B4.3.4, B4.3.5 and B4.3.6 as notified

We Seek The Following Decision

Delete the words "that form part of a larger regional or sub-regional reserve network" from the definition of 'Net Density', so that it reads:

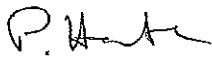
Net Density: is the number of lots of household units per hectare (whichever is the greater). The area (ha) includes land for:

- Residential purposes, including all open space and on-site parking associated with residential development;
- Local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads;
- Local (neighbourhood) reserves.

The area (ha) that excludes land that is:

- Stormwater retention and treatment areas;
- Geotechnically constrained (such as land subject to subsidence or inundation);
- Set aside to protect significant ecological, cultural, heritage, or landscape values;
- Set aside for esplanade reserves or access strips
- For local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.

WE DO WISH to be heard in support of our submissions



Signature of submitter (or person
authorised to sign on their behalf)

13 April 2010

Date

Address for Service:

BHL Trust

c/- Davie Lovell-Smith Ltd, PO Box 679, Christchurch 8140, Attention P Harte

Telephone: 379-0793

Email: patricia.harte@dls.co.nz

Form 5 – Submission On A Publicly Notified Plan Change**Selwyn District Plan****Submission on Plan Change 7 - Growth of Townships, Urban Development and Implementation of the Lincoln & Rolleston Structure Plans**

To: Selwyn District Council
PO Box 90
Rolleston 7614

Submission by: **BHL Trust**

SUBMISSION COMMENT 1**General Support for Proposed Plan Change7**

BHL Trust generally supports the principles and approach of Plan Change 7 as the implementation method for the Lincoln Structure Plan. In particular, BHL Trust supports the identification of land to the north of Lincoln Township as a suitable growth area.

We Seek The Following Decision

Approve Plan Change 7 as notified, subject to the amendments sought in the submissions below.

SUBMISSION COMMENT 2**Proposed Objectives B4.3.3, B4.3.4, B4.3.5 and B4.3.6**

BHL Trust **supports** these objectives relating to location, density, efficient servicing and adequacy of the residential land bank.

We Seek The Following Decision

Retain Objectives B4.3.3, B4.3.4, B4.3.5 and B4.3.6 as notified

SUBMISSION COMMENT 3

Proposed Planning Map 014C – Development Phase Areas for Lincoln

Proposed Planning Map 014C identifies the areas of land to be included in the two phases of development.

BHL Trust **supports** this planning map as it pertains to **Outline Development Area 4**.

We Seek The Following Decision

Retain Planning Map 014C as notified as it pertains to **Outline Development Area 4**.

SUBMISSION COMMENT 4

Proposed Policy B4.3.50 – a Lincoln growth policy

Proposed Policy B4.3.50 sets out that the growth of Lincoln is only to occur within those areas identified for such within the planning maps and appendices of the District Plan. This restriction to identified growth areas is supported.

We Seek The Following Decision

Retain Policy B4.3.50 as notified.

SUBMISSION COMMENT 5

Definition Of Net Density

There is some confusion over how the exclusion of esplanade reserve land works. It is commonly accepted that when calculating the net density of a site, that esplanade reserves are excluded. The inclusion of the words "that form part of a larger regional or sub-regional reserve network" creates confusion in regards to the interpretation of this definition. As it is uncertain what a regional or sub-regional reserve network would entail, these words should be deleted from this definition. The Selwyn District Plan clearly states when esplanade reserves are required to be provided

We Seek The Following Decision

Delete the words "that form part of a larger regional or sub-regional reserve network" from the definition of 'Net Density', so that it reads:

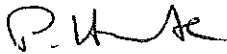
Net Density: is the number of lots of household units per hectare (whichever is the greater). The area (ha) includes land for:

- Residential purposes, including all open space and on-site parking associated with residential development;
- Local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads;
- Local (neighbourhood) reserves.

The area (ha) that excludes land that is:

- Stormwater retention and treatment areas;
- Geotechnically constrained (such as land subject to subsidence or inundation);
- Set aside to protect significant ecological, cultural, heritage, or landscape values;
- Set aside for esplanade reserves or access strips
- For local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.

WE DO WISH to be heard in support of our submissions



Signature of submitter (or person
authorised to sign on their behalf)

13 April 2010
Date

Address for Service:

BHL Trust

c/- Davie Lovell-Smith Ltd, PO Box 679, Christchurch 8140, Attention P Harte

Telephone: 379-0793

Email: patricia.harte@dls.co.nz

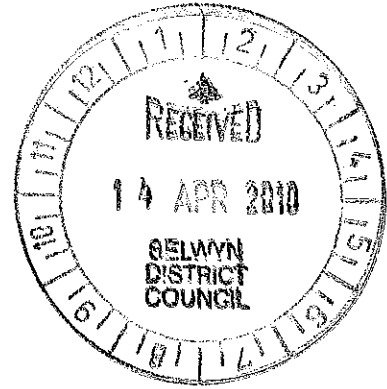
ADDERLEY HEAD



100414011 S52

13 April 2010

SCANNED



Attention: Cameron Wood
Selwyn District Council
PO Box 90
Rolleston 7643

Dear Cameron

**SELWYN PLANTATION BOARD LIMITED - SUBMISSION ON PLAN CHANGE 7 TO THE
SELWYN DISTRICT PLAN**

Please find **enclosed** a submission on Plan Change 7 to the Selwyn District Plan, filed on
behalf of our client, Selwyn Plantation Board Limited.

Yours faithfully
ADDERLEY HEAD

David Pedley
Senior Solicitor

DDI: +64 3 353 1344
E: david.pedley@adderleyhead.co.nz

Partner responsible: Paul Rogers
Our ref: DOP-017798-196-127-V1

SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

Clause 6 of the First Schedule to the Resource Management Act 1991

TO: Selwyn District Council
PO Box 90
Rolleston 7643

SUBMISSION ON: Plan Change 7 to the Selwyn District Plan

NAME: **SELWYN PLANTATION BOARD LIMITED**, C/- Adderley Head, PO Box 16,
Christchurch 8140

Specific provisions

- 1 This submission relates to those provisions of the Plan Change relating to Outline Development Plan (ODP) Area 1, including in particular:
 - 1.1 The ODP and accompanying report for ODP Area 1; and
 - 1.2 The criteria for ODP Area 1 in Policy B4.3.68.

Details of submission

- 2 The submitter owns a large area of land to the west of Dunns Crossing Road, immediately to the east of ODP Area 1. The submitter is currently engaged in a private plan change process to rezone this land for rural residential development.
- 3 The submitter **supports** the identification of ODP Area 1 for residential development and its rezoning to Living Z. In general, the ODP prepared for this area is based on sound urban design principles and will enable the efficient use and development of this land.
- 4 It is evident that considerable effort has gone into designing the ODP to ensure it has good linkages throughout the site and is well connected with the adjoining urban areas to the east and south. However it seems to have been prepared without knowledge of the proposed rural residential development to the west of Dunns Crossing Road. This is reflected in the fact that, other than via two road connections, there are no specific pedestrian or cycle connections towards the western boundary of ODP Area 1.
- 5 The submitter considers that the ODP for Area 1 should be amended to provide greater connectivity between ODP Area 1 and the submitter's land. The advantages of such amendment include, but are not limited to, the following:
 - 5.1 Enhanced connectivity between ODP Area 1 and the public walkway along the western side of Dunns Crossing Road proposed in the submitter's plan change;

- 5.2 Enhanced connectivity between ODP Area 1 and the public walkways into and through the submitter's land proposed in the submitter's plan change;
- 5.3 Improved amenity and recreation opportunities for future residents of both ODP Area 1 and the submitters land;
- 5.4 The establishment of an integrated system of future pedestrian and cycle connections on the western side of Rolleston; and
- 5.5 Greater consistency with the Rolleston Structure Plan, the Council's Walking and Cycling Strategy and the Greater Christchurch Travel Demand Strategy.

Decision sought

- 6 The submitters seek the following decision from the local authority:
 - 6.1 That the ODP for Area 1 be approved, subject to the inclusion of additional pedestrian and cycle connections to the submitters land to the west of ODP Area 1 generally as illustrated on the plan **attached** to this submission;
 - 6.2 Amendments to the second bullet point under the heading "Outline Development Plan for ODP Area 1" in Policy B4.3.68 to recognise the need for pedestrian and cycle connections to the submitter's proposed rural residential land to the west of ODP Area 1; and
 - 6.3 All consequential, additional or other amendments to the provisions of Plan Change 7 necessary to give effect to the intent of this submission and/or support the decision sought.

The submitter does wish to be heard in support of this submission

If others make a similar submission, the submitter will consider presenting joint case with them at the hearing

Signed:



Chris Fowler, Solicitor, being the duly appointed representative of the submitters

Date: 13 April 2010

Address for service:

C/- Adderley Head
Level 1, 152 Oxford Terrace,
PO Box 16, Christchurch 8140

P +64 3 353 0231

F +64 3 353 1340

www.adderleyhead.co.nz

Contact person: Chris Fowler

E: chris.fowler@adderleyhead.co.nz



SPBL SUBMISSION TO PLAN CHANGE 7 SUGGESTED ADDITIONAL CONNECTIONS TO DUNNS CROSSING ROAD

Legend:

Roads

"Countryside Areas" in SPBL Block

"Green Linkages" in Stonebrook Block

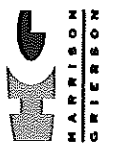
Suggested Additional "Green Linkage"

"Public Walkways" in SPBL Block



Scale: 1:7500 @ A4

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NSW DP 1021-17733-028, Southdown is PC7 Amendment -2,4

ADDERLEY HEAD



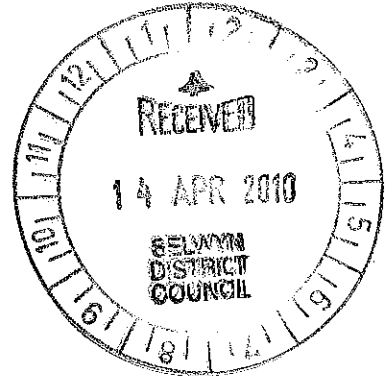
100414008

553

SCANNED

13 April 2010

Attention: Cameron Wood
Selwyn District Council
PO Box 90
Rolleston 7643



Dear Cameron

PARK GROVE ESTATE LIMITED - SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

Please find **enclosed** a submission on Plan Change 7 to the Selwyn District Plan, filed on behalf of our client, Park Grove Estate Limited.

Yours faithfully
ADDERLEY HEAD

David Pedley
Senior Solicitor

DDI: +64 3 353 1344
E: david.pedley@adderleyhead.co.nz

Partner responsible: Paul Rogers
Our ref: DOP-120655-1-10-V1

SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

Clause 6 of the First Schedule to the Resource Management Act 1991

TO: Selwyn District Council
PO Box 90
Rolleston 7643

SUBMISSION ON: Plan Change 7 to the Selwyn District Plan

NAME: **PARK GROVE ESTATE LIMITED**, C/- Adderley Head, PO Box 16,
Christchurch 8140

Specific provisions

- 1 This submission relates to the Plan Change in its entirety, in particular:
 - 1.1 The identification of Outline Development Plan (ODP) Areas on Planning Map 13B;
 - 1.2 The proposed objectives and policies relating to the use of ODPs and the Living Z zone, including, but not limited to, Policies B4.3.6 to B3.4.9 and Policy B4.3.68.
 - 1.3 The proposed changes to the subdivision rules in Section 12 of the Selwyn District Plan.

Details of submission

- 2 The submitter owns approximately 3.5ha of land in two separate titles in central Rolleston. The location of this land is shown on **Appendix A**. The submitter's land is currently vacant and zoned Living 1 under the Selwyn District Plan.
- 3 The submitter seeks that the Plan Change be amended to identify the submitter's land as a new ODP Area (ODP Area 7) as rezoned for high density residential development. The submitter considers that this land is ideally suited for this purpose for the following reasons, among others:
 - 3.1 The land is well located for high density development given its current vacant state, its proximity to the Rolleston town centre and the fact that it is surrounded by existing residential areas ;
 - 3.2 There are no constraints to the development of this land, which is able to be serviced with all necessary infrastructure and well integrated with surrounding land;
 - 3.3 It will provide essential land to accommodate demand for high density development and enable a range of housing choice to be provided within Rolleston;

3.4 Granting the decision sought by the submitter is consistent with:

- (a) the outcomes envisaged by the Rolleston Structure Plan, including a trend towards higher density housing and providing a range of housing choice for current and future residents;
- (b) the existing and proposed objectives and policies of the Selwyn District Plan, including those contained within the Plan Change itself;
- (c) the objectives and policies of Proposed Change No.1 to the Canterbury Regional Policy Statement relating to intensification of existing urban areas; and
- (d) the purpose and principles of the Resource Management Act 1991.

Decision sought

4 The submitters seek the following decision from the local authority:

- 4.1 That the submitter's land be included as a new ODP Area known as ODP Area 7, as illustrated on **Appendix A** and rezoned to Living Z (deferred);
- 4.2 That Policy B4.3.68 be amended to include ODP Area 7 with appropriate criteria to enable high density residential development at approximately 20 households per hectare;
- 4.3 All consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought.

The submitter does wish to be heard in support of this submission

If others make a similar submission, the submitter will consider presenting joint case with them at the hearing



Signed: _____

Paul Rogers, Solicitor, being the duly appointed representative of the submitter

Date: 13 April 2010

Address for service:

C/- Adderley Head
Level 1, 152 Oxford Terrace,
PO Box 16, Christchurch 8140

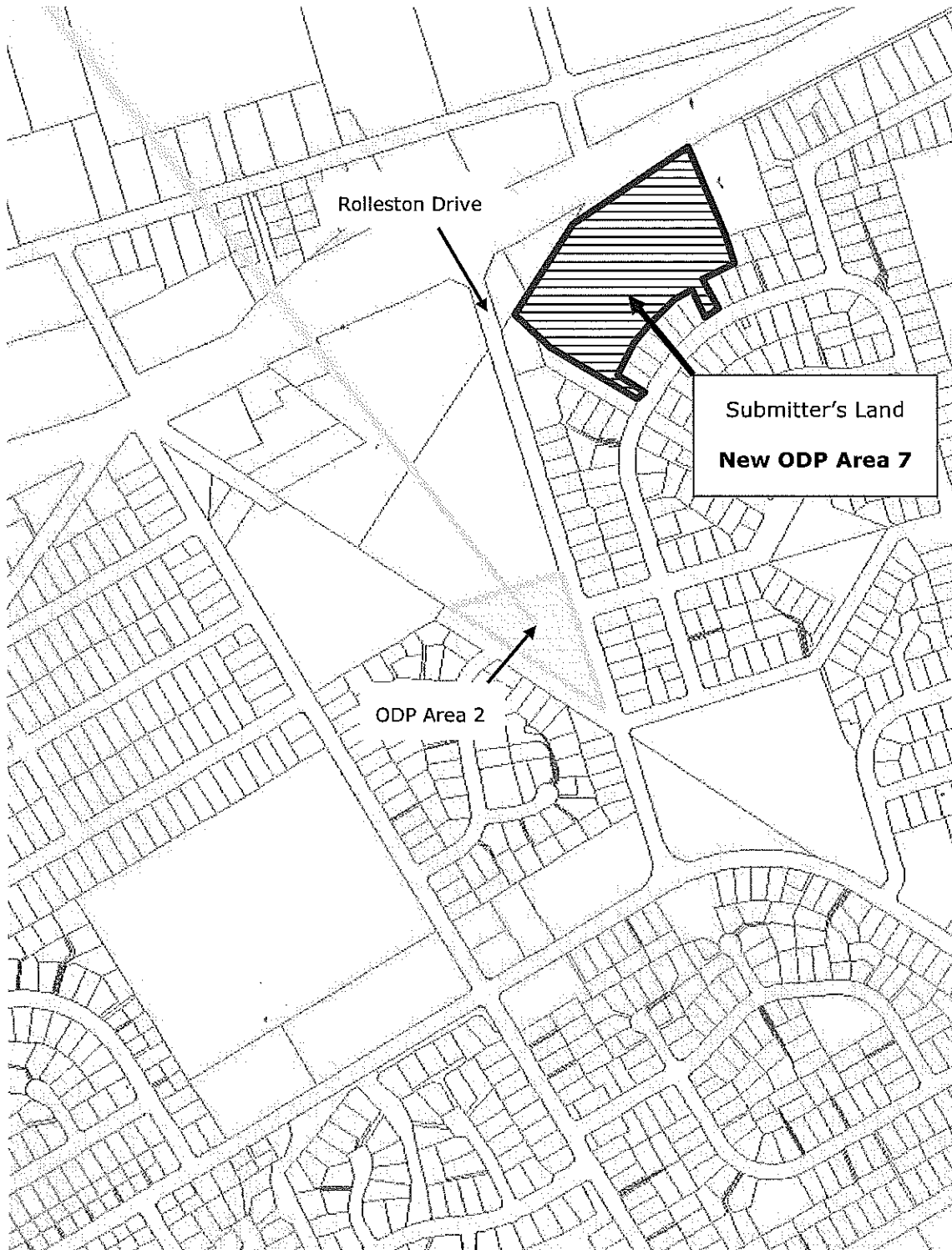
P +64 3 353 0231
F +64 3 353 1340

www.adderleyhead.co.nz

Contact person: Paul Rogers
E: paul.rogers@adderleyhead.co.nz

APPENDIX A

Identification of ODP Area 7



Kirkland Enright Lawyers, Level 13, 175 Queen Street,
PO Box 1290, Auckland 1140, New Zealand
phone *64 (0)9 366 6211 fax *64 (0)9 366 6212

SCANNED

100416017
554

13th April 2010



Edwin Mark Rob

KIRKLAND ENRIGHT

Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
BY POST & FAX: 03-347-2799

FAXED

Plan Change 7 to Selwyn District Plan

We enclose submission on behalf of our client The New Zealand Guardian Trust Company Limited.

Yours faithfully
KIRKLAND ENRIGHT

Rob Enright

FAXED

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

1. *Full name of submitter: The New Zealand Guardian Trust Company Limited (NZGT)*

This is a submission on the following proposed Plan Change:

Plan Change 7 to the Selwyn District Plan

2. *The specific provisions of the proposal that my submission relates to are:*

Entire Plan Change

3. *My submission in SUPPORT / OPPOSITION is:*

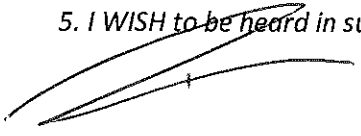
NZGT conditionally supports Plan Change 7, provided that:

- (a) Introduction of increased residential activity has the potential to create adverse reverse sensitivity effects to existing commercial activities and existing commercial zones including the land at Masefield Mall and owned by Masefield Mall Ltd.
- (b) Commercial and business activities at Masefield Mall should not be adversely affected by residential activity. District plan issues, objectives, policies and rules should be included in Plan Change 7 that address the interface between zonings and enable sustainable management of existing business zonings and activity. Plan Change 7 land needs to internalise the effects of residential activity and impose standards on residential land to avoid conflicting land use with existing zoning and activity at Masefield Mall.
- (c) Business activity needs appropriate protection from residential sensitivities. These include without limitation: potential for 24 hour business activity, traffic movements including heavy traffic and commercial deliveries, need for set back for residential activity at interface and landscaping of residential activity, adequate acoustic insulation and protection from amenity, lighting and signage activities.

4. I seek the following decision from Selwyn District Council:

- (a) Introduce Issues, Objectives, Policies, Rules and assessment criteria to address matters raised above. Further particulars will be provided by N ZGT at any hearing of Plan Change 7.

5. I WISH to be heard in support of my submission.


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

Date: 13 April 2010

6. Address for service of submitter:

Kirkland Enright
Lawyers
Level 13, 175 Queen Street
PO Box 1290
Auckland 1140
E rob@kirklandenright.com / mary@kirklandenright.com
P 09 366 6211
F 09 366 6212
Counsel Acting: R B Enright / M E Davenport

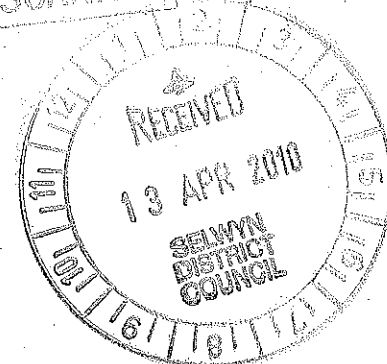
Form 5

Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

SCANNED



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

1. Full name of submitter: Vicki Henderson + Ruben Groot

This is a submission on the following proposed Plan Change:

Plan Change 7 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:
Specific policies for Rolleston - Policy B4.3.68
Outline Development Plan Area 2
(give details).

3. *My submission in SUPPORT / OPPOSITION is: we wish to have this specific part of the plan change amended as follows:
Point regarding transition strip of housing between existing and medium density housing to read:
"Identification of the whole of this ODP area as a medium density housing area, apart from a strip adjacent to existing dwellings to the west where lots of at least 600m² be located to provide an area of transition between the existing dwellings and higher density units."
Add the following point:
"Lots within this transition strip to have single storey dwellings only."

The reason for these amendments is to provide improve the transition between existing living dwellings and proposed medium density housing and protect existing lots from undue reduction in sun, privacy & outlook.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Continued on following sheet:

4. †I seek the following decision from Selwyn District Council: That the points on the
transitional housing zone detailed above be included in
the Policy points for ODP 2.

That the Council consider what constructive changes
could be made to improve pedestrian safety on
Matham Way and whether SDC should introduce
30km/hr zones in closed residential subdivisions.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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 ✓ We will
(delete if you would not consider presenting a joint case)

7. Vicki Henderson 13-4-2010
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 4 Landor Common
Rolleston 7614

Telephone: 03 347 4050 Fax: _____

Email: vicki.ruben@paradise.net.nz

Contact person: Vicki Henderson Title _____ (if appropriate)

Vicki Henderson and Ruben Groot:
Submission on Plan Change 7 continued

Having chosen to live in Living zone 1, existing owners should not have new medium density development on their boundary adversely affecting the value of their property, or its amenity value.

The points already included in the Policy for ODP 2 seek to address this, but we do not think they go far enough to ensure a graceful transition between one zone and the other.

Roading for ODP 2.

As a separate comment, traffic on Markham Way will increase once this development proceeds.

Council should give some consideration to road safety in this area.

Particularly where pedestrians are expected to cross Markham Way to Wilbur Close, visibility around the curve towards Tennyson St is limited and traffic often sweeps around this corner with little warning already travelling at 50km/hr or more.

Higher traffic volumes will only increase the hazard to pedestrians and cyclists here.

Possibly a lower speed limit or speed bumps should be considered.

Similarly for the access road from Markham Way into the new medium density development, SDC could show initiative and limit speed here to 30km/hr.

There is then potential for a shared road area for vehicles, bikes and pedestrians, saving on space.

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

A circular clock-style stamp. The outer ring contains numbers 1 through 12. The center contains the word "RECEIVED" at the top, the date "13 APR 2010" in the middle, and "SELWYN DISTRICT COUNCIL" at the bottom. A small star-like symbol is positioned above the date.

1. Full name of submitter:.....REVOK AND MAY.....

This is a submission on the following proposed Plan Change:

..... (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

..... (give details).

3. *My submission in ~~SUPPORT~~ / OPPOSITION is:

SEE ATTACHED

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

4. †I seek the following decision from Selwyn District Council:

zoning change

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. *M. J. Ford* *11/04/2010*
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: *70 BRANTHWATE DRIVE RDS*
ROLLESTON 7678

Telephone: *03 3478997* Fax: *03 3478997*

Email: *TREVMARYFORD@XTRA.CO.NZ*

Contact person: *Trevor Ford* Title (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
2. At the time in 2009 that the Rolleston Draft Structure Plan was open for public comment, we lodged a submission seeking a review of the time frame within which our own and adjoining properties would be utilised for residential purposes. We stressed in that submission:-
 - a. our property is within virtual walking distance to the existing town centre. When one considers the siting of the new Warehouse complex this comment becomes even more relevant;
 - b. the like of the Tennyson Street Primary School and the recreation area opposite is equally handy;
 - c. our property, and those adjoining, has an existing water supply. All other services, with the exception of wastewater disposal, exists;
 - d. statistics show 72% of the workforce currently residing in Rolleston commutes each day to Christchurch. Our property either fronts or is adjacent to a main access to that city via Selwyn Road. Like comments apply to residents who may work at the like of Lincoln.

All of the above in our view remain relevant.

3. If adopted, Plan Change 7 will see a land block fronting Levi Road available for virtual immediate development. We note with interest that planning documents provide for the building of a pumping station to take effluent from that block to the new sewage disposal unit. When we made submissions in 2009 to the Rolleston Draft Structure Plan, Council Planning staff made much of the difficulty in moving sewage from the Lincoln Rolleston Road - Branthwaite Drive area and particularly emphasised the cost involved. Now we find a pumping station will be installed literally down the road and to which wastewater from the Lincoln Rolleston Road - Branthwaite Drive block would, I believe, freefall. This would seem to clearly negate counter-arguments put forward by Council representatives in 2009.
4. In our 2009 submission we pointed out that the land area in the Draft Structure Plan zoned for commercial use was inadequate given the projected population increase. That argument would seem to have been accepted given Council's recent efforts to rezone part of the Tennyson Street recreation area for commercial purposes. That suggestion was vehemently rejected by numerous objectors and there could be no guarantee that any future effort by Council to have the proposal approved would be successful. Harking again to our 2009 submission, we suggested that the current sewage treatment area comprising 14 hectares at the end of Branthwaite Drive was perfect for the extended commercial development of the town. That suggestion does not appear, from any published material, to have been given even minimal consideration. Yet we note that under the latest planning document it is now classed as 2B or available for residential development between 2037 and 2041. That is an illogical decision and one that highlights the anomaly in regard to the zoning status of the Lincoln Rolleston Road - Branthwaite Drive properties.
5. It is interesting that Council documents make reference to the need to ensure that no one

owner or developer has the ability to land bank and so create an artificial market in which buyers must purchase. It does seem that in the proposed Stage 1, now promoted for residential development, the number of owners involved is small. Could this create the very problems to which Council documents refer?

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S57

4. †I seek the following decision from Selwyn District Council:

Leaving change

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. *KIWI* *K. Wills* *10/04/10*
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: *69 Branthwaite Drive*
RD 8 Rolleston CH-CL

Telephone: *03 3479661* Fax: *03 3479671*

Email: *willski@slingshot.co.nz*

Contact person: *Keith Wills* Title (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
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100 413096

SCANNED

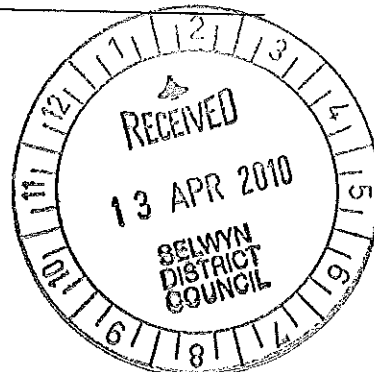
558

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: T B MANDER

This is a submission on the following proposed Plan Change:

PLAN CHANGE 7

as trustee T B Mander Family Trust.
.....(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

MOVING TIMBERLAND

.....(give details).

3. *My submission in SUPPORT / OPPOSITION is:

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council:
NOVING CHANGE
.....
.....
.....
.....
.....
.....
.....
.....
.....

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. J B MANDER
Family Trust. 11-4-2010
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 55 Branthwaite Dr RD 8 CH-CH
.....

Telephone: 347-7199 Fax: 3477198

Email: tejpmander@slingshot.co.nz

Contact person: J B MANDER Title Treasurer (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
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All of the above in our view remain relevant.

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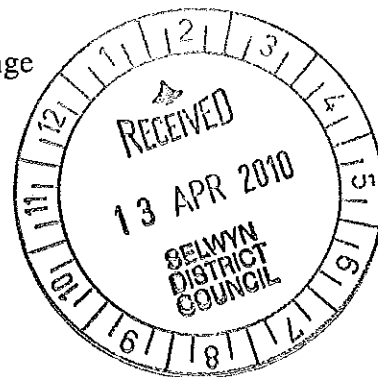
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100413 097 559

Clause 6 of First Schedule, Resource Management Act 1991



1. Full name of submitter:.....ROBIN JAVANE.....

PLAN CHANGE 7 (name and number of Plan Change)

.....(give details).

3. *My submission in SUPPORT / OPPOSITION is:

Page 1 of 2

4. †I seek the following decision from Selwyn District Council:

ZONING CHANGE

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. 11/4/10.
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 78 BRANTHWAITE DRIVE
REMASTON

Telephone: 347 9312 Fax:

Email:

Contact person: Robin Savage Title (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
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Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

A circular stamp from Selwyn District Council. The outer ring contains numbers 1 through 16. The center text reads "RECEIVED" at the top, "13 APR 2010" in the middle, and "SELWYN DISTRICT COUNCIL" at the bottom.

1. Full name of submitter: Sarah Kirk.

This is a submission on the following proposed Plan Change:

PLAN CHANGE 7

..(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

Zoning Timeframe

..(give details).

3. *My submission in ~~SUPPORT~~ / OPPOSITION is:

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

- †Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.*

7.  10 April 2010.
Signature of submitter (or person authorised to sign on their behalf) Date
8. Address for service of submitter: 201 Lincoln/Rolleston Rd
R.D. 8 Christchurch
- Telephone: 3477105 Fax:
- Email: kirksm@staff.cbhs.school.nz
- Contact person: Sarah Kirk Title Ms (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
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Schedule 1

Clause 6 of First Schedule, Resource Management Act 1991

A circular clock-style stamp. The outer ring contains numbers 1 through 12. The center contains the text "RECEIVED" at the top, "13 APR 2010" in the middle, and "SELWYN DISTRICT COUNCIL" at the bottom. A small arrow points to the number 12.

- This is a submission on the following proposed Plan Change:**

.....(give details).

- [illegible]

Page 1 of 2

4. †I seek the following decision from Selwyn District Council: attached.
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†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.   9/4/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 17 Branthwaite Dr
R.D.8. Christchurch. 7678

Telephone: 347 9749 Fax: 347 9740

Email:

Contact person: Title(if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

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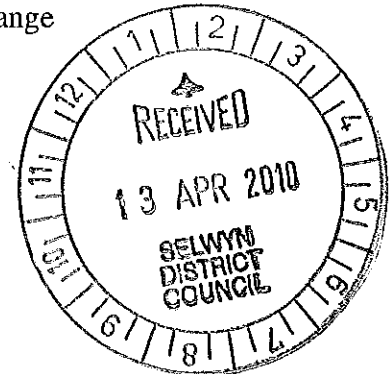
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Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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



1. Full name of submitter: John Henning Hansen

This is a submission on the following proposed Plan Change:

.....(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

Zoning Time Limit

.....(give details).

3. *My submission in ~~SUPPORT~~ / OPPOSITION is:

[illegible]

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

4. †I seek the following decision from Selwyn District Council:

NOVNO CHANGE

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. *[Signature]* *10/4 - 2010*
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: *8 Branthwaite Drive*
..... *RD 8, Rolleston*

Telephone: *03 3655435* Fax:

Email: *info@forestquip.co.nz*

Contact person: *John Hansen* Title (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

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3. If adopted, Plan Change 7 will see a land block fronting Levi Road available for virtual immediate development. We note with interest that planning documents provide for the building of a pumping station to take effluent from that block to the new sewage disposal unit. When we made submissions in 2009 to the Rolleston Draft Structure Plan, Council Planning staff made much of the difficulty in moving sewage from the Lincoln Rolleston Road - Branthwaite Drive area and particularly emphasised the cost involved. Now we find a pumping station will be installed literally down the road and to which wastewater from the Lincoln Rolleston Road - Branthwaite Drive block would, I believe, freefall. This would seem to clearly negate counter-arguments put forward by Council representatives in 2009.
4. In our 2009 submission we pointed out that the land area in the Draft Structure Plan zoned for commercial use was inadequate given the projected population increase. That argument would seem to have been accepted given Council's recent efforts to rezone part of the Tennyson Street recreation area for commercial purposes. That suggestion was vehemently rejected by numerous objectors and there could be no guarantee that any future effort by Council to have the proposal approved would be successful. Harking again to our 2009 submission, we suggested that the current sewage treatment area comprising 14 hectares at the end of Branthwaite Drive was perfect for the extended commercial development of the town. That suggestion does not appear, from any published material, to have been given even minimal consideration. Yet we note that under the latest planning document it is now classed as 2B or available for residential development between 2037 and 2041. That is an illogical decision and one that highlights the anomaly in regard to the zoning status of the Lincoln Rolleston Road - Branthwaite Drive properties.
5. It is interesting that Council documents make reference to the need to ensure that no one

owner or developer has the ability to land bank and so create an artificial market in which buyers must purchase. It does seem that in the proposed Stage 1, now promoted for residential development, the number of owners involved is small. Could this create the very problems to which Council documents refer?

6. There are, too, some simple matters which should have exercised the minds of planners. Some owners have a preference for quiet surrounds. The area in which we reside is far removed from the State Highway and the rail line. As a consequence, quiet enjoyment is a guarantee. The area is close to the District Park proposed for Weedons Road and, as already pointed out, gives the easiest of access to the city and is just so handy to the town centre, Tennyson Street School and recreation park. If you were a prospective section purchaser would you not be impressed?

I/We believe that the arguments set out above are logical and realistic. We would hope that Councillors and Planning staff involved would simply take the time and trouble to give them the consideration we believe they deserve and so rethink the time frame within which properties in the Lincoln Rolleston Road - Branthwaite Drive block might be developed. If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots. It is interesting that paragraphs 85.3 and 85.4 of the Environment Canterbury critique on the proposed plan changes canvasses this issue.

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SCANNED

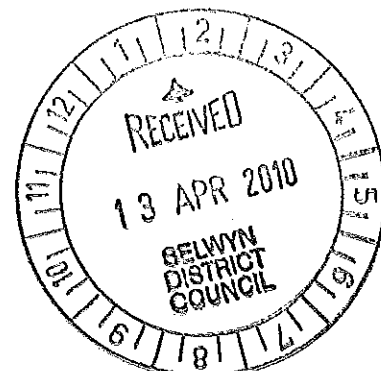
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Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: TREVOR ALLAN SMILLIE

This is a submission on the following proposed Plan Change:

Plan Change 7 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: Zoning time
line

(give details).

3. *My submission in ~~SUPPORT~~ / OPPOSITION is: Attached

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: Zoning... change

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†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. T.A. Smillie 10 April 10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 49 BRANTHWAITE DRIVE

Telephone: #3174368 Fax:

Email:

Contact person: Title(if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
2. At the time in 2009 that the Rolleston Draft Structure Plan was open for public comment, we lodged a submission seeking a review of the time frame within which our own and adjoining properties would be utilised for residential purposes. We stressed in that submission:-
 - a. our property is within virtual walking distance to the existing town centre. When one considers the siting of the new Warehouse complex this comment becomes even more relevant;
 - b. the like of the Tennyson Street Primary School and the recreation area opposite is equally handy;
 - c. our property, and those adjoining, has an existing water supply. All other services, with the exception of wastewater disposal, exists;
 - d. statistics show 72% of the workforce currently residing in Rolleston commutes each day to Christchurch. Our property either fronts or is adjacent to a main access to that city via Selwyn Road. Like comments apply to residents who may work at the like of Lincoln.

All of the above in our view remain relevant.

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4. In our 2009 submission we pointed out that the land area in the Draft Structure Plan zoned for commercial use was inadequate given the projected population increase. That argument would seem to have been accepted given Council's recent efforts to rezone part of the Tennyson Street recreation area for commercial purposes. That suggestion was vehemently rejected by numerous objectors and there could be no guarantee that any future effort by Council to have the proposal approved would be successful. Harking again to our 2009 submission, we suggested that the current sewage treatment area comprising 14 hectares at the end of Branthwaite Drive was perfect for the extended commercial development of the town. That suggestion does not appear, from any published material, to have been given even minimal consideration. Yet we note that under the latest planning document it is now classed as 2B or available for residential development between 2037 and 2041. That is an illogical decision and one that highlights the anomaly in regard to the zoning status of the Lincoln Rolleston Road - Branthwaite Drive properties.
5. It is interesting that Council documents make reference to the need to ensure that no one

owner or developer has the ability to land bank and so create an artificial market in which buyers must purchase. It does seem that in the proposed Stage 1, now promoted for residential development, the number of owners involved is small. Could this create the very problems to which Council documents refer?

6. There are, too, some simple matters which should have exercised the minds of planners. Some owners have a preference for quiet surrounds. The area in which we reside is far removed from the State Highway and the rail line. As a consequence, quiet enjoyment is a guarantee. The area is close to the District Park proposed for Weedons Road and, as already pointed out, gives the easiest of access to the city and is just so handy to the town centre, Tennyson Street School and recreation park. If you were a prospective section purchaser would you not be impressed?

I/We believe that the arguments set out above are logical and realistic. We would hope that Councillors and Planning staff involved would simply take the time and trouble to give them the consideration we believe they deserve and so rethink the time frame within which properties in the Lincoln Rolleston Road - Branthwaite Drive block might be developed. If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots. It is interesting that paragraphs 85.3 and 85.4 of the Environment Canterbury critique on the proposed plan changes canvasses this issue.

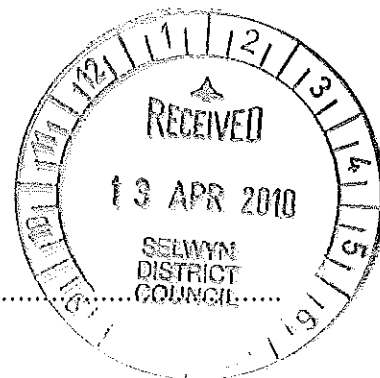
Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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



1. Full name of submitter: William Ross McGILH

This is a submission on the following proposed Plan Change:

Seven (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

The inappropriate proposed ZONING of the land known as
Helpet Park. That is the living 2 & 2A zoned land between Lowes Road
Lincoln Rolleston Road, Spiny Star Rolleston Road & the boundary of the Helpet Sewerage
Plant (give details)

3. *My submission in SUPPORT / OPPOSITION is: The area of land is located close to the

centre of Rolleston. There for its most appropriate
zoning is for a living ONE zone. This is now
more appropriate considering the removal (shrinking)
of the airport noise contours away from
this part of Rolleston. It is clearly obvious
and in fact ridiculous, to have (5000 Sqn
and 10,000 Sqn sections in the middle of a
living ONE zone.
Parts of this locality were zoned living
2A (1 HA average) due to its proximity to
the noise contour. If the entire area is
not considered suitable for a living ONE
zoning, then at least the area zoned
living 2A should become living 2.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: to Rezone the
land known as Helpet PARK. that is the
area of land between lower Road, Lincoln
Rolleston Road, Springston Rolleston Road
and the Helpet Sewerage plant having ONE
AS an alternative to Remove the Having
2A Zoning for Replacement to a
Having 2.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. W.R. McGill 12th April 2010
Signature of submitter (or person authorised to sign on their behalf) Date

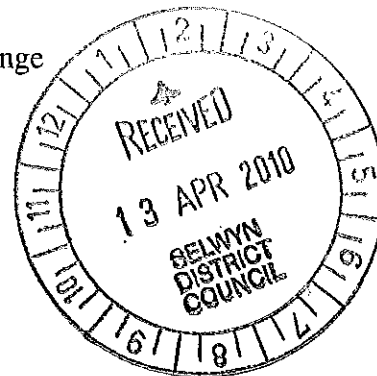
8. Address for service of submitter: 34.1 Lincoln Rolleston Road
R.D. 8 CHRISTCHURCH 7678

Telephone: 347 9931 Cell 0272311341 The Site (Lot 2 DP 71474)

Email:

Contact person: Ross McGillh Title(if appropriate)

Clause 6 of First Schedule, Resource Management Act 1991



1. Full name of submitter: LIZABETH LOCKHEAD

PLAN CHANGE 7 (name and number of Plan Change)

ZONING: Triplex units

SEE ATTACHED

Page 1 of 2

4. †I seek the following decision from Selwyn District Council:

LOWING CHANGE

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. *E. J. Lochhead* *10/04/10*
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: *39 Branthwaite Drive*

Telephone: *347-4704* Fax:

Email:

Contact person: Title (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
2. At the time in 2009 that the Rolleston Draft Structure Plan was open for public comment, we lodged a submission seeking a review of the time frame within which our own and adjoining properties would be utilised for residential purposes. We stressed in that submission:-
 - a. our property is within virtual walking distance to the existing town centre. When one considers the siting of the new Warehouse complex this comment becomes even more relevant;
 - b. the like of the Tennyson Street Primary School and the recreation area opposite is equally handy;
 - c. our property, and those adjoining, has an existing water supply. All other services, with the exception of wastewater disposal, exists;
 - d. statistics show 72% of the workforce currently residing in Rolleston commutes each day to Christchurch. Our property either fronts or is adjacent to a main access to that city via Selwyn Road. Like comments apply to residents who may work at the like of Lincoln.

All of the above in our view remain relevant.

3. If adopted, Plan Change 7 will see a land block fronting Levi Road available for virtual immediate development. We note with interest that planning documents provide for the building of a pumping station to take effluent from that block to the new sewage disposal unit. When we made submissions in 2009 to the Rolleston Draft Structure Plan, Council Planning staff made much of the difficulty in moving sewage from the Lincoln Rolleston Road - Branthwaite Drive area and particularly emphasised the cost involved. Now we find a pumping station will be installed literally down the road and to which wastewater from the Lincoln Rolleston Road - Branthwaite Drive block would, I believe, freefall. This would seem to clearly negate counter-arguments put forward by Council representatives in 2009.
4. In our 2009 submission we pointed out that the land area in the Draft Structure Plan zoned for commercial use was inadequate given the projected population increase. That argument would seem to have been accepted given Council's recent efforts to rezone part of the Tennyson Street recreation area for commercial purposes. That suggestion was vehemently rejected by numerous objectors and there could be no guarantee that any future effort by Council to have the proposal approved would be successful. Harking again to our 2009 submission, we suggested that the current sewage treatment area comprising 14 hectares at the end of Branthwaite Drive was perfect for the extended commercial development of the town. That suggestion does not appear, from any published material, to have been given even minimal consideration. Yet we note that under the latest planning document it is now classed as 2B or available for residential development between 2037 and 2041. That is an illogical decision and one that highlights the anomaly in regard to the zoning status of the Lincoln Rolleston Road - Branthwaite Drive properties.
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owner or developer has the ability to land bank and so create an artificial market in which buyers must purchase. It does seem that in the proposed Stage 1, now promoted for residential development, the number of owners involved is small. Could this create the very problems to which Council documents refer?

6. There are, too, some simple matters which should have exercised the minds of planners. Some owners have a preference for quiet surrounds. The area in which we reside is far removed from the State Highway and the rail line. As a consequence, quiet enjoyment is a guarantee. The area is close to the District Park proposed for Weedons Road and, as already pointed out, gives the easiest of access to the city and is just so handy to the town centre, Tennyson Street School and recreation park. If you were a prospective section purchaser would you not be impressed?

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Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: JACQUELINE AND WARREN TINDALL

This is a submission on the following proposed Plan Change:

Plan Change 7 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: Zoning time line
as attached

(give details).

3. *My submission in **SUPPORT** / **OPPOSITION** is: Attached

*Include whether you **SUPPORT** or **OPPOSE** specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: ... Zoning... change

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†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. W. Doolan-Tindall 10/4/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 87 BRANTNORTH DRIVE
R.D.B. ROYSTON 7678

Telephone: 347 7620 Fax:

Email:

Contact person: WARREN TINDALL Title (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
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SCANNED

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Resource Management (Forms, Fees, and
Procedure) Regulations 2003

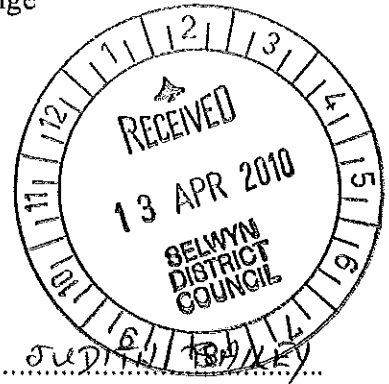
Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

BICKNOR FAMILY TRUST



1. Full name of submitter: HOWARD OSCAR BAILEY SHARYN JUDITH BAILEY

This is a submission on the following proposed Plan Change:

Plan Change 7.....(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: Zoning time
line.....

.....(give details).

3. *My submission in ~~SUPPORT~~ / OPPOSITION is: attached.....

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: Zoning change

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†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. H Bailey Howley 10th APRIL 2010
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 97 BRANTHWAITE DRIVE
ROLLESTON R.D., 8

Telephone: 03 3478702 Fax: 03 3478712

Email: bicknor@xta.co.nz

Contact person: HOWARD BAILEY Title OCCUPIER (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
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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. [Signature] 10.4.2010
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter:
.....

Telephone: 347 9399 Fax: 347 9727

Email: kamhenry@xtro.co.nz

Contact person: KEVIN Title OWNER (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
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All of the above in our view remain relevant.

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Selwyn District Plan

A circular library stamp from Selwyn District Council. The outer ring contains numbers 1 through 12. The center text reads "RECEIVED" at the top, "13 APR 2010" in the middle, and "SELWYN DISTRICT COUNCIL" at the bottom. A small arrow points to the number 12.

..(name and number of Plan Change)

..(give details).

SEE ATTACHED

Page 1 of 2

4. †I seek the following decision from Selwyn District Council:

ZONING CHANGE

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†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. *Vincent Hsu* *16/04/2010*
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter:

94 Branchwaite Dr. Rolleston

Telephone: *347 2289* Fax:

Email: *Vincent-hsu@xtra.co.nz*

Contact person: Title (if appropriate)

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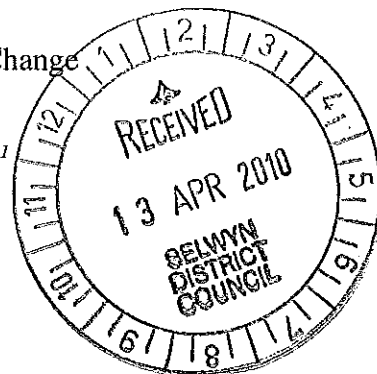
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Clause 6 of First Schedule, Resource Management Act 1991



1. Full name of submitter: ARISON FLORENCE WATKINS

.....(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:..... see attached

..... (give details).

3. *My submission in ~~SUPPORT~~ / OPPOSITION is: *see attached*

[illegible]

Page 1 of 2

4. †I seek the following decision from Selwyn District Council: see attached

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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. *C. J. Watkins* 10-4-10
Signature of submitter (or person authorised to sign on their behalf) Date
8. Address for service of submitter: 305 Lincoln Rolleston Road
R. D. 8 Christchurch 7678

Telephone: 3478023 Fax:

Email:

Contact person: Title(if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

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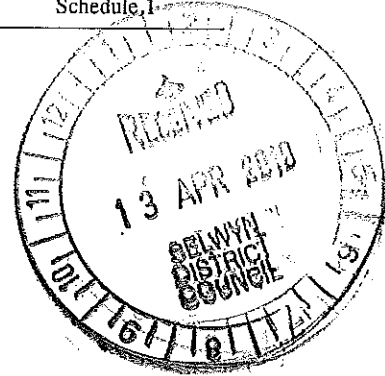
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SCANNED

Schedule, 1

Clause 6 of First Schedule, Resource Management Act 1991



Page 1 of 2

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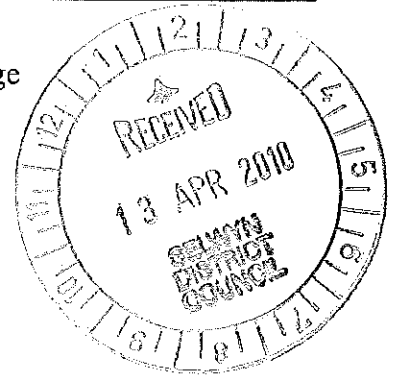
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Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: MARIE JEANETTE AND JOHN JOSEPH O'DONNELL

This is a submission on the following proposed Plan Change:

This is a submission on the following proposed plan change:
GROWTH OF TOWNSHIP - PLAN CHANGE 7 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:.....

ZONING OF OUR PROPERTY AT 263 LINCOLN
HOLLISTON ROAD AS REGARDS TIME FRAME.

3. *My submission in ~~SUPPORT~~ / OPPOSITION is:

DETAILS OF ATTACHED STREETS (2)

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

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SCANNED

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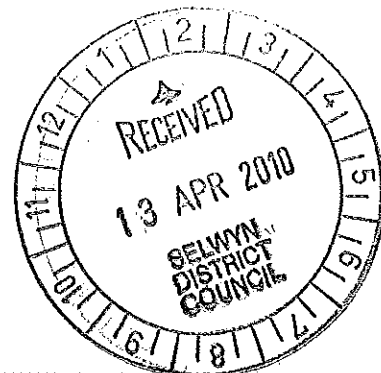
Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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



1. Full name of submitter: Lyn McIntyre

This is a submission on the following proposed Plan Change:

Plan Change 7 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

Zoning time line
(give details).

3. *My submission in ~~SUPPORT~~ / OPPOSITION is: Als attached

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: Zoning change

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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. L. M. J. Tyne 10.4.10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 550 Springston - Rolleston Rd
RD 8 Chch.

Telephone: 3479493 Fax:

Email: muntynre@inet.net.nz

Contact person: Lyn Muntynre Title Mrs. (if appropriate)

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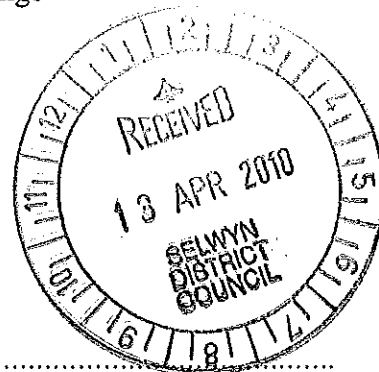
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Schedule 1

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Selwyn District Plan

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

1. Full name of submitter: Robert John Low

This is a submission on the following proposed Plan Change:

Plan Change 7(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: Zoning time frame
.....
.....
.....(give details).

3. *My submission in ~~SUPPORT~~ / OPPOSITION is: Attached

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7. Robert F. Low 12/04/2010.....
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 524/3 Springston Rolleston Rd.....

Telephone: 347 8285..... Fax:

Email: robertlow@gmail.com.....

Contact person: Title(if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
2. At the time in 2009 that the Rolleston Draft Structure Plan was open for public comment, we lodged a submission seeking a review of the time frame within which our own and adjoining properties would be utilised for residential purposes. We stressed in that submission:-
 - a. our property is within virtual walking distance to the existing town centre. When one considers the siting of the new Warehouse complex this comment becomes even more relevant;
 - b. the like of the Tennyson Street Primary School and the recreation area opposite is equally handy;
 - c. our property, and those adjoining, has an existing water supply. All other services, with the exception of wastewater disposal, exists;
 - d. statistics show 72% of the workforce currently residing in Rolleston commutes each day to Christchurch. Our property either fronts or is adjacent to a main access to that city via Selwyn Road. Like comments apply to residents who may work at the like of Lincoln.

All of the above in our view remain relevant.

3. If adopted, Plan Change 7 will see a land block fronting Levi Road available for virtual immediate development. We note with interest that planning documents provide for the building of a pumping station to take effluent from that block to the new sewage disposal unit. When we made submissions in 2009 to the Rolleston Draft Structure Plan, Council Planning staff made much of the difficulty in moving sewage from the Lincoln Rolleston Road - Branthwaite Drive area and particularly emphasised the cost involved. Now we find a pumping station will be installed literally down the road and to which wastewater from the Lincoln Rolleston Road - Branthwaite Drive block would, I believe, freefall. This would seem to clearly negate counter-arguments put forward by Council representatives in 2009.
4. In our 2009 submission we pointed out that the land area in the Draft Structure Plan zoned for commercial use was inadequate given the projected population increase. That argument would seem to have been accepted given Council's recent efforts to rezone part of the Tennyson Street recreation area for commercial purposes. That suggestion was vehemently rejected by numerous objectors and there could be no guarantee that any future effort by Council to have the proposal approved would be successful. Harking again to our 2009 submission, we suggested that the current sewage treatment area comprising 14 hectares at the end of Branthwaite Drive was perfect for the extended commercial development of the town. That suggestion does not appear, from any published material, to have been given even minimal consideration. Yet we note that under the latest planning document it is now classed as 2B or available for residential development between 2037 and 2041. That is an illogical decision and one that highlights the anomaly in regard to the zoning status of the Lincoln Rolleston Road - Branthwaite Drive properties.
5. It is interesting that Council documents make reference to the need to ensure that no one

owner or developer has the ability to land bank and so create an artificial market in which buyers must purchase. It does seem that in the proposed Stage 1, now promoted for residential development, the number of owners involved is small. Could this create the very problems to which Council documents refer?

6. There are, too, some simple matters which should have exercised the minds of planners. Some owners have a preference for quiet surrounds. The area in which we reside is far removed from the State Highway and the rail line. As a consequence, quiet enjoyment is a guarantee. The area is close to the District Park proposed for Weedons Road and, as already pointed out, gives the easiest of access to the city and is just so handy to the town centre, Tennyson Street School and recreation park. If you were a prospective section purchaser would you not be impressed?

I/We believe that the arguments set out above are logical and realistic. We would hope that Councillors and Planning staff involved would simply take the time and trouble to give them the consideration we believe they deserve and so rethink the time frame within which properties in the Lincoln Rolleston Road - Branthwaite Drive block might be developed. If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots. It is interesting that paragraphs 85.3 and 85.4 of the Environment Canterbury critique on the proposed plan changes canvasses this issue.



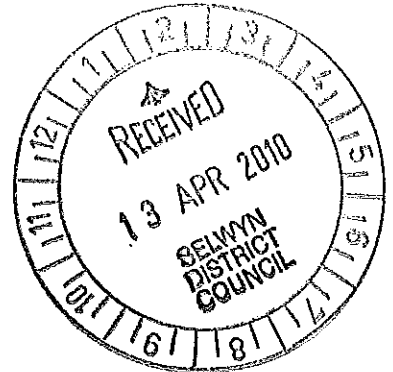
Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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



1. Full name of submitter: Robert John Penny

This is a submission on the following proposed Plan Change:

PLAN CHANGE 7(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

MOVING TIME LINE

.....(give details).

3. *My submission in ~~SUPPORT~~ / ~~OPPOSITION~~ is: OPPOSITION

SEE ATTACHED

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. I seek the following decision from Selwyn District Council:
 CHANGE TO ZONING

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. (R. J. Perry) 9/4/2010
 Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 524/4 Sherraton Avenue RD
 RD 8 CATED.

Telephone: 03 347 9238 Fax:

Email: g.dj.perry@xtra.co.nz

Contact person: Rob Perry Title Mgr (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
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 - c. our property, and those adjoining, has an existing water supply. All other services, with the exception of wastewater disposal, exists;
 - d. statistics show 72% of the workforce currently residing in Rolleston commutes each day to Christchurch. Our property either fronts or is adjacent to a main access to that city via Selwyn Road. Like comments apply to residents who may work at the like of Lincoln.

All of the above in our view remain relevant.

3. If adopted, Plan Change 7 will see a land block fronting Levi Road available for virtual immediate development. We note with interest that planning documents provide for the building of a pumping station to take effluent from that block to the new sewage disposal unit. When we made submissions in 2009 to the Rolleston Draft Structure Plan, Council Planning staff made much of the difficulty in moving sewage from the Lincoln Rolleston Road - Branthwaite Drive area and particularly emphasised the cost involved. Now we find a pumping station will be installed literally down the road and to which wastewater from the Lincoln Rolleston Road - Branthwaite Drive block would, I believe, freefall. This would seem to clearly negate counter-arguments put forward by Council representatives in 2009.
4. In our 2009 submission we pointed out that the land area in the Draft Structure Plan zoned for commercial use was inadequate given the projected population increase. That argument would seem to have been accepted given Council's recent efforts to rezone part of the Tennyson Street recreation area for commercial purposes. That suggestion was vehemently rejected by numerous objectors and there could be no guarantee that any future effort by Council to have the proposal approved would be successful. Harking again to our 2009 submission, we suggested that the current sewage treatment area comprising 14 hectares at the end of Branthwaite Drive was perfect for the extended commercial development of the town. That suggestion does not appear, from any published material, to have been given even minimal consideration. Yet we note that under the latest planning document it is now classed as 2B or available for residential development between 2037 and 2041. That is an illogical decision and one that highlights the anomaly in regard to the zoning status of the Lincoln Rolleston Road - Branthwaite Drive properties.
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owner or developer has the ability to land bank and so create an artificial market in which buyers must purchase. It does seem that in the proposed Stage 1, now promoted for residential development, the number of owners involved is small. Could this create the very problems to which Council documents refer?

6. There are, too, some simple matters which should have exercised the minds of planners. Some owners have a preference for quiet surrounds. The area in which we reside is far removed from the State Highway and the rail line. As a consequence, quiet enjoyment is a guarantee. The area is close to the District Park proposed for Weedons Road and, as already pointed out, gives the easiest of access to the city and is just so handy to the town centre, Tennyson Street School and recreation park. If you were a prospective section purchaser would you not be impressed?

I/We believe that the arguments set out above are logical and realistic. We would hope that Councillors and Planning staff involved would simply take the time and trouble to give them the consideration we believe they deserve and so rethink the time frame within which properties in the Lincoln Rolleston Road - Branthwaite Drive block might be developed. If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots. It is interesting that paragraphs 85.3 and 85.4 of the Environment Canterbury critique on the proposed plan changes canvasses this issue.

Schedule 1

Clause 6 of First Schedule, Resource Management Act 1991

- SEE ATTACHED

Page 1 of 2

4. †I seek the following decision from Selwyn District Council:

ZONING CHANGE

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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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. *[Signature]* *9/4/10*
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: *2/524 SPRINGSTON ROLLISTON RD.*

Telephone: *347-4378* Fax: *347-4378*

Email: *jforrest@extra.co.nz*

Contact person: *JOHN FORREST* Title (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
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Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

SCANNED

577



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

1. Full name of submitter: MARGIT MULLER & DAVID WATSON

This is a submission on the following proposed Plan Change: 7

IMPLEMENTATION OF ROLLESTON STRUCTURAL PLANS.
(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

REZONING OF L2A TO L2

(give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ IS:

WE SUPPORT THE RE ZONING OF THE FOSTERS
BLOCK (GOULDS ROAD AREA) TO LIVING 2

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council:

WE WOULD LIKE THE SDC TO REZONE OUR
LAND (ZONING 2A) TO THE SAME AS OUR
NEIGHBOURS (ZONING 1B). WE WERE ZONED
THE SAME AS OUR NEIGHBOURS PRIOR TO THE
AIRPORT NOISE CONTOUR BEING IMPOSED
ON US BY PLAN CHANGE 60.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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.

Signature of submitter (or person authorised to sign on their behalf)

Date

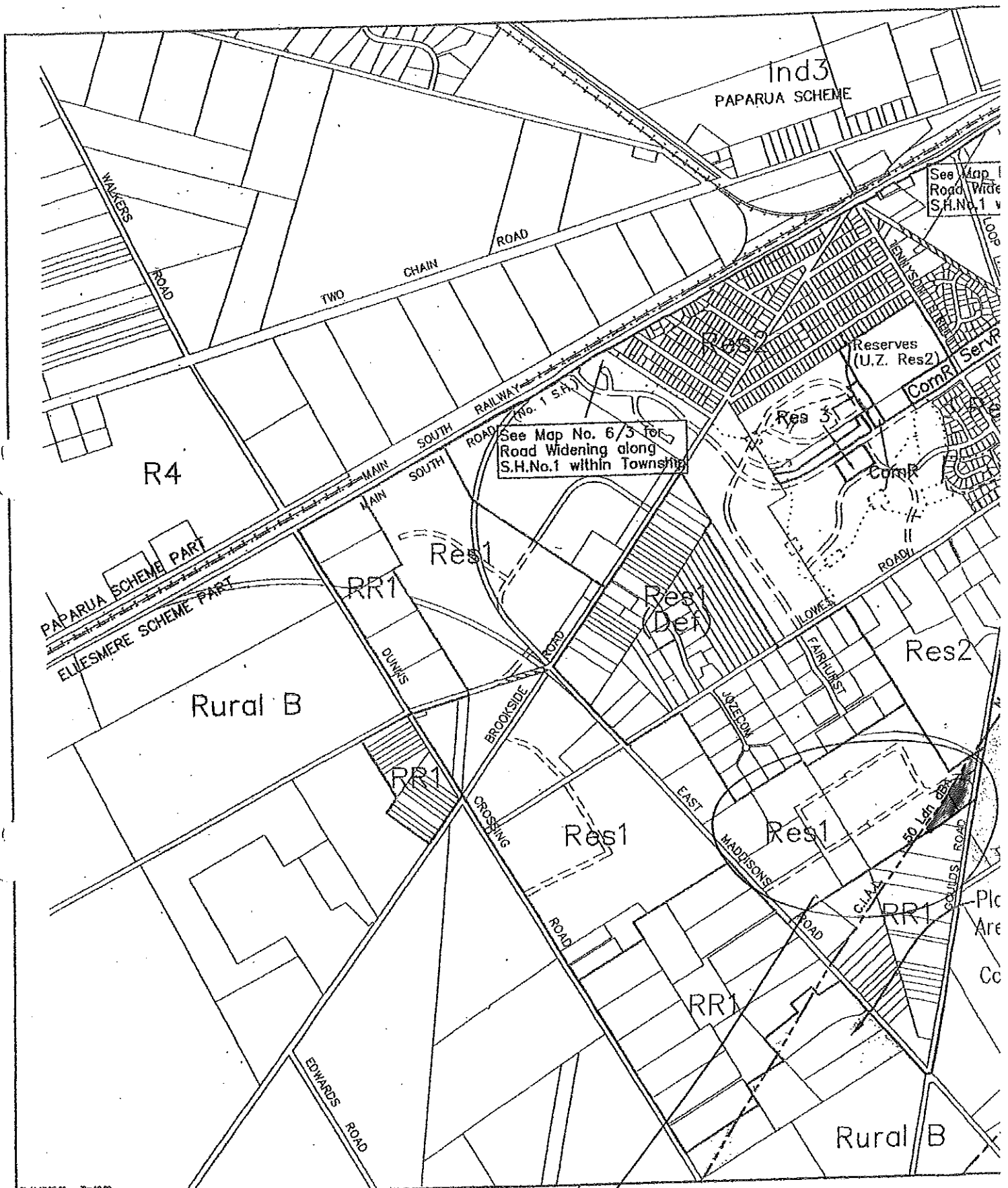
8. Address for service of submitter: 15 OAK TREE LANE

ROCKSTON 7614

Telephone: 347 4549 Fax:

Email: DMR.WATSON@PARADISE-NET.NZ

Contact person: MARGOT MULLER Title (if appropriate)
DAVID WATSON



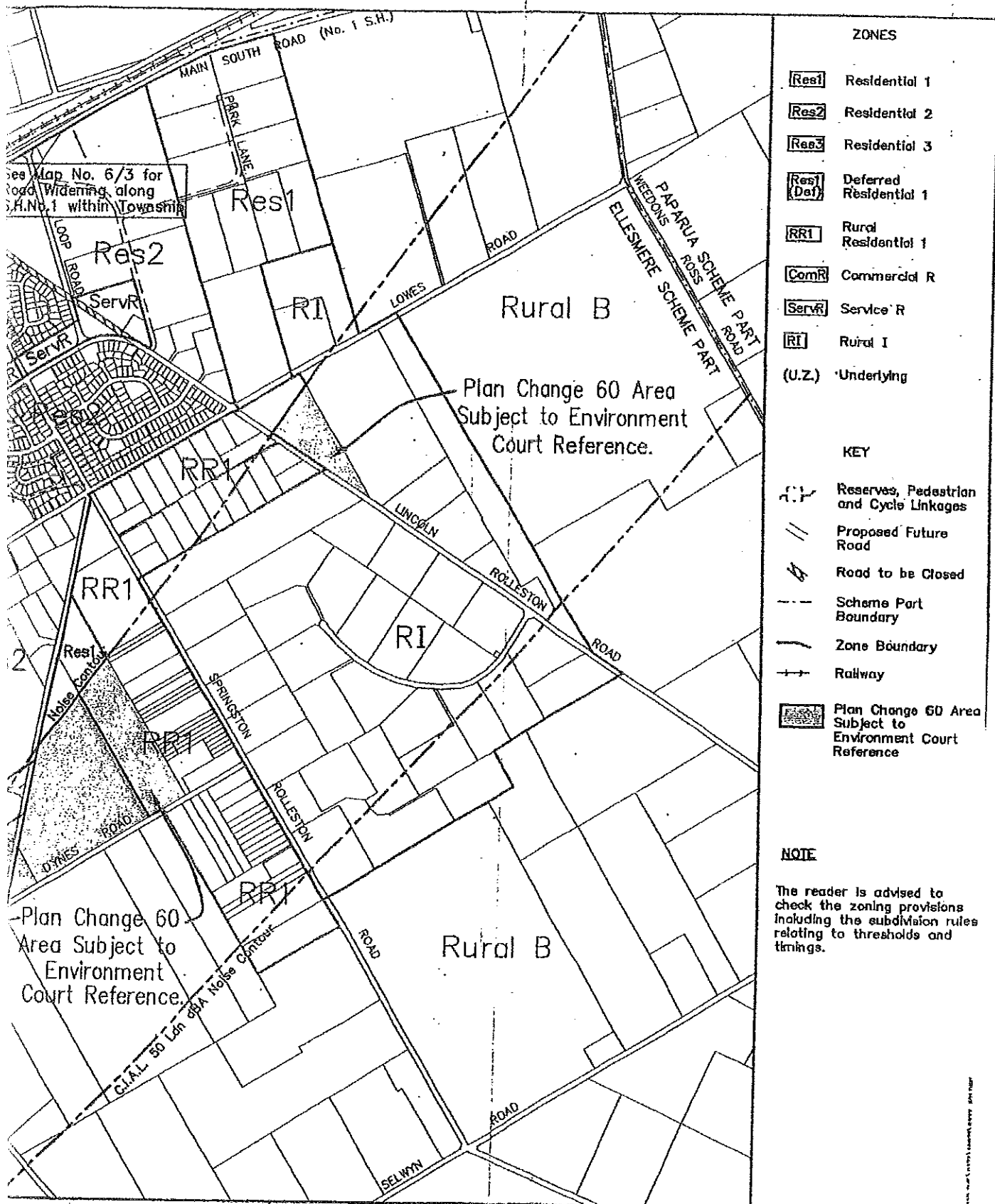
Plot 162/05/02 Tm02.00

J	RES1 & SHADING	RD	8.08.02
I	AREA SUBJECT TO ECR	JW	16.06.02
H	TO REV F AND HATCHING	KH	23.03.02
G	AMENDED TO PREVIOUS ZONING	KH	25.02.02
F	AMENDMENTS	DM	04.12.01
E	NOTE & 60/8A HOUSE CONTOUR	SD	17.04.01
Issue	Amendment/Issue	Sy	Date

6/1

ROLLESTON

PRIOR TO PLAN CHANGE 60
OUR LAND WAS ZONED
RES 1



Connell Wagner

Engineers ? Surveyors ? Planners

Level 4, Torrens House
195 Hereford Street
PO Box 1061
Christchurch
New Zealand
Telephone : 0-3-365-1822
Facsimile : 0-3-365-1825
E-mail : connell@connellwagner.co.nz

1:12500 (A2)

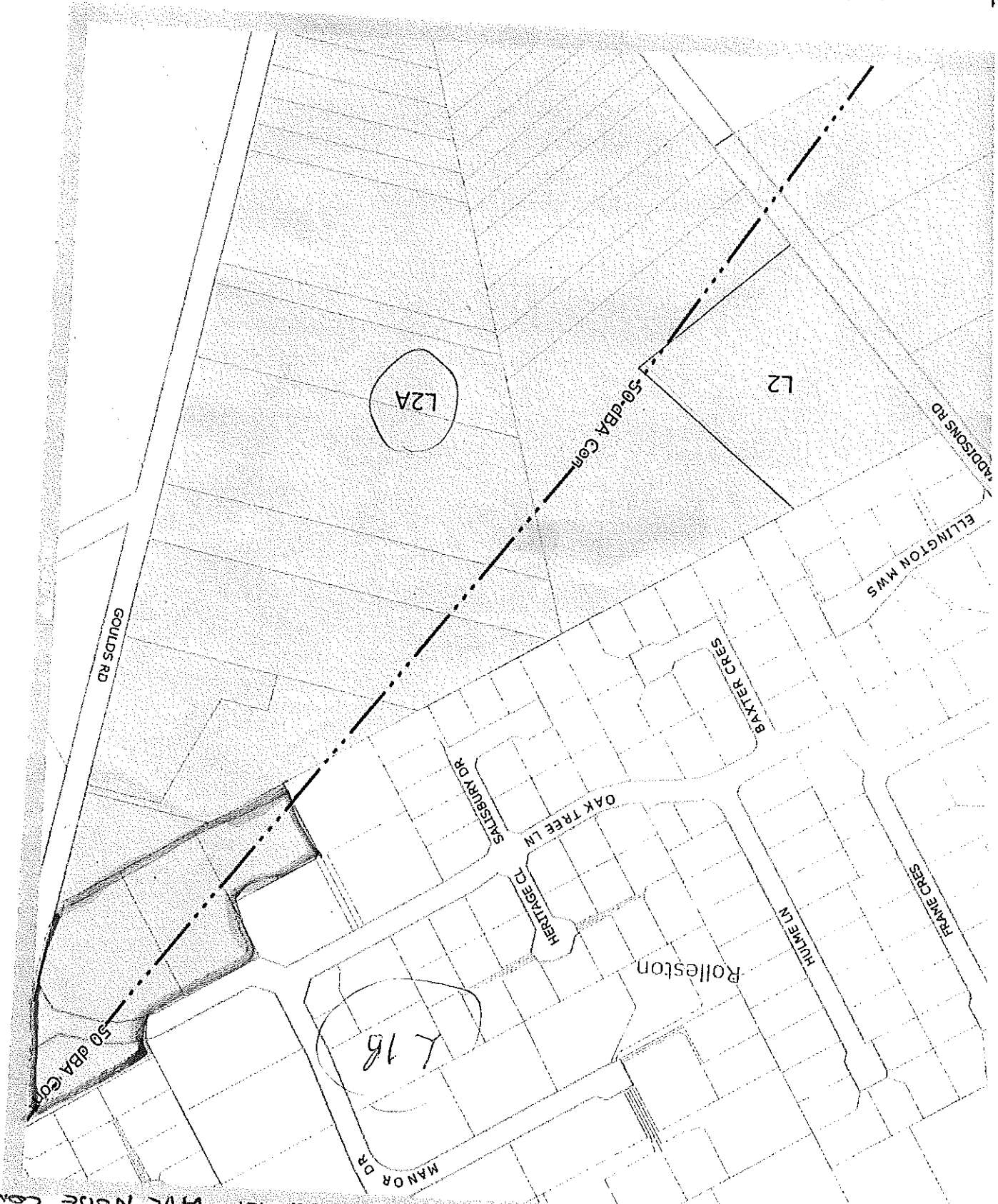
Surveyed	—	—
Designed	—	—
Drawn	—	—
Checked	—	—
Approved	GD	04.01

FBo No

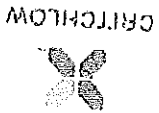
16273

Sheet	Rev.
6/1	J A2

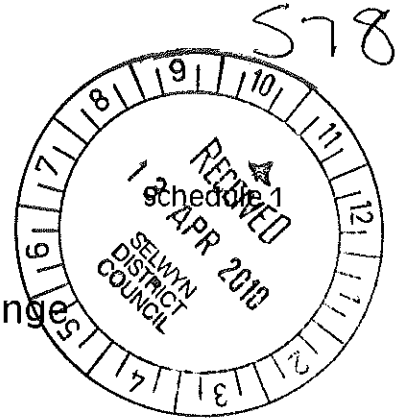
After plan change 60 our land
 zoning was changed to L2A
 because of the airport air noise contour.



MAP
106
 SHEET 2



- ☐ Business 3
- ☐ Business 2
- ☐ Business 1
- ☐ Land
- ☐ Parcel
- ☐ Water
- ☐ Body
- ☐ Archaeological Site
- ☐ Inner Plains
- ☐ Outer Plains
- ☐ Malvern Hills



Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

1. Full name of submitter: **Kevan Zygmant**.....

This is a submission on the following proposed Plan Change:

Plan Change 7 (Veggie Block)

.(name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to
are:.....*(give details).*

3. *My submission in **OPPOSITION** is:

I would like it noted that I am not opposed to medium density housing, however what I am opposed to is where it is put. There are new subdivisions coming up through Lincoln and this would be perfect for such activities, at least those buying these sections will be very aware of the medium density housing and its potential effects, however we at Roblyn Place will not have that luxury. I will also argue that my home has been de-valued by these activities and I challenge anybody reading this submission that when considering a property purchase, they would not honestly consider what is built over their fence, or more to the point, is proposed to be built over their fence. To try and sell my home at present, with the upcoming activities, this would have a detrimental effect on value.

Now that the work on the Sports Stadium has started I have lost:-

1. Visual effect from the cutting down of the popular trees, we can now see the ugly red and black rugby club from our lounge, dining and family room, more importantly our outside entertaining area. I live in a 2 storey home and my bedroom backing onto the veggie block and the whole site is visible.
2. The popular trees gave us great shelter although at the time we didn't appreciate how much. Now it is very evident, again our outside entertaining area is more exposed.
3. Light spill, now that the popular trees have been removed, the rugby clubs field lights appear more intense and the movement of vehicles at night during functions shine through our bedroom window, we definitely were not subjected to this prior.
4. The popular trees also provided a good source of noise reduction, functions at night at the rugby club together with the vehicles using the parking areas on the make shift car parks are substantially more noticeable. And this is before the Sports Stadium and activities start.

5. I know council will argue that most of the above should be reduced with the development of the balance of the remainder of land on the veggie block. I am very concerned that with the proposed plan change for medium density housing, what control and conditions can be reliably see if the council sell this land to a developer. A developer will not care for my concerns and will only be interested in making a dollar.
6. What sort of people will be attracted to this style of housing and close to a potential noise and visual issue.
7. I definitely don't want to see this area as rentable accommodation.

Council will argue that they are not developers. Yeah right! Just look at the progressive supermarket deal on West Belt, to show their involvement, the fact that they distance themselves by having a holdings company is quite frankly a joke.

4. I seek the following decision from Selwyn District Council:

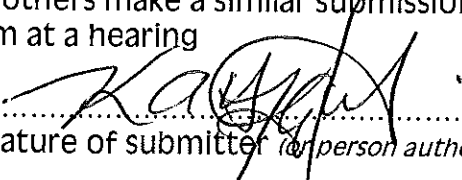
I am not happy that the council has through the notice of requirement now got the stadium under way and now wishes to "get rid" of the balance of land to a developer and presumably make what money it can out of the balance of land at all costs through this plan change.

1. Develop this strip of land on the veggie block , so we can hold the council accountable for the development, as there will be little change of holding the developer accountable.
2. I would like to see council provide a strip of land 2-3 meters wide down the boundary of Roblyn Place, planted with trees that will in time give us shelter, noise reduction and the aesthetic views we once had.
3. The council have allowed for an acoustic barrier (fencing) on the north side protecting the noise from WHO KNOWS. That acoustic barrier needs to be put down Roblyn Place residence boundary.
4. I don't want to look at the rear of a town house, any by cramming more homes on that site, I believe they will have to be close to my boundary.
5. No 2 storey homes.
6. Easements to existing residences boundaries.
7. Covenants on style of some of these homes.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I 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

7.  13-4-2010
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: P O Box 163, Lincoln 7640, Christchurch

Telephone: 0274 898 048 Fax: 03 325 2692

Email: Kevan.zygman@crt.co.nz

21 Roblyn Place Lincoln - 7640

Contact person: Kevan Zygman Title Mr (if appropriate)

579

Resource Management (Forms, Fees, and Procedure) Regulations 2003

Schedule 1

Page 1 of 2

Form 5

Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

1. Full name of submitter: **Rolleston Residents Association**

This is a submission on the following proposed Plan Change:

PLAN CHANGE 7

Growth of Townships, Urban Development and Rezoning of Land for Urban Purposes Including the introduction of a new Living Z Zone at Lincoln and Rolleston

2. The specific provisions of the proposal that my submission relates to are:

Plan Change 7**Policy 3.4.3**

**Policy B4.2.9, B4.2.10, B4.2.11, B4.3.6, B4.3.7, B4.3.8,
Policy B4.3.68 (Rolleston Outline Development Plans)**

3. *My submission in SUPPORT / OPPOSITION is:

The Rolleston Residents Association supports the submission made by Selwyn Central Community Board and the amendments, alterations, and additions as discussed on that submission.

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views.
Continue on a separate sheet if necessary.*

4. I seek the following decision from Selwyn District Council:

That Policy 3.4.3 be amended (in part) to read

- a subdivision layout that minimizes the number of rear lots;

That Rolleston ODP Area 1 includes provision for a new primary school and early childhood facility.

That vehicle access to Rolleston ODP Area 2 be via a secondary road from Norman Kirk Drive and that a pedestrian and cycle link be provided to/from ODP Area 2 to Markham Way.

Resource Management (Forms, Fees, and Procedure) Regulations 2003

Schedule 1

Page 2 of 2

That the provision for pedestrian/cycle linkages to the east of Rolleston ODP Area 3 be large enough to provide secondary road access to/from ODP Area 3 should (future) residential development occur in the area to the east of ODP Area 3.

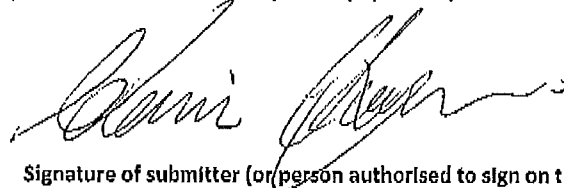
That Rolleston ODP Area 5 & 6 be combined to allow development of the proposed Rolleston Recreation Precinct to be developed in either ODP Area 5 or 6 and residential development to occur in ODP Area 5 & 6 not subject to the Recreational Precinct development.

The Rolleston Residents Association requests that the amount of open space and reserves provided in ODP Areas 1, 2, 3 & 4 be restricted so that reserve contributions from these areas shall be provided as both land and cash.

The Rolleston Residents Association asks Plan Change 7, with the amendments, alterations, and additions requested above, be approved.

† Give precise details, including the nature of any plan change sought. Continue on a separate sheet if necessary

5. I 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. 

April 13, 2010

Signature of submitter (or person authorised to sign on their behalf)

Date

8. Address for service of submitter:

Rolleston Residents Association, C/- 2 Keats Place, Rolleston

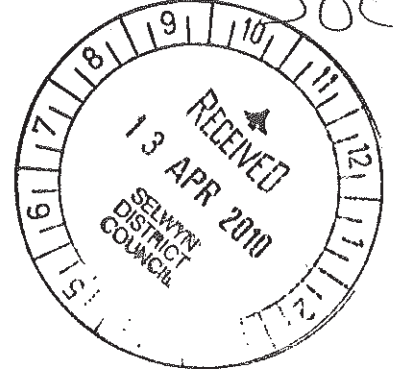
Phone: 03 335 3589

Fax: 03 366 0333

Mobile: 021 411 422

EMAIL: rrasecretary@gmail.com

Contact person: Adrian Hayman Title: Rolleston Residents Association, Secretary



Form 5

Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

4. Margaret McDrury 13 B Roblyn Pl Lincoln D 22 Drury
5. Kevan + Penny Zymont 21 Roblyn Place Lincoln 3253242

1. Full name of submitters: Patrick and Helen Aldwell, 19 Roblyn Place, Lincoln, Canterbury 7608
2. MARGARET + DAVID HANNAN 1 ROBLYN PLACE LINCOLN CANTERBURY
3. Margery (Baker) 7 Roblyn Place Lincoln

This is a submission on the following proposed Plan Change: **Plan Change 7 – Growth of Townships, Urban development and Rezoning of Land for Urban Purposes including the introduction of a new Living Z Zone at Lincoln and Rolleston**

2. The specific provisions of the proposal that my submission relates to are:

That part of Outline Development Plan (ODP) Area 6 at Lincoln known as the Vege Block that is "...not required for community purposes..." and is being proposed for Medium Density Housing. The area "... covers the eastern half of Lot 1 DP 301682 ...". In this submission we shall refer to this area as "the site".

3. *My submission in **OPPOSITION** is:

3.1 That we oppose the proposal to change the designation of the site from one of conventional housing density of an average of 10HH/Ha to one of Medium Density Housing (MDH) which has an average density of 15 HH/ha.

We understand that the current plan is for 12 dwellings on the site. The MDH plan would have 18-19 dwellings on the site.

Reason

3.1.1 As our back boundary backs on to the site we are concerned that MDH will result in housing right up to our back boundary. The draft Design Guide for Medium Density Housing (DGMDH) includes two storey dwellings, semidetached housing and houses behind each other among other layouts. The DGMDH notes in PART TWO introduction (page 8, para 3) notes that there are rules "designed to protect adjoining land owners from the effects of more intensive development, which can be more **intrusive** than for conventional subdivision." **It is this intrusiveness that is our primary concern.** In particular we are most concerned that any multi storey dwelling, semi detached dwelling or having dwellings on back lots will intrude on our privacy and quietness / peacefulness of our homes and sections.

Please note that at least three Roblyn Place houses backing on to the site are two storey dwellings. These dwellings have sleeping quarters on the second level and overlook the site.

3.2 That we oppose the sale of this parcel of land currently owned by SDC to a private owner / developer.

Reason

3.2.1 Adding to this concern is that we have been told by Mr Lyall Matchett and others that the site will be sold to developers to help defray costs incurred with the so called Community Centre". If this sale proceeds there is even less opportunity of us to have recourse to any problems that might occur with the developers and the dwellings that they construct. We are especially concerned because our experiences with the Community Centre NOR demonstrated that we cannot trust contractual arrangements to be correct. (The Community Centre building contract specified different construction hours from those specified in the NOR. It was only because of our persistent actions with Lyall Matchett that we managed have the NOR followed, And this is with a council project!) Thus our issue in this case is that we cannot trust SDC contracts, guidelines and development plans. We have even greater distrust of private developers and we are concerned that we will not be able to get them to correct / change actions that contravene agreed plans / guidelines.

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

4. We seek the following decision from Selwyn District Council:

- 4.1 That the site is not changed to Medium Density Housing
- 4.2 That the site is designated as L1 and allows a maximum of 12 dwellings
- 4.3 That no back sections and back section dwellings are permitted
- 4.4 That the site is not sold to a developer or other private body and is retained in SDC ownership in perpetuity
- 4.5. That a 3 metre buffer zone is created along the back boundary of the Roblyn Place residents to help maintain privacy from the Vege Block developments.
- 4.6 That the 3 meter buffer zone is planted in trees and that planting density and species are designed to maximise the privacy of the existing dwellings in Roblyn Place.
- 4.7 Should any one of these items (4.1 to 4.6) not occur, then Roblyn Place residents have the right to veto and modify any developments that result in intrusion on their existing residential properties.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. We WISH to be heard in support of our 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. PHB Aldwell 12.4.2010
Signature of submitter (or person authorised to sign on their behalf) Date
Helen Aldwell 12-4-2010

8.1 Address for service of submitter:

Patrick and Helen Aldwell

Telephone: 325 2144 or (mobile) 027 2419803.....Fax:

Email: aldwellz@ihug.co.nz

Contact person: Patrick..... Title.....(if appropriate)___

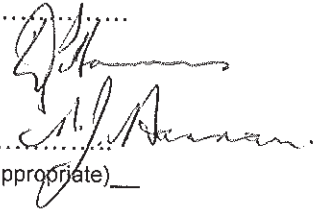
8.2 Address for service of submitter:

1 Roblyn Place Lincoln

Telephone: 03 325 2588 Fax:

Email:

Contact person: David Howard Title (if appropriate)



8.3 Address for service of submitter:

21 Roblyn Place
Lincoln

Telephone: 325 3242 Fax: 325 2692

Email: Kevan.Zygmant@ct.co.nz

Contact person: Kevan Zygmant Title UP (if appropriate)

8.4 Address for service of submitter:

Telephone: Fax:

Email:

Contact person: Title (if appropriate)

8. Address for service of submitter:

Telephone: Fax:

Email:

Contact person: Title (if appropriate)

100 413079 581

SCANNED

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: DONALD, STRANACK, COTTE, WRIGHT

This is a submission on the following proposed Plan Change:

Plan change 7 & Plan change 23 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: (Attached)
The zoning time-line along the Springston -
Rolleston Road corridor (R.D.S Page 41.)
..... (give details).

3. *My submission in SUPPORT / OPPOSITION is: I strongly support Plan Change 23 Appendix 3.

I strongly reject the zoning timeline along
Springston - Rolleston Road (Attached)

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: a zoning change
(See Attached)
-
-
-
-
-
-
-
-
-

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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 ☒ Yes.
(delete if you would not consider presenting a joint case)

7. DSC Wright 12 April 2010
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 527 Springston-Rolleston Road.
R.D 8 CHRISTCHURCH 7678.

Telephone: (03) 3478 8440 Fax:

Email: DSCWright@xtra.co.nz

Contact person: Title(if appropriate)

Attachment to Form 5

Submission on publicly notified, Plan Change 7. Selwyn District Plan.

Don Wright

◆ We have serious concerns about our position regarding Plan Change 7 and the proposed 'Living Z' zone. We would prefer that Springston-Rolleston Road be given immediate development and high density status (Stage 1). This could be done by adding the land on the southern side of the road to the proposed SR6 and SR7 zones. Or creating new sub-zones SR6A and SR7A with some different conditions, if necessary. It is realised that the the existing population densities are different and that it is **easier** for planners and developers to deal with as few owners as possible, however, a glance at the map shows that the three areas are inextricably joined and are virtually one. Logic suggests that the whole area should be developed at the same time. The proposed upgrading of Springston-Rolleston Road to become a main leader road with a bus route, very close to the Recreational Precinct, High School and Neighborhood shopping centre as well as the SR6 and SR7 zones seems to suggest that S/R Road and SR'6s & 7 should be developed at approximately the same time..

◆ I question the absolute need for development to occur only along a narrow front, simply because a single owner has a relatively large area of unoccupied land for sale. It was only a short time ago that Rolleston was spreading like wildfire both north and south along State Highway 1.

◆ Long term residents of Springston-Rolleston Road have always considered themselves to be part of, and belonging to, the Rolleston community. We have served on committees and made constructive submissions to Consent Hearings over the 20 year period that has seen the town mushroom.(See attached appendices).

◆ The key to any future development, including the SR6 and SR7 zones, according to the Rolleston Draft Structure Plan, depends on installing the main sewerage line to the new Southern Pumping Station i.e. along Springston-Rolleston Road. It is planned to turn S/R Road into a tree-lined avenue with lateral and central tree-planting. According to the RDS Report this planting should be done sooner rather than later. With the existing water race on the north side of the road, widening might be expected to take place on the south side

◆ The notion that Springston-Rolleston Road is 'some' distance from the SR6 & SR7 zones, **must** be challenged. For **many** of us it is a nice easy walk which we do on a daily basis, just for exercise. (RDSP page 111)

◆ If the planned Recreational Precinct is going to attract hungry sports supporters as suggested, where better to go for sustenance than to the nearest Neighborhood Centre on S/R Road just a very short walk away.

◆ Many of us along Springston-Rolleston Road still have septic tanks, which in March 1995 was a **powerful reason** for getting Resource Consent for a central collection, treatment and disposal systems. We along S/R Road were all in the **headcount** for getting that consent granted.

◆ Upgrading and widening the road, planting the trees, putting in the sewer line, water reticulation and fibre optic cables, establishment of the necessary residential setbacks from the road. etc., might all be expected to be done at the same time. Now. Rather than in bits and pieces somewhere down the track. I believe in consultation with the locals affected, and perhaps some financial input from them, it could be done now. **I would like to see Springston-Rolleston Road, developed early and as the perfect example of what the new ROLLESTON concept is really all about.** (See the RSP)

APPENDIX 1

Attachment to Form 5 Submission on publicly notified Plan Change Selwyn District Plan

Presenting supporting historical evidence to the fact that the residents along Springston-Rolleston Road were included as an integral part of Rolleston's early development and were factored into the towns future..

In the early 1990's a group of Springston-Rolleston Road residents, plus a few other people from two 'red herring' alternative sites, got together **to oppose the building of an oxidation pond** on the site that later became the now defunct treatment plant and effluent disposal area along Springston-Rolleston Road. The group took a petition, opposing the pond, to every household in Rolleston. The end result was that the idea was abandoned. Shortly afterwards 'Helpets boat clarifier treatment plant' was built. This move was crucial to the early, rapid development of Rolleston. The plant and effluent disposal system had many serious shortcomings most pointed out at its consent hearings by the Springston-Rolleston road group. The operation breached its consent constraints on a regular basis throughout its life. Most of the serious shortcomings, which, proved to be correct, were pointed out at the consent hearings for Scheme Change 6. During these hearings, at the end of his presentation a representative of the Springston-Rolleston Road residents group was asked to indicate on a map on the wall, for all to see, where the plant and effluent disposal area should be, if not along Springston -Rolleston Road. He immediately indicated a site along Burnham School Road. (this would be recorded in the minutes of this meeting).

The ensuing rapid growth of Rolleston and lessons learnt from the Springston-Rolleston Road fiasco, lead to its replacement by the Pines plant. At least, it did get things started.

Consent granted 30th March 1995.

Page 2 paragraphs 3 and 5 of the attached Agreement dated 7 September 1995 shows that the powers that be were not keen for the Springston-Rolleston Road residents group to appeal against the Commissioner's granting a consent for sewage treatment and effluent disposal, for 35 years, on the Springston-Rolleston Road site. These paragraphs show that there was an unsolicited offer to connect sewerage lines free of charge, to their properties. I think we all took it with a grain of salt but it does prove beyond any doubt that in 1995 we were **definitely part of Rolleston's immediate development plans. And now 15 years later we appear to be in limbo and only distantly and vaguely in the mix.**

DATED _____ **1995**

BETWEEN THE APPELLANTS

**AND HELPET INVESTMENTS
 LIMITED**

AGREEMENT

**ANTHONY HARPER
SOLICITORS
CHRISTCHURCH**

AGREEMENT

DATED the 7th day of September 1995

PARTIES

HELPET INVESTMENTS LIMITED at Christchurch (hereinafter variously called the Applicant and The Consent Holder ("Helpet"))

THE PERSONS NAMED IN THE SCHEDULE (hereinafter both jointly and severally called "the Appellants")

A INTRODUCTION

- 1 Helpet has applied to the Selwyn District Council and the Canterbury Regional Council for resource consents, application numbers R301205, 950310 and 950311;
 - 2 The Canterbury Regional Council Hearing Committee in a joint hearing with the Commissioner for the Selwyn District Council reported their decisions on the applications by notice dated 30th March 1995.
 - 3 The Appellants have lodged a Notice of Appeal under section 121 of the Resource Management Act 1991 requesting the Planning Tribunal to re hear the applications and that the resource consents not be granted.
 - 4 Helpet and the Appellants have held discussions concerning the issues between the parties and as a result the Appellants has/have agreed to apply to the Planning Tribunal for its approval of a consent order allowing the Appeal in part by mending the conditions of the consent but in other respects disallowing the Appeals for the considerations hereinafter set out.
 - 5 As the Appellants' Appeal is not the only Appeal filed with the Planning Tribunal seeking cancellation of the consents, in the event of any one or more of the other Appellants not applying to the Tribunal for its approval of a consent order agreed upon between the parties and in the event of any hearing proceeding, the Appellants agrees either to support the Councils' decisions (subject to the modifications and inclusions set out in the consent memorandum filed with the Planning Tribunal) or at least not to oppose the upholding of the Councils' Decision (subject to the modifications and inclusions set out in the consent memorandum previously referred to).
 - 6 The Appellants further agrees that the arrangement between the parties in respect of the application for the approval of the Planning Tribunal of a consent order setting out the agreement between the parties and the considerations which flow to them as a result thereof is subject to the decisions of both the Canterbury Regional Council and the Selwyn District Council
- [Handwritten signature]*

subject to these Appeals being upheld subject only to the same being modified with the approval of the Planning Tribunal by an order setting out the agreement between the parties.

B THIS AGREEMENT RECORDS

1 The Appellants agrees forthwith to apply to the Planning Tribunal for its approval of a consent order allowing the Appeal in part of resource consents numbers 950310, 950311 and R301205, by amending the conditions of consents in the manner set out in the consent memorandum signed by Simon Hedley on our behalf and filed with the Planning Tribunal but in other respects disallowing the Appeals of the considerations hereinafter set out.

2 In consideration of the foregoing upon the Planning Tribunal approving the consent order referred to in clause B1 herein Helpet will, on construction and commissioning of its sewage treatment plant the subject of the applications referred to above, provide to the Appellants one free connection to the sewage scheme for the benefit of the land currently owned by the Appellants being located within the Rolleston District and being subject to Scheme Change 10 of the Selwyn District Council Plan.

3 The Appellants shall only be entitled to obtain a connection to the sewage scheme as and when the same is available from the Selwyn District Council, the timing of which shall be at the Council's discretion.

4 The Appellants acknowledge that the Council shall be entitled to charge the Appellants a connection fee prior to him/them being entitled to utilise the sewage disposal system. In that event the Appellants shall complete payment of the connection fee to the Council following which Helpet shall on receiving written notice complete full reimbursement of the moneys paid by the Appellants to the Council.

5 The Appellants acknowledge that he/they shall only be entitled to a free connection referred to above while he/they remain the registered proprietor of the land referred to above, unless the connection be required as a consequence of a subdivision of the land undertaken by the Appellants.

6 That the Management Plan shall set out all procedures for operation by which the effluent quality is achieved and maintained. Helpet shall continue consultation with the Appellants' representative on the contents of the Management Plan prior to the operation of the plant. Consultation with the Appellants' representative is not intended to create any right of veto or objection nor is consensus required. The intended process is to draw upon the resource of the Appellants and to recognise the need for discussions to understand the concerns of the Appellants in order that they may be properly addressed.

Handwritten signatures and initials:
 [Signature] S.J.C.
 H.H.

7 In particular and without in any way derogating from paragraph 6.

- a Helpet agrees that it shall incorporate within the Management Agreement irrespective of whether the same is required as a consequence of the decision of the Tribunal the following monitoring provision:
- b "The consent holder shall through an independently accredited research agency (in the first instance Lincoln Environmental) monitor the effects of the land disposal of treated sewage as follows:
 - i Four lysimeters to be installed in the appropriate blocks at a suitable depth to allow collection and analysis of water draining through the soil. The specific design and installation of the lysimeters to be carried out by Lincoln Environmental in consultation with the applicant's consultant and Dr D S C Wright. The location of the lysimeters will be such as to include the different soil types in each block.
 - ii Water collected in the lysimeters will be analysed for concentrations of nitrate, total nitrogen, and faecal coliforms as a measure of the degree of the drainage through the soil vs uptake by the plant/soil system.
 - iii The frequency of collection and timing after irrigation will be agreed between Royds Consulting (on behalf of the Consent Holder) and Lincoln Environmental. Lincoln Environmental shall make control measurements before the effluent irrigation begins in wet weather when drainage would be expected. A second round of measurements shall be made six months after the STP and land disposal scheme are in operation or at such time as there are sufficient volumes of treated sewage to result in possible changes to the drainage of nitrogen from Blocks 1 and 4.
 - iv Subsequent tests shall be carried out during winter irrigation over each following year until the development reaches the Stage II level.
 - v Before operation of the sewage treatment and disposal scheme analyses will be carried out of water from bores closest to the site for nitrate and faecal coliforms. The same bore water will be sampled and analysed again on at least one occasion each year after the land disposal begins.
 - vi Temporary air sampling points will be erected around the site during the first time effluent is irrigated. The samplers will contain sterile air filters which will be cultured to determine whether there is any transport of bacterial aerosols beyond the site. The same testing will be carried out during ground level irrigation in north westerly wind conditions. The testing will be

AS 15.11
7-12

repeated monthly over the first six months of operation of the disposal scheme, and thereafter every six months.

- 8 Helpet **ACKNOWLEDGES AND AGREES** that for its part that subject to the Appellants entering into this agreement and advising the Tribunal that he/she/they apply for the Planning Tribunal's approval of a consent order allowing the Appeal by amending the conditions of the consents but in other respects disallowing the Appeal, Helpet shall not seek the recovery of costs against the Appellants for their having lodged an Appeal before the Tribunal.
- 9 The parties hereby agree and declare that the provisions of this agreement shall be binding upon any successors of Helpet to the intent that those obligations shall run with the land in the same way that the resource consent referred to herein shall run with the land described herein.

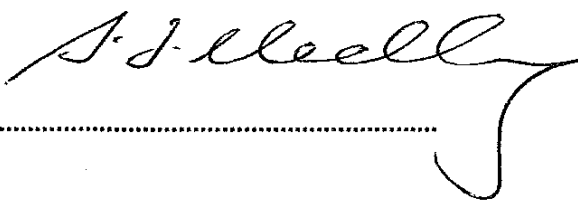
SCHEDULE

B J & C J Hicks
R J A Bunker
A J & L A Mitchell
W R & N E Harper
D S C Wright
R & S Y Anderson
C G Hobbs

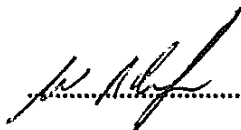
DATED the day and year first hereinbefore referred to

SIGNED for and on behalf of
the Appellants by
SIMON HEDLEY

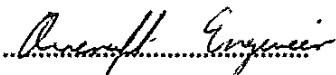
in the presence of:

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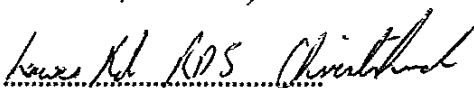
Witness:



Occupation

 Engineer

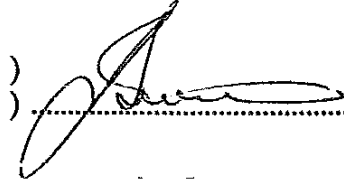
Address:

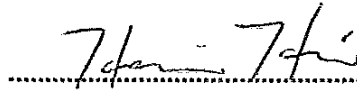
 House No. 1015 Christchurch

SIGNED by
HELPET INVESTMENTS LIMITED



S. G. MORTLOCK
SOLICITOR
CHRISTCHURCH

)  Director

)  Director

APPENDIX 2

Attachment to Form 5 Submission on publicly notified Plan Change Selwyn District Plan

The Rolleston Draft Structure Plan emphasizes the importance of having sewerage lines and disposal in place before any further development around Rolleston and indeed several nearby towns and areas can take place.

Appendix 2 is the first three pages of a 30 page document tabled before the commissioners sitting on consents for sewerage disposal for Scheme Change 60, subsequently called 'The Pines'. It was a consolidation of what was learnt from experience and possible options. As I understand it there were meaningful outcomes resulting from the tabling of this document.

- ◆ My concerns are focused on effluent disposal and especially on the nitrate pollution of the ground water, because the problem is simple to understand, and is one of the major factors in land disposal of treated sewerage. Nitrate is a hazardous substance, as in its reduced form nitrite, it is toxic to humans (Submission by N.Rykers pp 99 & 100). The evidence presented in this submission indicates that it is being released into the environment, namely to unconfined aquifers. This is contrary to the R.M.A.. The literature also highlights other chemical contaminants and pathogenic organisms associated with treated sewerage applied to land near Rolleston (Refs 5 & 9).
 - ◆ There is also the question of the inevitable, aerosols and spray drift associated with strong winds experienced 18% of the time on the Central Plains and sprinkler irrigation (Ref 9). Legionella is known to be transmitted via moving warm moist air and there is no evidence to suggest that trees will prevent the free movement of aerosols even through a forest.
-

APPENDIX 3

Attachment to Form 5 Submission on publicly notified Plan Change Selwyn District Plan

A copy of a letter dated July 2005 supporting Plan Change 23.

(There are about 40 property owners affected by CIAL Appeals)
I have copied it for a few property owners who have shown an interest in what is happening
Regards Annette

page 23

Springston-Rolleston Road
Rd 5 Christchurch 7675
17 July 2005

Airport noise appeal documents

Dear Annette,

Many thanks for letting us see the appeal documents. My first impression after reading the document, was that this was a good example of bureaucratic decisions being made without logic or discussion with those directly affected..

For example I and my family enjoy living under this 'airport noise footprint' and always have. Over this period the planes seem to have become quieter.

It seems that someone is trying to save us from ourselves. I would be more convinced about their concerns if they had canvassed the 40 or so properties affected, about their opinions on their current perception of the nuisance value of the air traffic. Plus a doubling or trebling of the aircraft overhead in the next 14 years. I would be surprised if there were any serious concerns .

Some points

1/ The airport is essential to Christchurch, Canterbury, the South Island, NZ, for lifestyle, freight and public transport. Planes overhead make some noise. But all of this applies equally well to the railway and State Highway 1 running through Rolleston. People are aware of all this and still choose to live here. Toll or Transit N.Z. do not regulate to lower the value of local resident's property because of the noise their activities create. It is rather like legislating against and penalising people who use Ipods or those attending Rock concerts.

2/ I have lived under the 'airport noise footprint' for 24 years and it has NEVER bothered me. If the Airport Authority had taken the trouble to contact the 40 or so people affected by the proposed rezoning I would be very surprised if anyone of them felt the noise was a problem. In strong nor-west winds the planes come in low over a large built up area from Shirley to Avonhead. I would be interested to know how many, if any, noise complaints the airport authority receives after a period of strong nor-west winds.

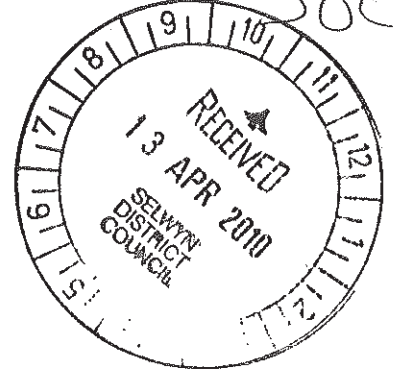
3/ The notion that the noise level will become much worse by the year 2020 is nonsense. Even doubling or trebling the current traffic level will NOT create an unbearable noise level. Because (a) there can be long periods of calm weather or the wind can and does blow from any point of the compass so, the amount of time that planes are flying directly over the designated Rolleston noise footprint area is not all that very much either now or in the future. (b) on a calm day recently only 1/3 of the incoming aircraft flew directly over the directional beacon. Some came in on either side of it while others were well to the north of it. Also they came in at different heights. The approach rules appear to be flexible and left to the pilots. (c) No one can predict what the level of air traffic into Christchurch will be, even in the short period of 14 years. For example the recent Asian crises, international upheavals, oil prices, bird flu. etc. etc. can have a dramatic effect.

3/ This restriction is going to cause ribbon development at Rolleston, as there are constraints in place on one side with the state highway and the rail.

4/ Since the proposed rezoning is going to affect the value of the properties under the 'airport noise footprint' and the loss can easily be established can those affected expect compensation, either from the Christchurch Authority or the Selwyn Council? In my view those affected should get legal advice.

Yours faithfully,

Don. Wright.



Form 5

Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

4. Margaret McDrury 13 B Roblyn Pl Lincoln D 22 Drury
5. Kevan + Penny Zymont 21 Roblyn Place Lincoln 3253242

1. Full name of submitters: Patrick and Helen Aldwell, 19 Roblyn Place, Lincoln, Canterbury 7608
2. MARGARET + DAVID HANNAN 1 Roblyn Place Lincoln CANTERBURY
3. Margery (Baker) 7 Roblyn Place Lincoln

This is a submission on the following proposed Plan Change: **Plan Change 7 – Growth of Townships, Urban development and Rezoning of Land for Urban Purposes including the introduction of a new Living Z Zone at Lincoln and Rolleston**

2. The specific provisions of the proposal that my submission relates to are:

That part of Outline Development Plan (ODP) Area 6 at Lincoln known as the Vege Block that is "...not required for community purposes..." and is being proposed for Medium Density Housing. The area "... covers the eastern half of Lot 1 DP 301682 ...". In this submission we shall refer to this area as "the site".

3. *My submission in **OPPOSITION** is:

3.1 That we oppose the proposal to change the designation of the site from one of conventional housing density of an average of 10HH/Ha to one of Medium Density Housing (MDH) which has an average density of 15 HH/ha.

We understand that the current plan is for 12 dwellings on the site. The MDH plan would have 18-19 dwellings on the site.

Reason

3.1.1 As our back boundary backs on to the site we are concerned that MDH will result in housing right up to our back boundary. The draft Design Guide for Medium Density Housing (DGMDH) includes two storey dwellings, semidetached housing and houses behind each other among other layouts. The DGMDH notes in PART TWO introduction (page 8, para 3) notes that there are rules "designed to protect adjoining land owners from the effects of more intensive development, which can be more **intrusive** than for conventional subdivision." **It is this intrusiveness that is our primary concern.** In particular we are most concerned that any multi storey dwelling, semi detached dwelling or having dwellings on back lots will intrude on our privacy and quietness / peacefulness of our homes and sections.

Please note that at least three Roblyn Place houses backing on to the site are two storey dwellings. These dwellings have sleeping quarters on the second level and overlook the site.

3.2 That we oppose the sale of this parcel of land currently owned by SDC to a private owner / developer.

Reason

3.2.1 Adding to this concern is that we have been told by Mr Lyall Matchett and others that the site will be sold to developers to help defray costs incurred with the so called Community Centre". If this sale proceeds there is even less opportunity of us to have recourse to any problems that might occur with the developers and the dwellings that they construct. We are especially concerned because our experiences with the Community Centre NOR demonstrated that we cannot trust contractual arrangements to be correct. (The Community Centre building contract specified different construction hours from those specified in the NOR. It was only because of our persistent actions with Lyall Matchett that we managed have the NOR followed, And this is with a council project!) Thus our issue in this case is that we cannot trust SDC contracts, guidelines and development plans. We have even greater distrust of private developers and we are concerned that we will not be able to get them to correct / change actions that contravene agreed plans / guidelines.

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

4. We seek the following decision from Selwyn District Council:

- 4.1 That the site is not changed to Medium Density Housing
- 4.2 That the site is designated as L1 and allows a maximum of 12 dwellings
- 4.3 That no back sections and back section dwellings are permitted
- 4.4 That the site is not sold to a developer or other private body and is retained in SDC ownership in perpetuity
- 4.5. That a 3 metre buffer zone is created along the back boundary of the Roblyn Place residents to help maintain privacy from the Vege Block developments.
- 4.6 That the 3 meter buffer zone is planted in trees and that planting density and species are designed to maximise the privacy of the existing dwellings in Roblyn Place.
- 4.7 Should any one of these items (4.1 to 4.6) not occur, then Roblyn Place residents have the right to veto and modify any developments that result in intrusion on their existing residential properties.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. We WISH to be heard in support of our 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. PHB Aldwell 12.4.2010
Signature of submitter (or person authorised to sign on their behalf) Date
Helen Aldwell 12-4-2010

8.1 Address for service of submitter:

Patrick and Helen Aldwell

Telephone: 325 2144 or (mobile) 027 2419803.....Fax:

Email: aldwellz@ihug.co.nz

Contact person: Patrick..... Title.....(if appropriate)___

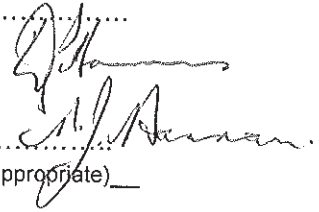
8.2 Address for service of submitter:

1 Roblyn Place Lincoln

Telephone: 03 325 2588 Fax:

Email:

Contact person: David Howard Title (if appropriate)



8.3 Address for service of submitter:

21 Roblyn Place
Lincoln

Telephone: 325 3242 Fax: 325 2692

Email: Kevan.Zygmant@ct.co.nz

Contact person: Kevan Zygmant Title UP (if appropriate)

8.4 Address for service of submitter:

Telephone: Fax:

Email:

Contact person: Title (if appropriate)

8. Address for service of submitter:

Telephone: Fax:

Email:

Contact person: Title (if appropriate)

100 413079 581

SCANNED

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: DONALD, STRANACK, COTTE, WRIGHT

This is a submission on the following proposed Plan Change:

Plan change 7 & Plan change 23 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: (Attached)
The zoning time-line along the Springston -
Rolleston Road corridor (R.D.S Page 41.)
..... (give details).

3. *My submission in SUPPORT / OPPOSITION is: I strongly support Plan Change 23 Appendix 3.

I strongly reject the zoning timeline along
Springston - Rolleston Road (Attached)

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: a zoning change
(See Attached)

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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 ☒ Yes.
(delete if you would not consider presenting a joint case)

7. [Signature] 12 April 2010
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 527 Springston-Rolleston Road.
R.D 8 CHRISTCHURCH 7678.

Telephone: (03) 3478 8440 Fax:

Email: DSCWright@extra.co.nz

Contact person: Title(if appropriate)

Attachment to Form 5

Submission on publicly notified, Plan Change 7. Selwyn District Plan.

Don Wright

◆ We have serious concerns about our position regarding Plan Change 7 and the proposed 'Living Z' zone. We would prefer that Springston-Rolleston Road be given immediate development and high density status (Stage 1). This could be done by adding the land on the southern side of the road to the proposed SR6 and SR7 zones. Or creating new sub-zones SR6A and SR7A with some different conditions, if necessary. It is realised that the the existing population densities are different and that it is **easier** for planners and developers to deal with as few owners as possible, however, a glance at the map shows that the three areas are inextricably joined and are virtually one. Logic suggests that the whole area should be developed at the same time. The proposed upgrading of Springston-Rolleston Road to become a main leader road with a bus route, very close to the Recreational Precinct, High School and Neighborhood shopping centre as well as the SR6 and SR7 zones seems to suggest that S/R Road and SR'6s & 7 should be developed at approximately the same time..

◆ I question the absolute need for development to occur only along a narrow front, simply because a single owner has a relatively large area of unoccupied land for sale. It was only a short time ago that Rolleston was spreading like wildfire both north and south along State Highway 1.

◆ Long term residents of Springston-Rolleston Road have always considered themselves to be part of, and belonging to, the Rolleston community. We have served on committees and made constructive submissions to Consent Hearings over the 20 year period that has seen the town mushroom.(See attached appendices).

◆ The key to any future development, including the SR6 and SR7 zones, according to the Rolleston Draft Structure Plan, depends on installing the main sewerage line to the new Southern Pumping Station i.e. along Springston-Rolleston Road. It is planned to turn S/R Road into a tree-lined avenue with lateral and central tree-planting. According to the RDS Report this planting should be done sooner rather than later. With the existing water race on the north side of the road, widening might be expected to take place on the south side

◆ The notion that Springston-Rolleston Road is 'some' distance from the SR6 & SR7 zones, **must** be challenged. For **many** of us it is a nice easy walk which we do on a daily basis, just for exercise. (RDSP page 111)

◆ If the planned Recreational Precinct is going to attract hungry sports supporters as suggested, where better to go for sustenance than to the nearest Neighborhood Centre on S/R Road just a very short walk away.

◆ Many of us along Springston-Rolleston Road still have septic tanks, which in March 1995 was a **powerful reason** for getting Resource Consent for a central collection, treatment and disposal systems. We along S/R Road were all in the **headcount** for getting that consent granted.

◆ Upgrading and widening the road, planting the trees, putting in the sewer line, water reticulation and fibre optic cables, establishment of the necessary residential setbacks from the road. etc., might all be expected to be done at the same time. Now. Rather than in bits and pieces somewhere down the track. I believe in consultation with the locals affected, and perhaps some financial input from them, it could be done now. **I would like to see Springston-Rolleston Road, developed early and as the perfect example of what the new ROLLESTON concept is really all about.** (See the RSP)

APPENDIX 1

Attachment to Form 5 Submission on publicly notified Plan Change Selwyn District Plan

Presenting supporting historical evidence to the fact that the residents along Springston-Rolleston Road were included as an integral part of Rolleston's early development and were factored into the towns future..

In the early 1990's a group of Springston-Rolleston Road residents, plus a few other people from two 'red herring' alternative sites, got together **to oppose the building of an oxidation pond** on the site that later became the now defunct treatment plant and effluent disposal area along Springston-Rolleston Road. The group took a petition, opposing the pond, to every household in Rolleston. The end result was that the idea was abandoned. Shortly afterwards 'Helpets boat clarifier treatment plant' was built. This move was crucial to the early, rapid development of Rolleston. The plant and effluent disposal system had many serious shortcomings most pointed out at its consent hearings by the Springston-Rolleston road group. The operation breached its consent constraints on a regular basis throughout its life. Most of the serious shortcomings, which, proved to be correct, were pointed out at the consent hearings for Scheme Change 6. During these hearings, at the end of his presentation a representative of the Springston-Rolleston Road residents group was asked to indicate on a map on the wall, for all to see, where the plant and effluent disposal area should be, if not along Springston -Rolleston Road. He immediately indicated a site along Burnham School Road. (this would be recorded in the minutes of this meeting).

The ensuing rapid growth of Rolleston and lessons learnt from the Springston-Rolleston Road fiasco, lead to its replacement by the Pines plant. At least, it did get things started.

Consent granted 30th March 1995.

Page 2 paragraphs 3 and 5 of the attached Agreement dated 7 September 1995 shows that the powers that be were not keen for the Springston-Rolleston Road residents group to appeal against the Commissioner's granting a consent for sewage treatment and effluent disposal, for 35 years, on the Springston-Rolleston Road site. These paragraphs show that there was an unsolicited offer to connect sewerage lines free of charge, to their properties. I think we all took it with a grain of salt but it does prove beyond any doubt that in 1995 we were **definitely part of Rolleston's immediate development plans. And now 15 years later we appear to be in limbo and only distantly and vaguely in the mix.**

DATED _____ **1995**

BETWEEN THE APPELLANTS

**AND HELPET INVESTMENTS
 LIMITED**

AGREEMENT

**ANTHONY HARPER
SOLICITORS
CHRISTCHURCH**

AGREEMENT

DATED the 7th day of September 1995

PARTIES

HELPET INVESTMENTS LIMITED at Christchurch (hereinafter variously called the Applicant and The Consent Holder ("Helpet"))

THE PERSONS NAMED IN THE SCHEDULE (hereinafter both jointly and severally called "the Appellants")

A INTRODUCTION

- 1 Helpet has applied to the Selwyn District Council and the Canterbury Regional Council for resource consents, application numbers R301205, 950310 and 950311;
 - 2 The Canterbury Regional Council Hearing Committee in a joint hearing with the Commissioner for the Selwyn District Council reported their decisions on the applications by notice dated 30th March 1995.
 - 3 The Appellants have lodged a Notice of Appeal under section 121 of the Resource Management Act 1991 requesting the Planning Tribunal to re hear the applications and that the resource consents not be granted.
 - 4 Helpet and the Appellants have held discussions concerning the issues between the parties and as a result the Appellants has/have agreed to apply to the Planning Tribunal for its approval of a consent order allowing the Appeal in part by mending the conditions of the consent but in other respects disallowing the Appeals for the considerations hereinafter set out.
 - 5 As the Appellants' Appeal is not the only Appeal filed with the Planning Tribunal seeking cancellation of the consents, in the event of any one or more of the other Appellants not applying to the Tribunal for its approval of a consent order agreed upon between the parties and in the event of any hearing proceeding, the Appellants agrees either to support the Councils' decisions (subject to the modifications and inclusions set out in the consent memorandum filed with the Planning Tribunal) or at least not to oppose the upholding of the Councils' Decision (subject to the modifications and inclusions set out in the consent memorandum previously referred to).
 - 6 The Appellants further agrees that the arrangement between the parties in respect of the application for the approval of the Planning Tribunal of a consent order setting out the agreement between the parties and the considerations which flow to them as a result thereof is subject to the decisions of both the Canterbury Regional Council and the Selwyn District Council
- [Handwritten signature]*

subject to these Appeals being upheld subject only to the same being modified with the approval of the Planning Tribunal by an order setting out the agreement between the parties.

B THIS AGREEMENT RECORDS

1 The Appellants agrees forthwith to apply to the Planning Tribunal for its approval of a consent order allowing the Appeal in part of resource consents numbers 950310, 950311 and R301205, by amending the conditions of consents in the manner set out in the consent memorandum signed by Simon Hedley on our behalf and filed with the Planning Tribunal but in other respects disallowing the Appeals of the considerations hereinafter set out.

2 In consideration of the foregoing upon the Planning Tribunal approving the consent order referred to in clause B1 herein Helpet will, on construction and commissioning of its sewage treatment plant the subject of the applications referred to above, provide to the Appellants one free connection to the sewage scheme for the benefit of the land currently owned by the Appellants being located within the Rolleston District and being subject to Scheme Change 10 of the Selwyn District Council Plan.

3 The Appellants shall only be entitled to obtain a connection to the sewage scheme as and when the same is available from the Selwyn District Council, the timing of which shall be at the Council's discretion.

4 The Appellants acknowledge that the Council shall be entitled to charge the Appellants a connection fee prior to him/them being entitled to utilise the sewage disposal system. In that event the Appellants shall complete payment of the connection fee to the Council following which Helpet shall on receiving written notice complete full reimbursement of the moneys paid by the Appellants to the Council.

5 The Appellants acknowledge that he/they shall only be entitled to a free connection referred to above while he/they remain the registered proprietor of the land referred to above, unless the connection be required as a consequence of a subdivision of the land undertaken by the Appellants.

6 That the Management Plan shall set out all procedures for operation by which the effluent quality is achieved and maintained. Helpet shall continue consultation with the Appellants' representative on the contents of the Management Plan prior to the operation of the plant. Consultation with the Appellants' representative is not intended to create any right of veto or objection nor is consensus required. The intended process is to draw upon the resource of the Appellants and to recognise the need for discussions to understand the concerns of the Appellants in order that they may be properly addressed.

Handwritten signatures and initials:
 [Signature] S.J.C.
 H.H.

7 In particular and without in any way derogating from paragraph 6.

- a Helpet agrees that it shall incorporate within the Management Agreement irrespective of whether the same is required as a consequence of the decision of the Tribunal the following monitoring provision:
- b "The consent holder shall through an independently accredited research agency (in the first instance Lincoln Environmental) monitor the effects of the land disposal of treated sewage as follows:
 - i Four lysimeters to be installed in the appropriate blocks at a suitable depth to allow collection and analysis of water draining through the soil. The specific design and installation of the lysimeters to be carried out by Lincoln Environmental in consultation with the applicant's consultant and Dr D S C Wright. The location of the lysimeters will be such as to include the different soil types in each block.
 - ii Water collected in the lysimeters will be analysed for concentrations of nitrate, total nitrogen, and faecal coliforms as a measure of the degree of the drainage through the soil vs uptake by the plant/soil system.
 - iii The frequency of collection and timing after irrigation will be agreed between Royds Consulting (on behalf of the Consent Holder) and Lincoln Environmental. Lincoln Environmental shall make control measurements before the effluent irrigation begins in wet weather when drainage would be expected. A second round of measurements shall be made six months after the STP and land disposal scheme are in operation or at such time as there are sufficient volumes of treated sewage to result in possible changes to the drainage of nitrogen from Blocks 1 and 4.
 - iv Subsequent tests shall be carried out during winter irrigation over each following year until the development reaches the Stage II level.
 - v Before operation of the sewage treatment and disposal scheme analyses will be carried out of water from bores closest to the site for nitrate and faecal coliforms. The same bore water will be sampled and analysed again on at least one occasion each year after the land disposal begins.
 - vi Temporary air sampling points will be erected around the site during the first time effluent is irrigated. The samplers will contain sterile air filters which will be cultured to determine whether there is any transport of bacterial aerosols beyond the site. The same testing will be carried out during ground level irrigation in north westerly wind conditions. The testing will be

AS 11.11
7-12

repeated monthly over the first six months of operation of the disposal scheme, and thereafter every six months.

- 8 Helpet **ACKNOWLEDGES AND AGREES** that for its part that subject to the Appellants entering into this agreement and advising the Tribunal that he/she/they apply for the Planning Tribunal's approval of a consent order allowing the Appeal by amending the conditions of the consents but in other respects disallowing the Appeal, Helpet shall not seek the recovery of costs against the Appellants for their having lodged an Appeal before the Tribunal.
- 9 The parties hereby agree and declare that the provisions of this agreement shall be binding upon any successors of Helpet to the intent that those obligations shall run with the land in the same way that the resource consent referred to herein shall run with the land described herein.

SCHEDULE

B J & C J Hicks
R J A Bunker
A J & L A Mitchell
W R & N E Harper
D S C Wright
R & S Y Anderson
C G Hobbs

DATED the day and year first hereinbefore referred to

SIGNED for and on behalf of
the Appellants by
SIMON HEDLEY

in the presence of:

)
)
) *S. J. Hedley*
)
)
)

Witness:

[Signature]
.....

Occupation

Resident Engineer
.....

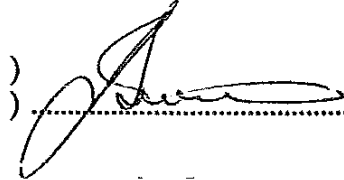
Address:

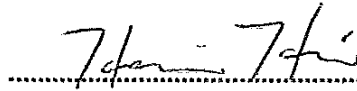
House No. 1025 Christchurch
.....

SIGNED by
HELPET INVESTMENTS LIMITED



S. G. MORTLOCK
SOLICITOR
CHRISTCHURCH

)  Director

)  Director

APPENDIX 2

Attachment to Form 5 Submission on publicly notified Plan Change Selwyn District Plan

The Rolleston Draft Structure Plan emphasizes the importance of having sewerage lines and disposal in place before any further development around Rolleston and indeed several nearby towns and areas can take place.

Appendix 2 is the first three pages of a 30 page document tabled before the commissioners sitting on consents for sewerage disposal for Scheme Change 60, subsequently called 'The Pines'. It was a consolidation of what was learnt from experience and possible options. As I understand it there were meaningful outcomes resulting from the tabling of this document.

- ◆ My concerns are focused on effluent disposal and especially on the nitrate pollution of the ground water, because the problem is simple to understand, and is one of the major factors in land disposal of treated sewerage. Nitrate is a hazardous substance, as in its reduced form nitrite, it is toxic to humans (Submission by N.Rykers pp 99 & 100). The evidence presented in this submission indicates that it is being released into the environment, namely to unconfined aquifers. This is contrary to the R.M.A.. The literature also highlights other chemical contaminants and pathogenic organisms associated with treated sewerage applied to land near Rolleston (Refs 5 & 9).
 - ◆ There is also the question of the inevitable, aerosols and spray drift associated with strong winds experienced 18% of the time on the Central Plains and sprinkler irrigation (Ref 9). Legionella is known to be transmitted via moving warm moist air and there is no evidence to suggest that trees will prevent the free movement of aerosols even through a forest.
-

APPENDIX 3

Attachment to Form 5 Submission on publicly notified Plan Change Selwyn District Plan

A copy of a letter dated July 2005 supporting Plan Change 23.

(There are about 40 property owners affected by CIAL Appeals)
I have copied it for a few property owners who have shown an interest in what is happening
Regards Annette

page 23

Springston-Rolleston Road
Rd 5 Christchurch 7675
17 July 2005

Airport noise appeal documents

Dear Annette,

Many thanks for letting us see the appeal documents. My first impression after reading the document, was that this was a good example of bureaucratic decisions being made without logic or discussion with those directly affected..

For example I and my family enjoy living under this 'airport noise footprint' and always have. Over this period the planes seem to have become quieter.

It seems that someone is trying to save us from ourselves. I would be more convinced about their concerns if they had canvassed the 40 or so properties affected, about their opinions on their current perception of the nuisance value of the air traffic. Plus a doubling or trebling of the aircraft overhead in the next 14 years. I would be surprised if there were any serious concerns .

Some points

1/ The airport is essential to Christchurch, Canterbury, the South Island, NZ, for lifestyle, freight and public transport. Planes overhead make some noise. But all of this applies equally well to the railway and State Highway 1 running through Rolleston. People are aware of all this and still choose to live here. Toll or Transit N.Z. do not regulate to lower the value of local resident's property because of the noise their activities create. It is rather like legislating against and penalising people who use Ipods or those attending Rock concerts.

2/ I have lived under the 'airport noise footprint' for 24 years and it has NEVER bothered me. If the Airport Authority had taken the trouble to contact the 40 or so people affected by the proposed rezoning I would be very surprised if anyone of them felt the noise was a problem. In strong nor-west winds the planes come in low over a large built up area from Shirley to Avonhead. I would be interested to know how many, if any, noise complaints the airport authority receives after a period of strong nor-west winds.

3/ The notion that the noise level will become much worse by the year 2020 is nonsense. Even doubling or trebling the current traffic level will NOT create an unbearable noise level. Because (a) there can be long periods of calm weather or the wind can and does blow from any point of the compass so, the amount of time that planes are flying directly over the designated Rolleston noise footprint area is not all that very much either now or in the future. (b) on a calm day recently only 1/3 of the incoming aircraft flew directly over the directional beacon. Some came in on either side of it while others were well to the north of it. Also they came in at different heights. The approach rules appear to be flexible and left to the pilots. (c) No one can predict what the level of air traffic into Christchurch will be, even in the short period of 14 years. For example the recent Asian crises, international upheavals, oil prices, bird flu. etc. etc. can have a dramatic effect.

3/ This restriction is going to cause ribbon development at Rolleston, as there are constraints in place on one side with the state highway and the rail.

4/ Since the proposed rezoning is going to affect the value of the properties under the 'airport noise footprint' and the loss can easily be established can those affected expect compensation, either from the Christchurch Authority or the Selwyn Council? In my view those affected should get legal advice.

Yours faithfully,

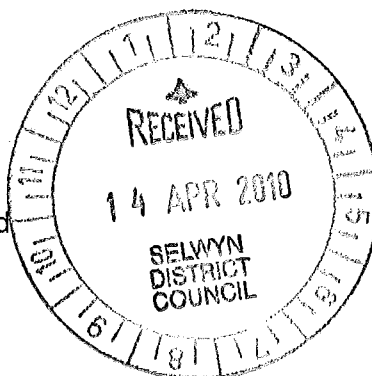
Don. Wright.

WYNN WILLIAMS & CO
BARRISTERS • SOLICITORS

582
83
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13 April 2010

Attention Cameron Wood
Selwyn District Council
PO Box 90
Rolleston
CHRISTCHURCH 7614



SCANNED

EMAILED

PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

We act for:-

- a. Rolleston Square Limited;
- b. Rolleston Retail Limited; and
- c. Roll Ten Investments Limited.

We **enclose**, for filing, submissions on Plan Change 7 for the above entities.

Yours faithfully
Wynn Williams & Co

Philip Maw
Associate

e-mail: philip.maw@wynnwilliams.co.nz

Partners
P F Whiteside
G H Nation
O R Matson
C R Johnstone
M Perpick
A K Sheppard
J D Gillard
K C France
A M Douglas
J V Ormsby
J B Kenny
S M Anderson

Consultants
A H Young
Prof. S Todd
G A Cooper

Associates
R L D Paul
S H Marsden
D I Haigh
J M Orton
C A Muir
E J Walton
P A C Maw
G E Slevin
M B Martin

General Manager
M A Jones

SCANNED

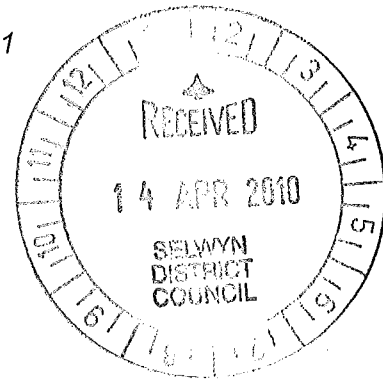
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SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN

Clause 6 of First Schedule, Resource Management Act 1991

To: Selwyn District Council

Name of submitter: Rolleston Square Limited



1. This is a submission on proposed Plan Change 7 to the Selwyn District Plan.
2. The specific provisions of the proposal that this submission relates to are:
 - a. The Plan Change in its entirety, including those provisions that relate to the protection of the existing Rolleston Town Centre and the creation of new business zoned land in and around Rolleston, and the provision of medium density housing.

3. The submission is:

Protection of the Existing Town Centre

- a. Plan Change 7 fails to adequately protect the function, vitality and amenity of the existing Rolleston Town Centre. The objective and policy framework introduced by Plan Change 7 fails to provide adequate guidance in relation to the creation of new business zoned land outside of the existing Rolleston Town Centre. Without appropriate direction and guidance from the Objectives and Policies, land may, in the future, be zoned for business purposes without considering whether the zoning of land for such purposes would detract from the function, vitality and amenity of the existing Rolleston Town Centre.
- b. Those particular parts of Plan Change 7 which are opposed include, but are not limited, to:
 - i. Policy 3.4.3 which seeks to provide living zones with neighbourhood centres. The term "*neighbourhood centres*" is not defined in the Plan. There is no guidance given on the types of activities that can take place in neighbourhood centres, nor is there any guidance on the size of neighbourhood centres. Improperly designed neighbourhood centres have the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. In these

circumstances, the reference to “neighbourhood centres” in Policy 3.4.3, together with the references in the explanation and reasons for the Policy, should be deleted.

- ii. 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 that the objective be amended to ensure that the expansion of townships does not adversely affect the function, vitality and amenity of existing town centres.
- iii. The changes to Objective B4.3.3 seeks to remove the requirement for the rezoning of land to occur by way of a consistent and equitable process. Removal of the requirement to for consistent and equitable treatment of development is undesirable. It is submitted that the changes sought to this Objective should also include reference to a consistent and equitable process.
- iv. Policy B4.3.9 deals with development that is not in general accordance with an operative Outline Development Plan. The Policy does not provide any protection to the function, vitality and amenity of the existing Rolleston Town Centre. It is submitted that the Policy should be amended to include reference to the protection of the function, vitality and amenity of the existing Rolleston Town Centre.
- v. Policy B4.3.68 contains the specific policies for development within each Outline Development Plan (“ODP”) Area in Rolleston.
 - The part of the Policy relating to ODP Area 1 contains reference to the “Provision of a local business centre”. No further guidance is given as to what constitutes a “local business centre”. No reference to the types of activities or the size of the local business centre is given in the Policy. Given the lack of controls on the development of a local business centre within ODP Area 1, development could occur in such a way that detracts from the function, vitality and amenity of the existing Rolleston Town Centre. In the circumstances, it is submitted that reference to the provision of a local business centre within ODP Area 1 should be deleted. Alternatively,

express reference should be made in the Policy to require the provision of a local business centre only if the provision of such a centre does not affect the function, vitality and amenity of the existing Rolleston Town Centre.

- The part of the Policy relating to ODP Area 6 contains reference to the provision of a neighbourhood centre in the vicinity of the intersection of Goulds Road and East Madison Road. The term "*neighbourhood centres*" is not defined in the Plan. There is no guidance given on the types of activities that can take place in neighbourhood centres, nor is there any guidance on the size of neighbourhood centres. Improperly designed neighbourhood centres have the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. In these circumstances, the reference to "neighbourhood centres" in that part of Policy B4.3.68 should be deleted.
- c. Notwithstanding the issues raised above, it is submitted that the provision of neighbourhood centres and local business centres is ill-conceived and should be avoided. There is no demonstrated need for such centres, nor is there any justification for the inclusion of such centres. Neighbourhood centres and local business centres in other townships have proven unsuccessful, both from an economic perspective and from an amenity perspective. They are unsustainable long-term and have the ability, in the short-term, to detract from the function, vitality and amenity of existing town centres.
- d. The failure of Plan Change 7 to properly protect the function, vitality and amenity of the existing Rolleston Town Centre fails to give effect to, and fails to have regard to the relevant provisions in the Canterbury Regional Policy Statement ("RPS") and those provisions in Proposed Change 1 to the RPS, including, but not limited to:
 - Chapter 12A, Policies 3, 5 and 8.

Medium Density Housing

- e. The plan provisions which seek to introduce medium density housing refer to the Medium Density Housing Guide. The Medium Density Housing Guide has not yet been finalised and is still in draft form. It is inappropriate to rely on a document which is still in draft form as the basis upon which the changes to medium density housing are promulgated. In order to properly understand the justification for Plan Change 7, the Medium Density Housing Guide must, first, be completed.
 - f. There are a number of issues with Medium Density Housing which Plan Change 7 seeks to introduce into the District Plan. In particular, the rules package which Plan Change 7 seeks to introduce provide for a decrease in the ratio of visible public open space per household. This is contrary to the Section 32 analysis which refers to the need for open space. Extra effective and functional open space is a key requirement for successful medium density housing. This appears to have been overlooked in Plan Change 7.
 - g. Medium density housing, as provided for, is typically two stories in height. However, two-storey developments are not suitable for older people who are major users of medium density housing.
 - h. There are inconsistencies between the density requirements set out in Plan Change 1 to the RPS, the Rolleston Structure Plan and the Section 32 analysis for Plan Change 7. There is no justification for housing densities exceeding 15 household units per hectare (as provided for in Plan Change 7) as this limits the ability to provide visible public open space and to retain existing character or open space together with single level housing.
 - i. For these reasons, it is submitted that Plan Change 7 does not amount to the sustainable management of natural and physical resources and is contrary to the purpose and principle of the Resource Management Act 1991.
4. Rolleston Square Limited seeks the following decision from the local authority:
- a. That Plan Change 7 be declined, or, alternatively, be amended to address the issues raised in this submission.

5. Rolleston Square Limited wishes to be heard in support of its submission.
6. If others make a similar submission, Rolleston Square Limited will consider presenting a joint case with them at a hearing.



.....

P A C Maw

Solicitor for Submitter

Date: 12 April 2010

Address for service of Submitter:

Wynn Williams & Co

Level 7, BNZ House, 129 Hereford Street, Christchurch 8140

P O Box 4341

CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Email: philip.maw@wynnwilliams.co.nz

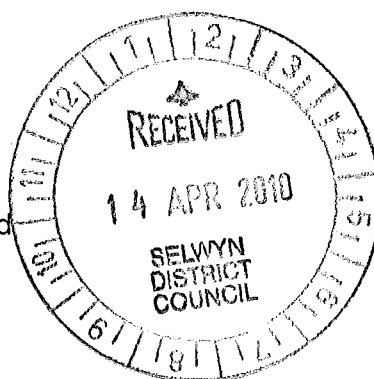
Contact person: P A C Maw

WYNN WILLIAMS & CO
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582
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13 April 2010

Attention Cameron Wood
Selwyn District Council
PO Box 90
Rolleston
CHRISTCHURCH 7614



SCANNED

EMAILED

PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

We act for:-

- a. Rolleston Square Limited;
- b. Rolleston Retail Limited; and
- c. Roll Ten Investments Limited.

We **enclose**, for filing, submissions on Plan Change 7 for the above entities.

Yours faithfully
Wynn Williams & Co

Philip Maw
Associate

e-mail: philip.maw@wynnwilliams.co.nz

Partners
P F Whiteside
G H Nation
O R Matson
C R Johnstone
M Perpick
A K Sheppard
J D Gillard
K C France
A M Douglas
J V Ormsby
J B Kenny
S M Anderson

Consultants
A H Young
Prof. S Todd
G A Cooper

Associates
R L D Paul
S H Marsden
D I Haigh
J M Orton
C A Muir
E J Walton
P A C Maw
G E Slevin
M B Martin

General Manager
M A Jones

SCANNED

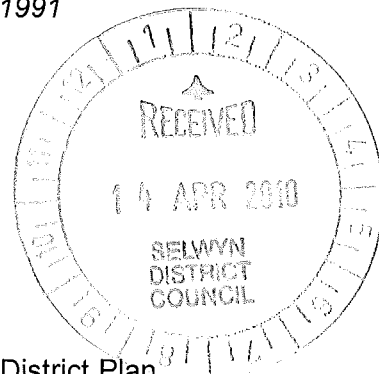
100414002

SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN

Clause 6 of First Schedule, Resource Management Act 1991

To: Selwyn District Council

Name of submitter: Rolleston Retail Limited



1. This is a submission on proposed Plan Change 7 to the Selwyn District Plan.
2. The specific provisions of the proposal that this submission relates to are:
 - a. The Plan Change in its entirety, including those provisions that relate to the protection of the existing Rolleston Town Centre and the creation of new business zoned land in and around Rolleston, and the provision of medium density housing.

3. The submission is:

Protection of the Existing Town Centre

- a. Plan Change 7 fails to adequately protect the function, vitality and amenity of the existing Rolleston Town Centre. The objective and policy framework introduced by Plan Change 7 fails to provide adequate guidance in relation to the creation of new business zoned land outside of the existing Rolleston Town Centre. Without appropriate direction and guidance from the Objectives and Policies, land may, in the future, be zoned for business purposes without considering whether the zoning of land for such purposes would detract from the function, vitality and amenity of the existing Rolleston Town Centre.
- b. Those particular parts of Plan Change 7 which are opposed include, but are not limited, to:
 - i. Policy 3.4.3 which seeks to provide living zones with neighbourhood centres. The term "*neighbourhood centres*" is not defined in the Plan. There is no guidance given on the types of activities that can take place in neighbourhood centres, nor is there any guidance on the size of neighbourhood centres. Improperly designed neighbourhood centres have the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. In these

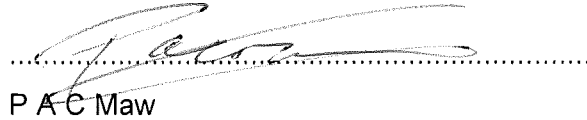
express reference should be made in the Policy to require the provision of a local business centre only if the provision of such a centre does not affect the function, vitality and amenity of the existing Rolleston Town Centre.

- The part of the Policy relating to ODP Area 6 contains reference to the provision of a neighbourhood centre in the vicinity of the intersection of Goulds Road and East Madison Road. The term "*neighbourhood centres*" is not defined in the Plan. There is no guidance given on the types of activities that can take place in neighbourhood centres, nor is there any guidance on the size of neighbourhood centres. Improperly designed neighbourhood centres have the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. In these circumstances, the reference to "neighbourhood centres" in that part of Policy B4.3.68 should be deleted.
- c. Notwithstanding the issues raised above, it is submitted that the provision of neighbourhood centres and local business centres is ill-conceived and should be avoided. There is no demonstrated need for such centres, nor is there any justification for the inclusion of such centres. Neighbourhood centres and local business centres in other townships have proven unsuccessful, both from an economic perspective and from an amenity perspective. They are unsustainable long-term and have the ability, in the short-term, to detract from the function, vitality and amenity of existing town centres.
- d. The failure of Plan Change 7 to properly protect the function, vitality and amenity of the existing Rolleston Town Centre fails to give effect to, and fails to have regard to the relevant provisions in the Canterbury Regional Policy Statement ("RPS") and those provisions in Proposed Change 1 to the RPS, including, but not limited to:
 - Chapter 12A, Policies 3, 5 and 8.

Medium Density Housing

- e. The plan provisions which seek to introduce medium density housing refer to the Medium Density Housing Guide. The Medium Density Housing Guide has not yet been finalised and is still in draft form. It is inappropriate to rely on a document which is still in draft form as the basis upon which the changes to medium density housing are promulgated. In order to properly understand the justification for Plan Change 7, the Medium Density Housing Guide must, first, be completed.
 - f. There are a number of issues with Medium Density Housing which Plan Change 7 seeks to introduce into the District Plan. In particular, the rules package which Plan Change 7 seeks to introduce provide for a decrease in the ratio of visible public open space per household. This is contrary to the Section 32 analysis which refers to the need for open space. Extra effective and functional open space is a key requirement for successful medium density housing. This appears to have been overlooked in Plan Change 7.
 - g. Medium density housing, as provided for, is typically two stories in height. However, two-storey developments are not suitable for older people who are major users of medium density housing.
 - h. There are inconsistencies between the density requirements set out in Plan Change 1 to the RPS, the Rolleston Structure Plan and the Section 32 analysis for Plan Change 7. There is no justification for housing densities exceeding 15 household units per hectare (as provided for in Plan Change 7) as this limits the ability to provide visible public open space and to retain existing character or open space together with single level housing.
 - i. For these reasons, it is submitted that Plan Change 7 does not amount to the sustainable management of natural and physical resources and is contrary to the purpose and principle of the Resource Management Act 1991.
4. Rolleston Retail Limited seeks the following decision from the local authority:
- a. That Plan Change 7 be declined, or, alternatively, be amended to address the issues raised in this submission.

5. Rolleston Retail Limited wishes to be heard in support of its submission.
6. If others make a similar submission, Rolleston Retail Limited will consider presenting a joint case with them at a hearing.



P A C Maw

Solicitor for Submitter

Date: 12 April 2010

Address for service of Submitter:

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Level 7, BNZ House, 129 Hereford Street, Christchurch 8140
P O Box 4341
CHRISTCHURCH 8140

Telephone: 03 3797622

Fax: 03 3792467

Email: philip.maw@wynnwilliams.co.nz

Contact person: P A C Maw

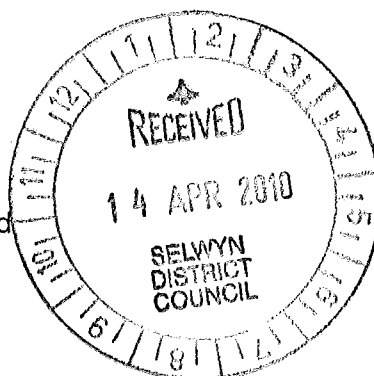
WYNN WILLIAMS & CO
BARRISTERS • SOLICITORS

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83
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13 April 2010

Attention Cameron Wood

Selwyn District Council
PO Box 90
Rolleston
CHRISTCHURCH 7614



SCANNED

EMAILED

PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

We act for:-

- a. Rolleston Square Limited;
- b. Rolleston Retail Limited; and
- c. Roll Ten Investments Limited.

We **enclose**, for filing, submissions on Plan Change 7 for the above entities.

Yours faithfully
Wynn Williams & Co

Philip Maw
Associate

e-mail: philip.maw@wynnwilliams.co.nz

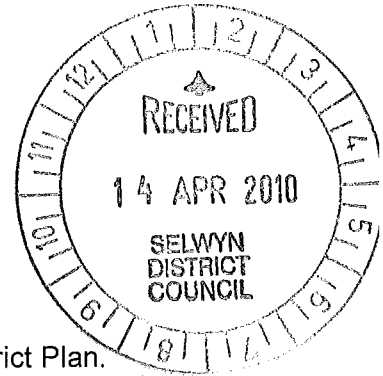
Partners
P F Whiteside
G H Nation
O R Matson
C R Johnstone
M Perpich
A K Sheppard
J D Gillard
K C France
A M Douglas
J V Ormsby
J B Kenny
S M Anderson

Consultants
A H Young
Prof. S Todd
G A Cooper

Associates
R L D Paul
S H Marsden
D I Haigh
J M Orton
C A Muir
E J Walton
P A C Maw
G E Slevin
M B Martin

General Manager
M A Jones

SCANNED

SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN*Clause 6 of First Schedule, Resource Management Act 1991***To:** Selwyn District Council**Name of submitter:** Roll Ten Investments Limited

1. This is a submission on proposed Plan Change 7 to the Selwyn District Plan.
2. The specific provisions of the proposal that this submission relates to are:
 - a. The Plan Change in its entirety, including those provisions that relate to the protection of the existing Rolleston Town Centre and the creation of new business zoned land in and around Rolleston, and the provision of medium density housing.

3. The submission is:

Protection of the Existing Town Centre

- a. Plan Change 7 fails to adequately protect the function, vitality and amenity of the existing Rolleston Town Centre. The objective and policy framework introduced by Plan Change 7 fails to provide adequate guidance in relation to the creation of new business zoned land outside of the existing Rolleston Town Centre. Without appropriate direction and guidance from the Objectives and Policies, land may, in the future, be zoned for business purposes without considering whether the zoning of land for such purposes would detract from the function, vitality and amenity of the existing Rolleston Town Centre.
- b. Those particular parts of Plan Change 7 which are opposed include, but are not limited, to:
 - i. Policy 3.4.3 which seeks to provide living zones with neighbourhood centres. The term "*neighbourhood centres*" is not defined in the Plan. There is no guidance given on the types of activities that can take place in neighbourhood centres, nor is there any guidance on the size of neighbourhood centres. Improperly designed neighbourhood centres have the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. In these

circumstances, the reference to “neighbourhood centres” in Policy 3.4.3, together with the references in the explanation and reasons for the Policy, should be deleted.

- ii. 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 that the objective be amended to ensure that the expansion of townships does not adversely affect the function, vitality and amenity of existing town centres.
- iii. The changes to Objective B4.3.3 seeks to remove the requirement for the rezoning of land to occur by way of a consistent and equitable process. Removal of the requirement to for consistent and equitable treatment of development is undesirable. It is submitted that the changes sought to this Objective should also include reference to a consistent and equitable process.
- iv. Policy B4.3.9 deals with development that is not in general accordance with an operative Outline Development Plan. The Policy does not provide any protection to the function, vitality and amenity of the existing Rolleston Town Centre. It is submitted that the Policy should be amended to include reference to the protection of the function, vitality and amenity of the existing Rolleston Town Centre.
- v. Policy B4.3.68 contains the specific policies for development within each Outline Development Plan (“ODP”) Area in Rolleston.
 - The part of the Policy relating to ODP Area 1 contains reference to the “Provision of a local business centre”. No further guidance is given as to what constitutes a “local business centre”. No reference to the types of activities or the size of the local business centre is given in the Policy. Given the lack of controls on the development of a local business centre within ODP Area 1, development could occur in such a way that detracts from the function, vitality and amenity of the existing Rolleston Town Centre. In the circumstances, it is submitted that reference to the provision of a local business centre within ODP Area 1 should be deleted. Alternatively,

express reference should be made in the Policy to require the provision of a local business centre only if the provision of such a centre does not affect the function, vitality and amenity of the existing Rolleston Town Centre.

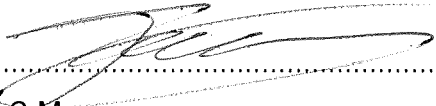
- The part of the Policy relating to ODP Area 6 contains reference to the provision of a neighbourhood centre in the vicinity of the intersection of Goulds Road and East Madison Road. The term "*neighbourhood centres*" is not defined in the Plan. There is no guidance given on the types of activities that can take place in neighbourhood centres, nor is there any guidance on the size of neighbourhood centres. Improperly designed neighbourhood centres have the potential to adversely effect the function, vitality and amenity of the existing Rolleston Town Centre. In these circumstances, the reference to "neighbourhood centres" in that part of Policy B4.3.68 should be deleted.
- c. Notwithstanding the issues raised above, it is submitted that the provision of neighbourhood centres and local business centres is ill-conceived and should be avoided. There is no demonstrated need for such centres, nor is there any justification for the inclusion of such centres. Neighbourhood centres and local business centres in other townships have proven unsuccessful, both from an economic perspective and from an amenity perspective. They are unsustainable long-term and have the ability, in the short-term, to detract from the function, vitality and amenity of existing town centres.
- d. The failure of Plan Change 7 to properly protect the function, vitality and amenity of the existing Rolleston Town Centre fails to give effect to, and fails to have regard to the relevant provisions in the Canterbury Regional Policy Statement ("RPS") and those provisions in Proposed Change 1 to the RPS, including, but not limited to:

- Chapter 12A, Policies 3, 5 and 8.

Medium Density Housing

- e. The plan provisions which seek to introduce medium density housing refer to the Medium Density Housing Guide. The Medium Density Housing Guide has not yet been finalised and is still in draft form. It is inappropriate to rely on a document which is still in draft form as the basis upon which the changes to medium density housing are promulgated. In order to properly understand the justification for Plan Change 7, the Medium Density Housing Guide must, first, be completed.
 - f. There are a number of issues with Medium Density Housing which Plan Change 7 seeks to introduce into the District Plan. In particular, the rules package which Plan Change 7 seeks to introduce provide for a decrease in the ratio of visible public open space per household. This is contrary to the Section 32 analysis which refers to the need for open space. Extra effective and functional open space is a key requirement for successful medium density housing. This appears to have been overlooked in Plan Change 7.
 - g. Medium density housing, as provided for, is typically two stories in height. However, two-storey developments are not suitable for older people who are major users of medium density housing.
 - h. There are inconsistencies between the density requirements set out in Plan Change 1 to the RPS, the Rolleston Structure Plan and the Section 32 analysis for Plan Change 7. There is no justification for housing densities exceeding 15 household units per hectare (as provided for in Plan Change 7) as this limits the ability to provide visible public open space and to retain existing character or open space together with single level housing.
 - i. For these reasons, it is submitted that Plan Change 7 does not amount to the sustainable management of natural and physical resources and is contrary to the purpose and principle of the Resource Management Act 1991.
4. Roll Ten Investments Limited seeks the following decision from the local authority:
- a. That Plan Change 7 be declined, or, alternatively, be amended to address the issues raised in this submission.

5. Roll Ten Investments Limited wishes to be heard in support of its submission.
6. If others make a similar submission, Roll Ten Investments Limited will consider presenting a joint case with them at a hearing.


.....
P A C Maw

Solicitor for Submitter

Date: 12 April 2010

Address for service of Submitter:

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Fax: 03 3792467

Email: philip.maw@wynnwilliams.co.nz

Contact person: P A C Maw

DuncanCotterill
LAWYERS

13 April 2010

Planning Department
Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614



Nelson

197 Bridge Street

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New Zealand

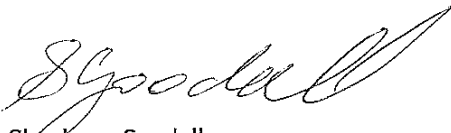
www.DuncanCotterill.com

Via post and email: submissions@selwyn.govt.nz

Plan Change 7

Please find enclosed a submission on Plan Change 7 on behalf of Lincoln Land Development.

Yours faithfully



Shoshona Goodall
Associate

s.goodall@duncancotterill.com

TO: SELWYN DISTRICT COUNCIL

FROM: LINCOLN LAND DEVELOPMENT

SUBMISSION ON PLAN CHANGE 7

Growth of Townships, Urban Development and Rezoning of Land for Urban Purposes including the
Introduction of a new Living Z Deferred Zone at Lincoln and Rolleston

Presented for filing by:
Duncan Cotterill
PO Box 827, Nelson 7040
Phone (03) 379-2430
Fax (03) 379-7097
Solicitors dealing with proceeding:
Shoshona Goodall

TO: Selwyn District Council

SUBMISSION ON: Proposed Plan Change 7 ("PC7") to the Partially Operative Selwyn District Plan (SDC Plan)

NAME: Lincoln Land Development

ADDRESS: c/- Duncan Cotterill, Lawyers, 197 Bridge Street, PO Box 827, Nelson

Each of the following submissions is separately numbered and is set out in the order of items in Form 5 Resource Management (Forms, Fees and Procedure) Regulations 2003.

EXECUTIVE SUMMARY

The specified provisions of Proposed Change No.1 ("PC7") that this submission relates to are set out below.

The following submissions are identified as being in **SUPPORT** or **OPPOSITION** as the case may be.

Submission	Proposed Provision	Support/Oppose
1	Planning Map 116	Oppose in part
2	Table A4.4 – Description of Township Zones: Living Z Deferred Zone provisions, specifically that portion reading: <i>"Where the deferral is dependent on separate phasing provisions and/or the provision of infrastructure (as is the case with Phase 2 areas in Lincoln), they will remain deferred until 2021 and sufficient infrastructure is available."</i>	Oppose in part
3	Policy 3.4.3	Support

4	Policy B4.2.3	Oppose
5	Policy B4.3.7(vi)	Oppose in part
6	Policy B4.3.8	Oppose in part
7	Policy B4.3.50	Oppose in part
8	Policy B4.3.56, Outline Development Plan Area 1, including the requirement for: <i>ODP Area 1 to align with ODP Area 5</i> <i>Provision for a main road link originating from Weedons Road, linking Springs Road aligning with the southernmost east-west main road from ODP Block 2;</i> <i>Maintenance of a buffer zone (150m) around the perimeter of the sewerage treatment plant.</i>	Oppose in part
9	Rules 4.6 – 4.16	Oppose in part
10	Living Zone Rules, 12.1. Subdivision	Oppose in part
11	Township Volume – Part B – 4 Growth of Townships	Support in part
12	Appendix 13	Oppose
13	ODP Area 1: Location Plan	Support
14	ODP Area 1: Road Network and Density Plan	Oppose in part, support in part
15	ODP Area 1: Green Network Plan	Oppose in part, support in part
16	ODP Area 1: Blue Network and Services Plan	Support

1. The following decisions are sought from the Council:
 - 1.1 The specific decision is identified under each specific submission on a particular provision below.
2. Where there are live issues the submitter does wish to be heard in respect of the relevant submission.
3. If others make a similar submission the submitter would be prepared to consider presenting a joint case with them at any hearing.



Shoshona Goodall
Counsel for Lincoln Land Development

13 April 2010

Address for Service of person making the submission:

Lincoln Land Development

c/- Duncan Cotterill

197 Bridge Street

PO Box 827

Nelson

Ph: 03 546 6223

Fax: 03 546 6033

Solicitor on the record:

Shoshona Goodall

INTRODUCTION

4. Lincoln Land Development (LLD) was formed in 2008 as a new joint venture between Ngai Tahu Property Limited and Lincoln University. LLD set out to develop a 117ha site on the west side of Lincoln known as the Dairy Block. The aim of this joint venture is to employ best practice urban design principles to create a 'flagship' integrated neighbourhood for the Lincoln Township and the Greater Canterbury area.
5. The Dairy Block site currently has a mix of residential zones (Living 1, 1A3, 1A4 and 2), which provide for a large variety of lot sizes (ranging from 500 to 3,000m²). There is a portion of land zoned B3 on the west of the site which is currently used for car parking, and the south-eastern extent is zoned Outer Plains. PC7 identifies the southern half of the Dairy Block as Living Z Deferred Zone and this area forms part of Outline Development Plan ("ODP") Area 1.
6. Subdivision and land use consents have been granted for the northern half of the Dairy Block and this area is outside ODP Area 1.
7. The northern half of the Dairy Block is also subject to an ODP as set out in Appendix 18 (Operative Selwyn District Plan. Volume 1: Townships, Part E), although this is only referred to in the rules insofar as it relates to pedestrian and cycleway linkages. This is proposed to be deleted by PC7.

GENERAL COMMENTS

Overview

8. LLD provided comments on the draft version of PC7 in which LLD expressed its wish that Council hold a workshop with LLD and other landowners/stakeholders to canvas the issues raised prior to formal notification of the proposal. LLD was very pleased to have this opportunity and worked with Council staff in developing an ODP for the Dairy Block. Council Staff and LLD were largely in agreement over the content of ODP Area 1 to be included in the notified plan change, with two exceptions which are the subject of submissions below. LLD considers that this process was very valuable.
9. On balance, LLD is supportive of PC7, and in particular the emphasis that it places on quality design outcomes and the sustainable urban growth of the Lincoln Township and indeed the wider Selwyn District.

10. Notwithstanding this, LLD suggests that some matters proposed in PC7 be revisited and/or amended as set out below. A fundamental concern of LLD is the deferment of ODP Area 1 until 2021 and this is opposed. This would lead to an inefficient use of land for which servicing is available and which is located in an area identified as the preferred direction of growth within Lincoln.

Conduct of Hearings

11. SDC has signed a Memorandum of Understanding with Environment Canterbury, Christchurch City Council and Waimakariri District Council to uphold Proposed Change 1 to the Canterbury Regional Policy Statement ("PC1"). As a result SDC has a predetermined view of the outcome such that the hearing on PC7 should be conducted by independent Commissioners.

Proposed Change One

12. LLD notes that the Council has placed a large degree of emphasis on the Canterbury Regional Policy Statement, and in particular on PC1. There are a number of instances in the plan change where provisions of PC1 are used as a justification or foundation for new objectives, policies and rules. It must be noted that PC1 is not yet operative, and is still subject to appeal (including the concept of the urban limit).
13. Depending on the final content of PC1, PC7 could require amendment by way of formal variation, or run the risk of not giving effect to the RPS as required by the Resource Management Act. LLD notes that the Council decision on submissions differed in a number of ways from the notified version of PC1. A number of appeals have been received on PC1, meaning that there is a likelihood that additional changes could be made. This will result in increased cost to the Council to prepare and notify a variation(s) to PC7 or separate future plan change and increased cost to submitters in preparing submissions/evidence as well as the issue of the SDC Plan.
14. This is an important when considering how much weight to place on PC1 and is discussed further below.

SUBMISSION 1

- (i) *The specific provision of the proposed change that this submission relates to is as follows:*

Planning Map 116

- (ii) *Support or Oppose:*

Oppose in part

- (iii) *This submission is that:*

ODP Area 1 is identified as a Living Z Deferred Zone and development is deferred until 2021 under new Policy B4.3.8.

There is no reason for ODP Area 1 to be deferred until post 2021 and there has been insufficient justification for this in the s32 report. Part of the basis for this seems to be an attempt by Council to distribute the household allocation in the first phase amongst landowners in the first phase. For example the section 32 report states at page 30 that the proposed phasing includes the following factor:

Spreading the allocation of households within Phase 1 to as many different landowners as possible, while having regard to potential infrastructure constraints.

An allocation role of this nature is an inappropriate role for the Council to play.

The Dairy Block, providing as it does a natural link between the town and the University, is an ideal place for the town to expand to provide for the projected population. This has been recognised by the objectives and policies of the SDC Plan, most notably in the Specific Policies for Townships – Residential and Business Development, where the Preferred Growth Option for Lincoln states:

The first preferred direction for any expansion of the residential area at Lincoln Township is south of Gerald Street and east of Springs Road.

Deferring ODP Area 1 until post 2021 is directly contrary to this.

Stages 1 and 2 of the Dairy Block development, which adjoin the northern boundary of ODP Area 1, has already been granted subdivision and land use consents. In addition

stormwater consents have been granted for the entire Dairy Block (including that area within ODP Area 1). Contractors will soon be on site to commence construction of stages 1 and 2 and services could be extended in the southern half of the Dairy Block very cost effectively.

The potential delay of 6 years between stages 1 and 2 of the Dairy Block development (which has already been consented) and the future development stages will lead to an inefficient use of land in circumstances where there are no impediments to that land being developed straight away.

The two development phases (and hence the amount of deferred zoning) is said to be “*to ensure that the District Plan is consistent with Change 1*” (page 29 of section 32 report). As set out above, PC1 is still subject to appeal and as a result whether the development phases will be retained is uncertain. In draft PC7 there were 3 development phases shown. We have subsequently seen in the Regional Council’s decisions on PC1 that this has been pared back to 2 phases and on that basis PC7 as notified now identifies only 2 phases. As PC1 is under appeal this could change again and as sought in an appeal lodged by Lincoln Land Development, the defined periods could be deleted altogether so that there is only a total number of households specified for the period 2007-2041.

PC1 should therefore not be used as a reason for deferring the development of land which has servicing available prior to 2021.

(iv) It seeks the following decision from the District Council:

Removal of deferred status from the Dairy Block (ODP Area 1) and identification as Living Z zone;

Removal of the split of ODP areas into different phasing periods;

If the split into two phasing periods is retained that ODP Area 1 be included in phase 1.

SUBMISSION 2

- (i) *The specific provision of the proposed change that this submission relates to is as follows:*

Table A4.4 – Description of Township Zones: Living Z Deferred Zone provisions

- (ii) *Support or Oppose:*

Oppose in part

- (iii) *This submission is that:*

Part of the description to the Living Z zone reads:

“Where the deferral is dependent on separate phasing provisions and/or the provision of infrastructure (as is the case with Phase 2 areas in Lincoln), they will remain deferred until 2021 and sufficient infrastructure is available.”

LLD opposes the text above insofar as it relates to the Dairy Block deferral for the reasons set out in submission 1 above. The approach taken by Council means that even if infrastructure is available earlier, development is deferred until 2021 leading to an inefficient use of land.

- (i) *It seeks the following decision from the District Council:*

If the primary relief sought set out submission 1 above is not accepted, deletion of that part of Table A4.4 – Description of Township Zones: Living Z Deferred Zone provisions set out above.

SUBMISSION 3

- (i) *The specific provision of the proposed change that this submission relates to is as follows:*

Policy 3.4.3

- (ii) *Support or Oppose:*

Support

- (iii) *This submission is that:*

This Policy includes the provision of Living zones which:

Ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities;

and

Ensure that new medium density residential developments identified in Outline Development Plans are designed in accordance with the following design principles:

A balance between built form and open spaces complements the existing character and amenity of the surrounding environment.

This provides support to the aspirations of LLD to provide an appropriate level of green space for the Dairy Block's future residents, particularly in co-location with Medium Density areas, and in complement to the surrounding environment.

- (i) *It seeks the following decision from the District Council:*

That Policy 3.4.3 be retained.

SUBMISSION 4

- (i) *The specific provision of the proposed change that this submission relates to is as follows:*

Policy B4.2.3

- (ii) *Support or Oppose:*

Oppose

- (iii) *This submission is that:*

The explanation and reasons to this policy states that:

Direct site access onto limited access roads or State highways is not generally possible. However allotments that adjoin main roads within urban areas should be designed so as to gain access from those roads rather than 'turning their back' to main roads.

This is contradictory to the Road Network and Density Plan (ODP Area 1 – Lincoln). This shows a setback and buffer along Springs Road. It is understood that the intention is to treat this similarly to the south-western portion of Stage 2, where there would be no direct vehicular access to Springs Road and there could be some provision for a second primary elevation along the frontage to avoid the 'turning their back' issue.

It is understood that access restrictions also exist in respect of ODP Areas 3 and 4 which would lead to an inconsistency with this policy.

- (i) *It seeks the following decision from the District Council:*

That Policy B4.2.3 be amended so as to provide for the type of outcome referred to above.

SUBMISSION 5

(i) The specific provision of the proposed change that this submission relates to is as follows:

Policy B4.3.7(vi)

(ii) Support or Oppose:

Oppose in part

(iii) This submission is that:

This policy sets out the each ODP shall:

Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices.

This is opposed insofar as it relates to the deferral of ODP Area 1 to 2021 for the reasons set out in submission 1 above.

(iv) It seeks the following decision from the District Council:

If the primary relief sought in submission 1 above is not accepted that Policy B4.3.7(vi) be deleted.

SUBMISSION 6

(i) The specific provision of the proposed change that this submission relates to is as follows:

Policy B4.3.8

(ii) Support or Oppose:

Oppose in part

(iii) This submission is that:

This is opposed insofar as it relates to the deferral of ODP Area 1 to 2021 for the reasons set out in submission 1 above.

(iv) It seeks the following decision from the District Council:

If the primary relief sought in submission 1 above is not accepted, that Policy B4.3.8 be deleted or amended so as remove the deferment of development of the Dairy Block (ODP Area 1).

SUBMISSION 7

(i) The specific provision of the proposed change that this submission relates to is as follows:

Policy B4.3.50

(ii) Support or Oppose:

Oppose in part

(iii) This submission is that:

This is opposed insofar as it relates to the deferral of ODP Area 1 to 2021 for the reasons set out in submission 1 above.

In addition, this policy as it is in the Operative Plan states that new residential development at Lincoln should be in the area South of Gerald St and East of Springs Road. This has been deleted in PC7 as notified. This direction of growth is consistent with the Lincoln Structure Plan and LLD considers this should be reinserted. To remove this is a significant change and there is insufficient justification for removal of this policy within the section 32 report.

(iv) It seeks the following decision from the District Council:

That Policy B4.3.50 be deleted.

That Policy B4.3.50 in the Operative Selwyn District Plan be reinserted (i.e. stating that new residential development at Lincoln should be in the area South of Gerald St and East of Springs Road).

SUBMISSION 8

(i) The specific provision of the proposed change that this submission relates to is as follows:

Policy B4.3.56

(ii) Support or Oppose:

Oppose in part

(iii) This submission is that:

This Policy sets out the specific requirements for ODP Area 1.

Bullet point 1

This states “*ODP Area 1 to align with ODP Area 5*”. This lacks certainty and could mean for example that roads and/or landscaping are to align but this is unclear.

Bullet Point 2

LLD is aware of the CRETS¹ project, which identified (among other things) a potential future bypass road linking Ellesmere Junction Road to Ellesmere Road via the University Campus and the land recognised as ODP Areas 1 and 5. LLD (as well as the University) has expressed its view to the Council on several occasions that this potential roading alignment is not supported.

The second bullet point of Policy B4.3.56 contains a requirement that landowners of ODP Areas 1 and 5 include a roading link which equates to a *de facto* provision of the bypass road (loosely summarised as a main roading link which connects Weedons Road to Moirs lane via Springs Road). This Policy and the related text and notation included on the Area 1 ODP ‘Road Network & Density’ plan (discussed below) are specifically opposed for this reason.

CRETS is a non statutory document and before this could be utilised the Council would have to go through the appropriate statutory processes including designation and/or purchase of the land. It is therefore inappropriate to include reference to this bypass in PC7.

¹ Christchurch Rolleston and Environs Transportation Study

Final bullet point

This reads *“maintenance of a buffer zone (150m) around the perimeter of the sewerage treatment plant.”* The treatment plant is a moving feast in terms of its end use. There should be flexibility to respond to its change to stormwater treatment areas, or whatever the end use will be once decommissioned.

(iv) It seeks the following decision from the District Council:

Clarification of the first bullet point;

That all reference to the potential future bypass road be deleted from the proposed plan change, including (but not limited to):

- i. the requirements in Policy B4.3.56 for ODP Areas 1 and 5 to provide for a main roading link originating from Weedons Road linking to Springs Road and Moirs Lane; and
- ii. the associated wording and indicative notations on the 'Grey Network & Density' plan of the Area 1 ODP which identify the potential bypass road (refer submission 14 below).

Amendment to the final bullet point to provide flexibility and to clarify that if the sewerage treatment plant changes use the buffer will be uplifted/modified accordingly.

SUBMISSION 9

- (i) The specific provision of the proposed change that this submission relates to is as follows:*

Rules 4.6 – 4.16

- (ii) Support or Oppose:*

Oppose in part

- (iii) This submission is that:*

All provisions within these rules that pertain to design controls for buildings within the Living Z zone are opposed on the basis that they are overly prescriptive. The level of discretion that has been retained does not provide a sufficient degree of confidence to developers as to how any given proposal will be considered by Council.

- (iv) It seeks the following decision from the District Council:*

Deletion of all provisions within rules 4.6 – 4.16 that pertain to design controls for buildings within the Living Z zone.

SUBMISSION 10

- (i) The specific provision of the proposed change that this submission relates to is as follows:*

Living Zone Rules, 12.1. Subdivision

- (ii) Support or Oppose:*

Oppose in part

- (iii) This submission is that:*

PC7 has effectively resulted in a doubling of a number of matters of discretion for the Council. This is opposed in that it does not provide a sufficient degree of confidence to developers as to how any given proposal will be considered by Council. This level of discretion is unnecessary.

15. Rule 12.1.1 requires that restricted discretionary consent be obtained even where a development is in accordance with an operative ODP. On balance, LLD perceives matters provided for in ODP Area 1 to be largely similar to the assessment matters under the Subdivision Rule 12.1 in the Operative Plan. In this regard, LLD does not support a requirement to obtain a restricted discretionary resource consent at subdivision stage. This is considered to be an overtly onerous requirement, and LLD believes that subdivision of an operative ODP area should be classified as a Controlled Activity, subject to the normal standards and terms under Rule 12.1.3. This would empower Council with a sufficient level of scrutiny over subdivision applications, while providing landowners with more certainty about the outcome of their developments, and a far more cost effective and speedier planning process.

- (iv) It seeks the following decision from the District Council:*

Deletion of the additional matters over which the Council has restricted the exercise of its discretion from rule 12.1.4.

A new controlled activity subdivision rule is created for approved ODP areas.

SUBMISSION 11

- (i) The specific provision of the proposed change that this submission relates to is as follows:*

Township Volume – Part B – 4 Growth of Townships

- (ii) Support or Oppose:*

Support in part

- (iii) This submission is that:*

ODP Area 1 –Road Network and Density Plan includes the identification of elderly persons housing (medium density). It is considered likely that this would be covered under the suite of provisions relating to comprehensive residential developments but elderly persons housing is not specifically mentioned, and the specific resource management issues which are entailed with such facilities are not addressed. In order to give more clarity around this issue the objectives, policies and anticipated environmental results should be amended to state that elderly persons housing is an anticipated outcome of a comprehensive residential development.

- (iv) It seeks the following decision from the District Council:*

That the objectives, policies and anticipated environmental results relating to medium density and comprehensive residential developments be amended to clarify that elderly persons housing is an anticipated outcome of a comprehensive residential development.

SUBMISSION 12

(i) The specific provision of the proposed change that this submission relates to is as follows:

Appendix 13

(ii) Support or Oppose:

Oppose

(iii) This submission is that:

The Plan Change not only encourages smaller block lengths to create permeability and to encourage active transport options (which effectively means more intersections), but also smaller lots on balance. However no adjustment to the roading standards for intersection spacing or separation between driveways and intersections are proposed to reflect this. Similarly, if the intent is to encourage innovative roading design, LLD considers that the prescriptive table of roading configurations within the standards requires revisiting. Given that the minimum shape factors for medium density can result in a 15m road frontage and the minimum separation distance for crossings is 25m, it is clear that some of these typologies will never comply with the standards even though policies promote their use. LLD notes that the Council is currently involved in a plan change which is meant to impact on the transportation rules. This might be an appropriate area to address this issue, if not part of PC7.

(iv) It seeks the following decision from the District Council:

That Appendix 13 be amended to reflect the changes introduced by PC7; or

That approved ODPs be exempt from the provisions of Appendix 13.

SUBMISSION 13

(i) The specific provision of the proposed change that this submission relates to is as follows:

ODP Area 1: Location Plan

(ii) Support or Oppose:

Support

(iii) This submission is that:

LLD has been involved in submitting on the provisions of PC1. The Commissioner's decision on PC1 identified the whole of the Dairy Block as a greenfields area. This was in accordance with the relief originally sought by LLD. However because of clarification provided in the Staff Report and the progression of development since the time of lodging the original submission, at the time of the hearing LLD formally withdrew its submission insofar as it related to the northern half of the Dairy Block, with the exception of a small Greenfields Business Area. The result was therefore that the Dairy Block would revert to being identified in grey (i.e. denoting existing residentially-zoned land) in accordance with PC1 as notified. The Council's decision to include this area within a Greenfields Area was therefore outside its jurisdiction and *ultra vires* and LLD has lodged an appeal seeking that only the lower half of the Dairy Block be shown as a Greenfields Area - Residential. The boundary of the ODP area that has been included in PC7 accords with that sought by LLD in its appeal and is therefore supported.

(iv) It seeks the following decision from the District Council:

That the Location Plan be retained.

SUBMISSION 14

(i) The specific provision of the proposed change that this submission relates to is as follows:

ODP Area 1: Road Network and Density Plan

(ii) Support or Oppose:

Oppose in part, support in part

(iii) This submission is that:

The ODP includes an indicative notation for the CRETS bypass road and ancillary link road (including the supporting text). This is opposed insofar as it creates a level of expectation that the road will indeed be put in this place. There are other processes in place which the Council is required to follow to initiate the CRETS bypass. The landscape buffer and setback along the southern boundary provides the “corridor” sought if the project eventuates.

The remainder of the ODP is supported.

(iv) It seeks the following decision from the District Council:

That all reference to the potential future bypass road be deleted from the proposed plan change, including (but not limited to):

- i. the requirements in Policy B4.3.56 for ODP Areas 1 and 5 to provide for a main roading link originating from Weedons Road linking to Springs Road and Moirs Lane (refer to submission 8 above); and all other matters incidental thereto.
- ii. the associated wording and indicative notations on the ‘Grey Network & Density’ plan of the Area 1 ODP which identify the potential bypass road.

That the rest of ODP Area 1: Road Network and Density Plan be retained.

SUBMISSION 15

- (i) The specific provision of the proposed change that this submission relates to is as follows:*

ODP Area 1: Green Network Plan

- (ii) Support or Oppose:*

Support in part, Oppose in part

- (iii) This submission is that:*

The ODP has omitted an indicative key open space 'astrix' in between the medium density areas to the west of the site. This was identified on the draft ODP for Area 1 provided to Council Staff prior to the notification of this plan change. This astrix has been replaced with a linkage. This change is not consistent with the Urban Design Protocol, PC1, Lincoln Structure Plan and PC7 provisions which say that public open space should be readily accessible to residents living in higher density areas.

- (iv) It seeks the following decision from the District Council:*

That an astrix or more defined "key open space location" be shown in between the medium density area to the West of the site as shown on Attachment A.

That the rest of ODP Area 1: Green Network Plan be retained.

SUBMISSION 16

(i) The specific provision of the proposed change that this submission relates to is as follows:

ODP Area 1: Blue Network and Services Plan

(ii) Support or Oppose:

Support

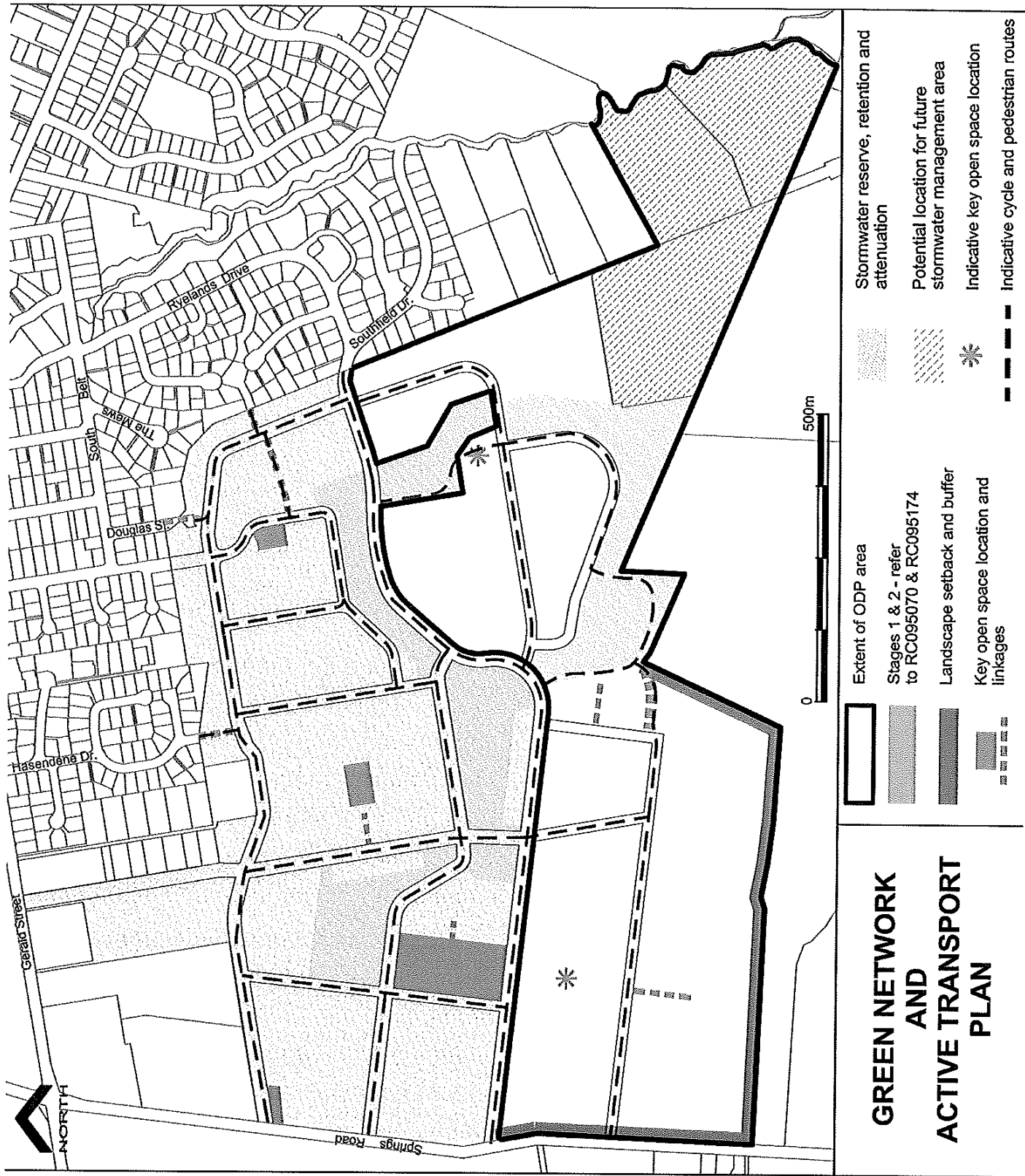
(iii) This submission is that:

This plan will lead to a sustainable stormwater management network.

(iv) It seeks the following decision from the District Council:

That ODP Area 1: Blue Network and Services Plan be retained.

"A"



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FORM 5

SUBMISSION ON A PUBLICLY NOTIFIED RESOURCE PROPOSAL FOR POLICY STATEMENT OR PLAN UNDER CLAUS 6E OF FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991

To: Selwyn District Council
Submission on: Plan Change 7
Name of submitter: New Zealand Fire Service (NZFS)
Address: C/- Beca Carter Hollings & Ferner Ltd
PO Box 13 960
CHRISTCHURCH

This is a submission on Plan Change 7 to the Selwyn District Plan (Township Volume) which proposes to rezone land identified in Plan Change 1 to the Canterbury Regional Policy Statement and the Lincoln and Rolleston Structure Plans to provide for the future growth of both townships in accordance with the Greater Christchurch Urban Development Strategy.

This submission specifically relates to:

The provision of water supplies suitable for fire fighting purposes.

The NZFS's submission is:

It is essential that the NZFS is able to meet its responsibility of ensuring the efficient, effective and economic management of the functions and activities of the NZFS through the provision of an effective emergency service to all New Zealanders so as to reduce the occurrence and impact of fire and other emergencies (Fire Service Act 1975). The proposed development must take into account the operational requirements of the NZFS to adequately enable fire-fighting activities. This means ensuring that appropriate firefighting water supplies and access are made available.

The Plan Change involves rezoning an area of approximately 585ha on the outskirts of Lincoln and Rolleston to either Living Z or Living Z Deferred. The Plan Change also requires the development of Outline Development Plans (ODP) for the rezoned areas, prior to any development. The plan change documents state that development within these ODP areas will connect to Council's reticulated water supply. Specific ODPs state that the water supply will meet the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice NZS

PAS 4509:2008, however, others do not refer directly to the Code of Practice or fire fighting water supplies in general.

Given the large area involved in this plan change, the impacts on the NZFS are significant in terms of increased need for NZFS's activities, response times, staffing and operational requirements, access for fire appliances to new developments, and the provision of adequate and accessible water supply for fire fighting purposes.

Therefore, the NZFS seeks assurances that development within any of the ODP areas will be serviced by a reticulated supply which meets the Code of Practice.

The NZFS does wish to be heard in support of their submission.

If others make a similar submission the NZFS does not wish to present a joint case with them at a hearing.

KRMead

Kristina Mead

(Authorised to sign on behalf of
New Zealand Fire Service)

13 Apr. 10

***Title and address for service of person
making submission:***

***New Zealand Fire Service Commission
c/o Beca Carter Hollings & Ferner Ltd***

Attention: Kristina Mead

***Address: Beca Carter Hollings & Ferner Ltd
PO Box 13 960
Christchurch***

13th April 2010



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**Mahaanui
Kurataiao Ltd**
Manawhenua Environmental Services

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F: 03 365 4920
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Submission by Mahaanui Kurataiao Ltd

On behalf of

Te Rūnanga o Ngāi Tahu, Te Waihora Management Board and Te Taumutu Rūnanga

To

Selwyn District Council Draft Plan Change 7, Publicly Notified 27 February 2010

Please note the attached map and table to this submission forms a part of the submission

1.0 INTRODUCTION

This submission is a joint submission being made by Mahaanui Kurataiao Ltd on behalf of Te Rūnanga o Ngāi Tahu, Te Waihora Management Board and Te Taumutu Rūnanga (hereafter referred to as Ngāi Tahu).

Te Rūnanga o Ngāi Tahu

Te Rūnanga o Ngāi Tahu is the tribal representative body of Ngāi Tahu Whānui. It is a body corporate established under section 16 of the TRoNT Act. Section 15(1) of the TRoNT Act states:

Te Rūnanga o Ngāi Tahu shall be recognised for all purposes as the representative of Ngāi Tahu Whānui.

In paragraph 7 of section 6 of the Settlement Act (recording the Crown's apology) Ngāi Tahu is recognised "*as the tāngata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui.*" It has therefore been clearly affirmed in statute that Te Rūnanga o Ngāi Tahu is the sole representative of Ngāi Tahu Whānui, the iwi that is tāngata whenua within the Ngāi Tahu Takiwā.

The attention of the consent authority is respectfully drawn to the special status of Te Rūnanga o Ngāi Tahu. Te Rūnanga o Ngāi Tahu notes that this submission should not be treated as a single submission, in the manner customarily adopted by consent authority, but should be accorded the status and weight due to the tribal collective, Ngāi Tahu Whānui, which it represents.

There are currently over 43,000 members of Ngāi Tahu Whānui whose names are registered on the roll in accordance with section 8 of the Act and this number continues to grow.

Notwithstanding its statutory status as the representative voice of Ngāi Tahu Whānui "for all purposes", Te Rūnanga o Ngāi Tahu accepts and respects the right of individuals and Papatipu Rūnanga to make their own submissions to the consent authority. In this case Te Rūnanga o Ngāi Tahu is submitting in support of concerns held by Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga and Te Rūnanga o Koukourāta.

Te Waihora Management Board

Te Waihora Management Board is an advisory board for the development and implementation of the Te Waihora Joint Management Plan. It comprises representatives of the six Papatipu Rūnanga of mid Canterbury with interests in Te Waihora.

Te Taumutu Rūnanga

Te Taumutu Rūnanga are one of the Papatipu Rūnanga that make up Te Rūnanga o Ngāi Tahu. The Rūnanga are the collective of the hapu and whanau of Ngāi Tahu who hold manawhenua in the takiwā that centres on Taumutu and the waters of Te Waihora and adjoining lands.

Status of Papatipu Rūnanga as Manawhenua

The Te Rūnanga o Ngāi Tahu Act 1996 (the TRoNT Act) and the Ngāi Tahu Claims Settlement Act 1998 (the Settlement Act) give recognition to the status of Papatipu Rūnanga as kaitiaki and manawhenua of the natural resources within their takiwā boundaries.

Mahaanui Kurataiao Ltd

Mahaanui Kurataiao Ltd is owned by the six Rūnanga of Christchurch and is mandated by each Rūnanga to engage in resource management on their behalf. The Rūnanga use the mechanism of Mahaanui Kurataiao Ltd, to assist the articulation of their interests, values and aspirations into decision-making process of Councils. Mahaanui Kurataiao Ltd (MKT) is an agent for the Rūnanga and has no interests of its own in relation to the proposed activity. Environment Canterbury should consider this submission as if it were directly provided by the Rūnanga involved.

2.0 BACKGROUND

Ngāi Tahu have strong cultural associations with the land and waters including waipuna (springs) of Selwyn District area, and these natural resources and the associations held, form an important part of Ngāi Tahu cultural identity. Plan Change 7 focuses on the area of Lincoln and this area is rich in these Ngāi Tahu taonga. Explicit recognition of such taonga and cultural associations in residential development, urban design planning and design elements will support the well-being of tangata whenua through necessary recognition and protection of valued resources and places, and through improved visibility of the history and identity of Ngāi Tahu within the built environment and landscapes.

3.0 CONSULTATION PROCESS

Selwyn District Council undertook, at the recommendation of Mahaanui Kurataiao Ltd, First Schedule Consultation in accordance with the Resource Management Act 1991 after the first notification of the draft plan change. This was recommended because the Lincoln area has significant tangata whenua values. The consultation was undertaken with representatives of the Toitu Te Whenua unit at Te Rūnanga o Ngāi Tahu, the office of the Te Waihora Board, and Te Taumutu Rūnanga, on the 27th of November 2009. In addition, Selwyn District Council officers sought to address the matters identified in the consultation, through subsequent meetings. Although this was a valuable process, the late stage at which it occurred in the drafting of the policies and objectives in the Draft Plan and the Lincoln Outline Development Plans, meant that for Ngāi Tahu there are significant outstanding issues that arise with the plan change as notified. The minor suggested changes made as a result of these subsequent meetings are not adequate to address these issues.

The response of Selwyn District subsequent to the consultation has been very constructive, however, the draft plan change is deficient in how it addresses tangata whenua values because the involvement of Ngāi Tahu was at such a late stage, in particular the Lincoln ODPs were already designed. Ngāi Tahu remind Selwyn District as a planning authority that Clause 3(1)(d) of Part I of the First Schedule of the RMA states that 'iwi authorities' should be consulted when local authorities are preparing or changing plans [our emphasis] or regional policy statements. If such consultation is to be meaningful, Council's should allow enough time for proper consultation [Wellington International Airport Ltd v Air NZ (1991) 1 NZLR 671]:

The failure of Selwyn District Council to engage with Ngāi Tahu early on during the plan change process has meant the draft plan change fails to adequately incorporate tangata whenua values. By way of illustration,

there is no reference whatsoever to Ngāi Tahu and only one 'token' reference to cultural as including tangata whenua in one policy. Ngāi Tahu does not consider this satisfactory for a plan change that has such significant long term implications for the relationship of Ngāi Tahu with the Selwyn District.

It is also disappointing that the Council failed to take advantage of the guidance provided in the Urban Design Protocol, and the Te Aranga Maori Cultural Landscapes Strategy, which was funded by the Ministry for the Environment. This Strategy is seen as an important beginning of development of methods to address the invisibility of tangata whenua in urban design and is considered by Ngāi Tahu as an important guide for councils when addressing urban growth issues.

4 GENERAL SUBMISSION POINTS

Lack of inclusion of tangata whenua values and objectives

Notwithstanding the Ngāi Tahu concerns expressed above, it **supports in principle** the strategic, community approach of plan change 7 to better manage urban development, rather than leaving it to be determined by the market. However, in this draft plan change Ngāi Tahu **oppose** the lack of explicit reference to tangata whenua values, including in the Lincoln ODPs. Ngāi Tahu consider that, in its present state, Plan Change 7 fails to recognise and provide for the relationship between Ngāi Tahu and the Selwyn District. More particularly, the plan change leaves specific tangata whenua values open to lack of protection in residential development and urban land use, and could effectively result in the adverse effects on those values, as well as invisibility of Ngāi Tahu in the urban landscape. There is a lack of emphasis on kaitiakitanga and a lack of specific provision for wāhi taonga values.

Kaitiakitanga

The plan change includes substantial detail and focus on the urban design relating to housing, and the explicit adoption of the Low Impact Urban Design (LIUD) principles and techniques e.g., solar water heating, double glazing in windows, turf roofs, rainwater collection etc. This is commended by Ngāi Tahu as these are important tools to minimise the adverse effects of urban developments on the natural environment. However, while we agree with this focus, Ngāi Tahu seek greater recognition and protection of kaitiakitanga values in the plan change. This would mean greater acknowledgement and focus on the identification, protection, restoration and enhancement of biodiversity, native species, mahinga kai values, natural features, water quality, waterways, waipuna (springs), wetlands and riparian plantings.

Another particular concern for Ngāi Tahu is the requirement of council to achieve the target number of households within each township boundary – and the potential this might have to result in the reduction or minimisation of open, natural space and other natural features such as swales and riparian planting. There is concern that developers/landowners may reduce the area set aside for such natural and ecological features to meet the net density requirements within each ODP. Ngāi Tahu wish Selwyn District Council, through this plan change, to ensure that sufficient space is provided within the ODP areas to retain the open space and natural character and identity, to support provision for restored naturalised areas of open space and ecologically based methods such as swales, and riparian planting for protecting and enhancing the water ways etc.

Wāhi Taonga

Ngāi Tahu considers the draft plan change to be lacking meaningful reference to wāhi taonga values and wāhi taonga sites. Such values have not been identified in the Lincoln ODPs, despite the occurrence of these in several of the ODP areas.

Of particular concern for Ngāi Tahu in the ODP areas, is the lack of recognition and provision for waipuna (springs). Waipuna are a wāhi taonga to Ngāi Tahu, *"they play an integral role in the natural environment as well as cultural practices of tangata whenua"*. Traditionally they had various uses, including mahinga kai and sometimes were used for water burial sites. Today they form important high quality water for streams, and can contain important taonga species (Ngāi Tahu Claims Settlement Act, 1996).

In order to recognise and provide for the Ngāi Tahu relationship with the waipuna located within the ODP areas, it will be necessary for the location of existing springs to be clearly identified on the ODPs themselves

and Ngāi Tahu request provision is made for a "waipuna (springs) reserve") in the ODP areas (see section 6 below). In some locations, existing waipuna will need active protection and restoration.

5 STATUTORY REQUIREMENTS RELEVANT TO THIS DRAFT PLAN CHANGE

Ngāi Tahu consider that the lack of recognition and provision for tangata whenua values and objectives in the proposed plan change does not fulfil the requirements of the following relevant legislative provisions. The aspects considered particularly important are highlighted in bold:

Resource Management Act 1991 (RMA)

Part II of the RMA contains a number of specific provisions relating to tangata whenua that must be considered in decisions made under the RMA:

- Sections 6(e) and 6(f) require that "*the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga*" and "*the protection of historic heritage from inappropriate subdivision, use and development*" is recognised and provided for.
- Section 7(a) requires that particular regard is given to '*kaitiakitanga*'.
- Section 8 requires that the principles of the Treaty of Waitangi are taken into account.

Under section 74 when preparing or changing a district plan, a territorial authority shall have regard to:

- (b) (ii) *Any relevant planning document recognised by an iwi authority affected by the district plan.*

The relevant planning documents recognised by Te Rūnanga o Ngāi Tahu as the iwi authority are the Te Taumutu Rūnanga Natural Resource Management Plan; Te Rūnanga o Ngāi Tahu Freshwater Policy Statement and the Te Waihora Joint Management Plan. The relevant policies from each document are outlined below:

Te Taumutu Rūnanga Natural Resource Management Plan

3.3 O Te Whenua

Policy 2. Buffer zones must have riparian planting along the waterways.

3.3.4 Drainage

Policy 5. Planting along the margins of drains should be used to control sedimentation, reduce weed growth and the amount of weed cutting is necessary

3.4. Riparian zones

Policy 1. No abstraction from springs and connected groundwater.

Policy 2. Restoration of productive capacity of wetland ecosystems.

Policy 3. No further draining of existing wetlands

Policy 4 That existing wetland areas be maintained and enhanced to provide for provide for tuna (eel) habitat and other mahinga kai

Policy 5 Actively encourage restoration of wetland area with indigenous vegetation to protect ecosystem health

3.5.2 Indigenous flora and fauna

Policy 1. Advocate for habitat enhancement and the restoration and reintroduction of indigenous species programs.

Te Rūnanga o Ngāi Tahu Freshwater Policy Statement

6.2 Objective Restore, maintain and protect the mauri of freshwater resources.

Policy 1. Accord priority to ensuring the availability of sufficient quantities of water of appropriate water quality to restore, maintain and protect the mauri of the waterbody.

Policy 4. Protect the opportunities for Ngāi Tahu's uses of freshwater resources in the future.

6.3. Policy 2. Restore and enhance the mahinga kai values of lakes, rivers, streams, wetlands, estuaries and riparian margins

Policy 4. Restore access to freshwater resources for cultural activities including the harvest of mahinga kai.

Te Waihora Joint Management Plan

2.3 Nga wai

Method 2.3 (f) Advocate;

(b) The retention and restoration of water flows in Te Waihora tributaries and springs for the maintenance of water quality and freshwater habitats.

Proposed Change No. 1 to the Canterbury Regional Policy Statement

Plan change 7 particularly Outline Development Plans have to give effect to Proposed Change No. 1 to the Canterbury Regional Policy Statement and therefore must be consistent with the following provisions.

Policy 7: Development Form and Design

Greenfields Development, intensification, and development of Key Activity Centres should give effect to urban design best practice. The principles of the Urban Design Protocol (Ministry for the Environment, 2005) shall be observed when preparing or assessing any urban development and the following matters shall be provided for:

- e) provision for the **protection of surface and groundwater quality**, including appropriate stormwater management facilities to avoid down stream flooding and to preserve or enhance water quality;
- (g) protection and enhancement of significant **natural, ecological, landscape, cultural and historic heritage features**;
- (h) demonstration of how other **adverse effects on the environment** are to be avoided, remedied or mitigated,

Methods

7.1 Territorial authorities and developers will apply the Urban Design Protocol (Ministry for the Environment, 2005).

7.2 Territorial authorities will ensure that **Outline Development Plans and any Urban Intensification Plans** are completed in accordance with **Policies 7 and 8**.

Policy 8

Outline Development Plans shall:

- (b) Be prepared in accordance with the matters set out in Policy 7 (Development Form and Design);
- (c) Show indicative land uses, including;
- (vii) land reserved or otherwise set aside from development for **environmental or landscape protection or enhancement**;
- (viii) land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development;
- (e) identify significant **cultural, natural and historic or heritage features and values and show how they are to be protected and/or enhanced**;
- (j) Show how other potential adverse effects on the environment, including adverse effects on **surface and groundwater quality**, are to be avoided, remedied or mitigated;
- (k) Include any other information which is relevant to an understanding of the development and its proposed zoning.

A key aspect of Proposed Change No. 1 to the Canterbury Regional Policy Statement is for Outline Development Plans to give effect to the principles of the Urban Design Protocol (Ministry for the Environment, 2005) and to **provide a mechanism for ensure that all 'environmental', 'cultural', and 'natural' constraints associated with the development of an area are investigated, addressed, protected and enhanced**. Importantly, the Urban Design Protocol of which Selwyn District Council is a signatory, advocates the enhancement of the sustainability and quality of urban environments recognises that **"patterns of previous Maori settlement and the relationship of tangata whenua with the land remain important aspects of urban design"** and that **"our towns and cities are important expressions of New Zealand's cultural identity including our unique Maori heritage"**.

The Urban Design Protocol identifies seven essential design qualities that create quality urban design: Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration. These are a combination of design processes and outcomes. The relevant aspects of these principles to tangata whenua concerns are outlined below:

Context

- understands the **social, cultural and economic context** as well as physical elements and relationships
- celebrates **cultural identity** and recognises the heritage values of a place

Character

- protects and enhances **distinctive landforms, water bodies and indigenous plants and animals**
- creates locally appropriate and inspiring architecture, spaces and places

- *celebrates cultural identity and recognises the heritage values of a place*
- Creativity*
- *incorporates different cultural perspectives*
- Custodianship*
- *includes the concept of kaitiakitanga.*
 - *protects landscapes, ecological systems and cultural heritage values*
 - *manages the use of resources carefully, through environmentally responsive and sustainable design solutions*
 - *utilises 'green' technology in the design and construction of buildings and infrastructure*
- Collaboration*
- *uses a collaborative approach to design that acknowledges the contributions of many different disciplines and perspectives*
 - *involves communities in meaningful decision-making processes*

Selwyn District Plan

The Water Objectives B1.2.2 of the Selwyn District Plan in relation to expansion of townships include reference to: not adversely affecting wahi tapu or wahi taonga and ground and surface water; maintaining or enhancing the ecological habitats values of waterbodies and their margins and mahinga kai sites.

Accordingly, Ngāi Tahu recommends that plan change 7 builds on this Objective by providing specific policy guidance and requirements for ODPs about the need for residential growth and urban growth to occur in a manner that is consistent with these tangata whenua values.

6 SPECIFIC SUBMISSION POINTS

6.1 Lincoln Outline Development Plans

Ngāi Tahu have focused on the proposed Lincoln Outline Development Plans in this submission as the key planning mechanism which can appropriately recognise and provide for the protection and enhancement of tangata whenua values. Ngāi Tahu considers it critical that tangata whenua values and wāhi taonga are identified in the preparation of ODPs. No wahi tapu sites are in the development area.

The Lincoln ODPs are a critical planning tool, and the area of the ODPs include some locations with significant tangata whenua values. Given that this identification had not occurred prior to the First Schedule Consultation with Ngāi Tahu, discussion with a SDC planning officer on the most effective approach to address at the late stage of development was discussed. It was apparent that despite the state of development of the ODPs, identification of the values for the area was needed to enable consideration of the values in the consideration of draft plan change 7. Mahaanui Kurataiao Ltd conducted a hui with representatives from Te Taumutu Rūnanga to seek their agreement to this approach, to identify any values within the area of the ODPs and to consider what approaches could be incorporated to recognise, protect and enhance any values in the ODP areas.

The key outcome from this hui was that waipuna (springs) and the waterways were the primary taonga and no known cultural heritage sites were present in the areas. A map (effectively a tangata whenua layer) was prepared to identify these areas in a form that was more directly relatable to the ODPs (this map is attached, and more detail on the taonga for each area is discussed below).

At the hui consideration was given to development of practical and pragmatic recommendations that would enable development to proceed in these areas, whilst recognising and providing for these values in the proposed ODPs. Two approaches were agreed: firstly to ensure that existing springs were retained, and secondly that new springs that commonly arise in the area during construction works, and in response to rising ground water levels, were provided for in each development area.

The concept of a "waipuna (springs) reserve" in each ODP was agreed as a practical and achievable mechanism to off-set the adverse effects of the development on waipuna (springs) that could not be

otherwise mitigated in development areas. This was specifically to acknowledge and provide an offset for new springs that might arise in the ODP area, that due to being incorporated in developed areas, could not be addressed in a way that would satisfy Ngāi Tahu, i.e., when such springs arise, the response would likely be capping, or diversion into the stormwater network.

A "waipuna (spring) reserve" was seen as easily being able to be incorporated into proposed blue and green networks within the ODP, and could be provided for existing springs, and an acknowledgement and offset for springs in other ODP areas. It would be important for waipuna (spring) reserves to be upstream of stormwater infrastructure and for any springs to be able to flow directly to waterways, rather than flow through stormwater networks stormwater as mixing of these different waters undermines the mauri of the waipuna.

This concept as proposed is a way to acknowledge the significance of waipuna to tangata whenua, and the loss of naturally occurring springs due to the overlay of built development. It is also a mechanism that would recognise and provide for the policies in the Te Taumutu Rūnanga Natural Management Plan and the Te Rūnanga o Ngāi Tahu Freshwater Policy Statement as providing for the mauri of water and for the connectivity of freshwater, as well as providing an opportunity to enhance mahinga kai within such reserves.

Ngāi Tahu Position re: Lincoln ODPs

Ngāi Tahu support in principle the concept of ODPs as a planning method as they are an effective tool for identifying tangata whenua values and areas for protection. Ngāi Tahu also support the 'provision for open space', and that the 'blue network' objectives aim to protect water quality through the design of stormwater treatment systems according to LIUD techniques and principles in the ODPs for Areas 1, 2 and 3.

However, Ngāi Tahu must oppose the Lincoln ODPs as notified in the draft plan change due to the lack of identification of tangata whenua values in the preparation of the ODPs, and the lack of recognition and protection of waipuna and waterways as a wahi taonga. This is a particularly strongly held concern in ODP Area 2, where Ngāi Tahu identified a significant conflict between the proposed use in the ODP, and the wahi taonga.

A critique of, and recommendations for, the ODPs is described in detail below and is explained in more detail in the attached Table 1 (Assessment of ODPs according to tangata whenua values) and shown in Map 1 (Tangata Whenua Layer).

ODP Area 1

In ODP Area 1, Ngāi Tahu consider there is a lack of recognition and provision for kaitiakitanga through the absence of the protection of L1 with riparian planting. Ngāi Tahu seek that riparian margin and appropriately planted buffer at least 20 metres in width is provided along the L1 to buffer the river, better provide for water quality in the river, and through this provide for restoration and enhancement of tangata whenua values. While Ngāi Tahu support the landscape buffer areas proposed, it is vital that appropriate riparian and marginal planting is used, and that only locally sourced indigenous species including mahinga kai species are used.

A significant concern for Ngāi Tahu is the lack of protection of waipuna (springs) on the southern boundary. To address this, Ngāi Tahu recommends the creation of a 'spring reserve' to protect the existing springs that are located on the southern boundary. The planting of mahinga kai species e.g. harakeke and the re-introduction of tuna for customary use are tangata whenua objectives that would be worked toward in the management of this 'spring reserve'.

It is recognised that this area is the land owned by Lincoln Land Developments for which the property owner has undertaken robust and ongoing consultation with Ngāi Tahu. We consider that the points made in this submission do not conflict with the objectives of Ngāi Tahu through the Lincoln Land Developments engagement and advice for ODP Area 1.

ODP Area 2

ODP Area 2 holds the greatest concern for Ngāi Tahu with a direct conflict between tangata whenua values and waipuna, and the siting of the proposed stormwater treatment area. Ngāi Tahu therefore **strongly oppose** the location of the stormwater treatment in this area. The protection of these waipuna is sought by Ngāi Tahu. Ngāi Tahu request that the Council redesign the location of the proposed wetland stormwater treatment area to a site which does not contain existing springs.

An approach that would allow for residential development to proceed was discussed at the hui, and the creation of a 'spring corridor' or naturalised stream connecting the springs, and then into the Ararira/L2. This would acknowledge significance of springs, the mauri of the springs and connect the natural waters with the waterways. Ngāi Tahu consider this would potentially restore mahinga kai to these springs, and would also provide an amenity benefit for properties in the area. It is important to again note that the spring corridor should be separated from the stormwater system of the developed area, and consider that this would form the 'waipuna (springs) reserve' for this ODP area.

Ngāi Tahu **support** the creation of esplanade reserves along L1 and Ararira /L2 to protect the rivers. However, they **recommend** that there be an explicit requirement for the width of the esplanade reserves along these rivers to be at least 20m.

The lack of protection of the existing drain/race that runs from Ellesmere Rd to Ararira /L2 is also **opposed** and is **recommended** as requiring riparian planting. As stated in the Te Taumutu Rūnanga Resource Management Plan, all drains are often draining water that was already there in some form such as a creek or wetland area.

Ngāi Tahu also **oppose** the location of the "swale routes" and possibly the "potential alternative stormwater treatment and storage facility" along Ellesmere Rd where there is a significant remnant bush/wetland area (cabbage trees & associated vegetation). Ngāi Tahu **request** (as stated above) that Selwyn District Council redesigns the location of the proposed stormwater system in the ODP Area 2.

ODP Area 3

ODP Area 3 does not raise the same concerns as Area 2, because there are no existing springs in this area. Ngāi Tahu wish to see the establishment of a 'springs reserve' as discussed above, and seek that the area be given specific plantings to support customary use by the local whanau and hapū. As discussed, it is important that this area be separated and upstream of any stormwater collection and treatment systems.

Ngāi Tahu consider there is a lack of protection given to the existing drain/race that runs off Birches Rd, and Ngāi Tahu seek that the Council include riparian planting as a buffer along this drain/race.

The planting of streets and reserves with special trees and landscaping in ODP Area 3 is **supported** but Ngāi Tahu **request** that specific reference is made to planting locally sourced *indigenous* species in particular especially where streets are adjacent to springs and waterways.

ODP Area 4

As for Area 3, there is less of concern for Ngāi Tahu and tangata whenua values in this area. Ngāi Tahu **support** the protection of races through the incorporation of the races within the reserves, however Ngāi Tahu seek that all races are explicitly identified as requiring protection with riparian planting within the reserves. And that the planting criteria refer to locally sourced *indigenous* species.

As with the previous areas, Ngāi Tahu request that Council specifically include provision for establishment of a 'spring reserve' as an acknowledgement of the significance of waipuna (springs) to tangata whenua and to this area. This spring reserve should include appropriate locally sourced indigenous species, and as with the other spring reserves, include appropriate mahinga kai species.

ODP Area 6

The lack of protection of Liffey Stream with riparian planting is a concern to Ngāi Tahu. To address this a 20 metre planted buffer and riparian margin is requested to be incorporated for the L1. This buffer should include appropriate indigenous plantings (as per the areas above).

Summary Position for Lincoln ODPs

Overall Ngāi Tahu seek amendment to the ODPs to more explicitly recognise and provide for tangata whenua values and wahi taonga, and in particular to alter the ODP for Area 2 ensure the existing springs are maintained and enhanced. Ngāi Tahu also seek more explicit recognition of tangata whenua outcomes at this level through the specific recommendations set-out above to achieve this. In taking up these recommendations, they must also be reflected in Policy B4.3.56 which lists specific matters relevant to each ODP Area number.

However, Ngāi Tahu **oppose** in general the ODPs for their lack of provision for protection of tangata whenua values, and request the Council include the recommended measures above to address this.

In particular Ngāi Tahu **oppose ODP Area 2**, and request that re-assessment of the proposed stormwater network in this area is made, to provide for the existing waipuna (springs).

6.2 Objectives and policies

Objective and supporting policies for ODPs under the Township Volume

Perhaps most importantly, while Ngāi Tahu support the creation of a new objective for ODPs, Objective B4.3.3, Ngāi Tahu oppose the lack of expanding on this objective and creating new supporting policies that directly flowed on from that objective for requirements of ODPs for greenfield development which includes new medium density residential development and subdivision development. This would include the provision of ODPs with supporting green and blue network objectives. An explicit "tangata whenua" objective would also be included with supporting policies.

ODPs are a significant new planning tool and warrant separate objectives and policies rather than been slotted into existing provisions for 'Quality of the Environment' and 'Residential and Business Development – Town Form Policies'. For example, design principles for medium density developments identified in ODPs are inserted into Policy 3.4.3 as mere bullets.

Ngāi Tahu therefore **recommend** the inclusion of additional provisions for Objective B4.3.3 relevant to Ngāi Tahu and supporting policies for this objective for ODPs both of which are modelled on that of Christchurch City Council's Plan Change 61 for greenfield development. This would either be in place of or in addition to the lack of tangata whenua values in 'Quality of the Environment' Policy 3.4.3 in the last bullet point and also the 'token' reference to tangata whenua values in 'Residential and Business Development – Town Form Policies', Policy B4.3.7 (iv) (p.44).

Recommended wording as follows:

"General Tangata Whenua Objective"

Outline Development Plans to recognise, provide and protect land, water (including waipuna), sites, wahi tapu and other taonga of cultural significance to tangata whenua".

Policies: Tangata Whenua

Protect Ngāi Tahu cultural values and features and places of cultural significance, including natural habitats and mahinga kai, from the adverse effects of development and create opportunities to enhance or restore these values, features and places where possible.

Incorporate Ngāi Tahu values in the design of green and blue networks through the restoration and creation of natural habitat and mahinga kai and use of best practice stormwater conveyance and treatment mechanisms that avoid adverse effects on natural waters.

That the design reflects and incorporates tangata whenua values such as mahinga kai, wahi tapu and wahi taonga, and kaitiakitanga.

That relevant iwi management plans, in particular the Taumutu Rūnanga Natural Resources Management Plan and the Te Waihora Joint Management Plan, be taken into account.

Reference to ODPs in Draft Plan Change 7

Residential Density – Policies and Methods, Policy B4.1.13 (p.16)

This policy lists relevant urban design considerations for medium density developments without any mention of tangata whenua values. Ngāi Tahu would seek an additional consideration be included to ensure that tangata whenua values are given visibility in urban design. Additional urban design principles are suggested:

"That where appropriate the design reflects and incorporates tangata whenua values such as kaitiakitanga, mahinga kai, wahi tapu and wahi taonga".

"That relevant iwi management plans in particular the Taumutu Rūnanga Natural Resources Management Plan and the Te Waihora Joint Management Plan be taken into account".

Residential and Business Development – Town Form Policies , Policy B4.3.7 (p.44).

The 'token' use of the term 'cultural including tangata whenua' in Policy B4.3.7 (iv) *"Identify any cultural, natural and historic or heritage features and values..."* does not adequately convey the importance of tangata whenua values and interests. This policy, importantly, lists factors that Outline Development Plans should include, and is therefore a very important mechanism through which impacts on Ngāi Tahu values can be mitigated and/or restored. Therefore a separate point explicitly reflecting tangata whenua values in Policy B4.3.7 is recommended as follows:

"(x) Provide for tangata whenua values such as kaitiakitanga, mahinga kai, wahi tapu and wahi taonga and show how they are to be enhanced, maintained and restored".

Other provisions

While there is a strong focus on the physical aspects of design in the new objectives and policies there generally lacks specific principles referring to tangata whenua and a lack of emphasis on kaitiakitanga values. Given that these objectives and policies determine and/or guide the design outcomes and the ODPs it is critical that they are inclusive of tangata whenua values. Ngāi Tahu recommend new additional objectives and policies for the following provisions in the draft plan change:

Quality of the Environment –Objectives (p.4).

Given that the RMA requirements to take into account the Treaty of Waitangi, recognise and provide for the relationship of tangata whenua with their ancestral lands, waters and sites, and have particular regard to kaitiakitanga, Ngāi Tahu would seek that objectives related to this would also be included – recommendations as follows:

"Urban development protects, enhances and restores tangata whenua values, through riparian plantings, native species plantings, protection of water quality and quantity and waterways including waipuna (springs,) habitat restoration of mahinga kai species, adequate provision for open space"

"In managing urban development particular regard will be given to kaitiakitanga".

Quality of the Environment – Policies and Methods, Zones

Policy B3.4.3 (p.6)

In building on the recommendations for objectives above, Ngāi Tahu recommend seek the inclusion of two new bullet points to firstly ensure that general kaitiakitanga values are incorporated, and secondly to provide for the Ngāi Tahu philosophy of Ki Uta Ki Tai (from the mountains to the sea) to be taken into account to help ensure that residential growth occurs in a holistic manner and that the downstream impacts of urban growth are clearly factored in. Wording is as follows:

"Ensure that tangata whenua values such as kaitiakitanga, mahinga kai, wahi tapu and wahi taonga are recognised and provided for".

"Ensure that in addressing the effects of development, the Ngāi Tahu integrated approach of 'Ki Uta Ki Tai' (from the mountains to the sea) is taken into account".

Subdivision of Land - Objectives, Objective B4.2.3 (p.20).

Objective B4.2.3 in the 'Subdivision of Land' section fails to give recognition of tangata whenua values as a factor 'to maintain and enhance through subdivision design and layout'. While 'cultural heritage resources' is mentioned in the 'explanation and reasons', not including something in the Objective does not adequately provide for tangata whenua values such as wahi tapu sites, mahinga kai values and kaitiakitanga. Ngāi Tahu would seek the explicit inclusion of tangata whenua values as a vital factor in contributing to subdivision design. Ngāi Tahu would consider that there needs to a stronger emphasis on kaitiakitanga through not only 'maintenance and enhancement or retention' but also '**restoration**' of natural waterways, wetlands, springs and mahinga kai values. Below is the recommended re-wording of the objective B4.2.3 to achieve this.

*"The maintenance, enhancement and **restoration** of the amenities of the existing natural and built environment **and tangata whenua values** through subdivision design and layout".*

'Explanation and Reasons'

*".....Subdivision design should also pay close regard to important natural features, **tangata whenua values such as mahinga kai and wahi tapu or wahi taonga sites**, cultural heritage resources, waterways and public linkages".*

Subdivision of Land - Policy B4.2.4 (p.23)

Policy B4.2.4 also needs to incorporate tangata whenua values as an important factor to be retained in subdivision design. The following wording is recommended (in bold):

*"Encourage the retention, **enhancement and restoration** of natural, **tangata whenua, historic and other values and features** within the subdivision and for allotment boundaries to follow natural or physical features where it maintains the amenity of the area".*

'Explanation and Reasons'

*"It is desirable to maintain, enhance **and restore** natural, **tangata whenua, or other values and features historical within the subdivision area**, including the retention of mature trees or other characteristic features".*

6.3 Design outcomes

The 'Subdivision of Land – Anticipated Environmental Results' (p.29) section outlines environmental results that should occur from implementing the policies and objectives of Section B4.2. The draft plan change includes subdivision outcomes identified within the 'Design Guide for Residential Subdivisions' to this list. The subdivision outcomes from this guide however need to also include outcomes as best practice that reflects tangata whenua values in the design and creation of new developments. As such, Ngāi Tahu recommend a new additional outcome to address the inclusion of tangata whenua values:

Subdivision of Land – Anticipated Environmental Results (p.30).

"Subdivision outcomes that incorporate the design, form and function characteristics identified within the Design Guide for Residential Subdivisions in Living zones including:

- **Retention, enhancement and restoration of tangata whenua values such as kaitiakitanga, mahinga kai, wahi tapu and wahi taonga**".*

6.4 'Subdivision Design Guide' and the 'Medium Density Design Guide'

The 'Subdivision Design Guide' and the 'Medium Density Design Guide' and are frequently referred to in the draft plan change under 'Methods' for Policies B3.4.2, B3.4.3, B4.1.13, B4.2.2, B4.2.4, B4.2.9, B4.2.10, B4.2.11, and B4.3.6 -9 and are the basis for design principles in Policies B3.4.3, B4.1.13 and 'Subdivision of Land – Anticipated Environmental Results'. As such, the Design Guides are a significant mechanism for implementing the new provisions of the draft plan change. There is however, largely an absence of inclusion of tangata whenua values in the 'Subdivision Design Guide' apart from a cursory mention that 'early consultation with tangata whenua is advised' under "Contextual Analysis" and various reference to kaitiakitanga values such as

'ecosystems and biodiversity', 'ecological and cultural values of water bodies', 'encourage biodiversity' etc. The 'Medium Density Design Guide' however lacks any reference to tangata whenua. This absence of explicit tangata whenua values in these pivotal methods will most likely result in the invisibility of Ngāi Tahu values in the Selwyn district urban landscape.

Therefore, Ngāi Tahu recommend a more explicit detailed and comprehensive inclusion of tangata whenua values to be explicitly articulated in these design guides. These would then also provide a more comprehensive reference for the new recommended additions of principles and outcomes of urban design reflecting tangata whenua values in the draft plan change provisions above.

Following are recommend principles or requirements for inclusion in the design guides, and are important for design in culturally significant areas.

- *Provide for effective participation particularly in the early stages, of Ngāi Tahu as kaitiaki, in urban planning and design including Outline Development Plans;*
- *Protect, enhance, and restore kaitiakitanga values, including but not limited to: riparian plantings; habitat restoration for mahinga kai species; native species plantings; protection of water quality and quantity in all water ways including springs and wetlands; adoption of LIUD techniques and principles and protection and adequate provision for open space;*
- *Provide for whanaungatanga (social relationships) and tangata whenua cultural identity in urban design such that tangata whenua identity and social relationship values can be reflected in places (work, street/place names, public spaces, artworks, leisure facilities, neighbourhoods and residences) in the community ;*
- *Protect and restore wahi tapu and wahi taonga management areas /values including known spring sites from development including but not limited to: protection and restoration of sites and access from disturbance, earthworks and contamination; archaeological surveys and Accident Discovery Protocols;*
- *Implement the Te Aranga Maori Cultural Landscapes Strategy;*
- *Utilise cultural sustainability indicators for monitoring such as those identified in "The Cultural Sustainability review for the House of Tahu" (2006), and "The Cultural Health Assessment of the Avon Heathcote Estuary and its Catchment (2007);*
- *Develop wastewater and stormwater treatment systems that that protect and improve water quality;*
- *Take into account the Ngāi Tahu holistic, integrated management approach of 'Ki Uta Ki Tai' (from the mountains to the sea) so that the downstream effects of development on the environment are addressed;*
- *Ensure that street lights have upper shields or suppression rings to reduce the impact of new residential development on natural night time darkness; and*
- *Take into account relevant iwi management plans in particular the Taumutu Rūnanga Natural Resources Management Plan and the Te Waihora Joint Management Plan.*

6.5 Rules

This submission has not addressed the next level of detail required to implement the plan change, but Ngāi Tahu seek that the Council ensure that rules for subdivision, landuse and earthworks reflect the protection and restoration matters described in the ODP and policy sections of this submission. In other words, the inclusion of the matters to address tangata whenua concerns must be taken throughout the plan.

6.6 Integrated Stormwater Management Plan (ISMP)– Lincoln

The reference to the design of the stormwater treatment system being within accordance with the proposed Integrated Stormwater Management Plan (ISMP) for Lincoln in the Lincoln ODPs highlights the significance of the ISMP for the draft plan change. Ngāi Tahu commend the Council on the commissioning of an impact

assessment for this proposal, but note that the significant impacts on tangata whenua values could have been avoided if they had been identified and provided for in the design phase for the ODPs.

7 CLOSING COMMENTS

While Ngāi Tahu support in principle the approach, some of the ODPs are significantly lacking in their implementation of the protection of waipuna (springs), which are significant wahi taonga to Ngāi Tahu, and also in other values such as kaitiakitanga, appropriate indigenous plantings, mahinga kai restoration, protection of existing wetlands, and water races. As such, Ngāi Tahu considers the draft is deficient in reflecting the significance of waipuna to Ngāi Tahu and the mana of Ngāi Tahu as kaitiaki of their taonga and resources, and **oppose** the Lincoln ODPs in their current form. Ngāi Tahu consider this a significant deficiency in the development of the Lincoln ODPs and request that any future ODP planning involves early identification of wahi taonga and wahi tapu.

Ngāi Tahu also hold general concern for the lack of explicit recognition of tangata whenua values in proposed plan change 7, including proposed objectives and policies, and consider this reflects a lack of early consultation Ngāi Tahu in the development of the draft ODPs. Ngāi Tahu do acknowledge the work done at the time of the Lincoln Structure Plan, but note that this did not go into sufficient detail to highlight the potential risks to values. Ngāi Tahu are concerned that this deficiency means the proposed plan change is not adequately providing for the protection of tangata whenua values, Ngāi Tahu consider this could be addressed by re-assessment of the proposed stormwater network in ODP Area 2, the provision of waipuna (springs) reserves in each ODP area and the provision, restoration and enhancement of waterway buffers, with appropriate riparian, indigenous and in some cases mahinga kai plantings. As well as ensuring the inclusion of appropriate objectives, policies, and rules for implementation. The plan attached to this submission identifies values and places of significance that are relevant to each ODP area.

Ngāi Tahu thank Selwyn District Council for the consultation and follow-up discussions that have been undertaken to date on the draft plan change, as it has enabled the preparation of one of the most comprehensive planning submissions made to a district plan by Ngāi Tahu.

8 HEARING

Because of the significance of some of these matters to tangata whenua, Ngāi Tahu request that a Ngāi Tahu commissioner be appointed by Selwyn District Council to any hearings panel for this plan change.

Ngāi Tahu also request an opportunity to discuss the submission in more detail with planning officers, prior to the hearing, to enable greater understanding of the issues raised.

Ngāi Tahu wish to be heard with respect to this submission at the Council hearings on this plan.

Please address any correspondence to:

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Te Taumutu Rūnanga, PO Box 13-0079, Christchurch
and
cc. To Mahaanui Kurataiao Ltd, PO Box 3246, Christchurch

F. Zygadlo

Prepared by: Franla Zygadlo, Mahaanui Kurataiao Ltd on behalf of Te Taumutu Rūnanga with contributions from Paul Horgan, Te Rūnanga o Ngāi Tahu; and Jason Arnold, Te Waihora Management Board.

Reviewed by: Andrea Lobb, Mahaanui Kurataiao Ltd

Date: 13 April 2010

Table 1
ASSESSMENT OF LINCOLN ODPs ACCORDING TO TANGATA WHENUA VAUES

	WAHI TAPU	WAHI TAONGA and KAITIAKITANGA		
ODP Area		river, streams, groundwater, races/drains	waipuna (springs)	indigenous flora and fauna and mahinga kai
1	N/A	<u>1. Oppose:</u> The lack of protection of L1 with riparian planting etc. <u>Recommendation:</u> Riparian planting along the L1 of 20m width so buffer along river and appropriate native planting to stop weed growth especially as potential location for future stormwater management area.	<u>1. Oppose:</u> The lack of protection of springs on southern boundary. <u>Recommendation:</u> Create a tangata whenua 'springs reserve' area on southern boundary where existing springs are located as an acknowledgement of the significance to tangata whenua of springs in the area. Mahinga kai species to be planted e.g. harakeke and the re-introduction of tuna for customary use.	<u>1. Support:</u> The creation of landscape buffer areas. <u>Recommendation:</u> Locally sourced indigenous species planted including mahinga kai species in landscape buffer areas ; in 'springs reserve' and in subdivision lots.

2	N/A	<u>1. Support:</u> The esplanade reserve along L1 and Ararira /L2 to protect rivers. <u>Recommendation:</u> Riparian planting of esplanade reserve along the Ararira/L2 and L1 to be width of 20m. <u>2. Oppose:</u> The lack of protection of existing Drain/Race that runs from Ellesmere Rd to Ararira /L2. <u>Recommendation:</u> Riparian planting of drain/race that runs from Ellesmere Rd to Ararira /L2.	<u>1. Oppose:</u> The location of the stormwater treatment along Ararira /L2 as this is where numerous existing springs. <u>Recommendation:</u> Protect springs with a spring corridor' by creating a natural stream so can have subdivision lots (added value) in this location. Change location of stormwater treatment area to another location. This would also acknowledge significance of springs and in place of a 'springs reserve' for ODP.	<u>1. Oppose:</u> The location of the "naturalized swale routes" and possibly the "potential alternative stormwater treatment and storage facility" along Ellesmere Rd where there is a significant remnant bush/wetland area (cabbage trees & associated vegetation). <u>Recommendation:</u> Change location of "potential alternative stormwater treatment" (if relevant) and "naturalized swale routes" to protect, restore and enhance wetland/remnant bush area and species. (If wetland then re-introduce eel, planted for customary use)
3	N/A	<u>1. Oppose:</u> The lack of protection of existing Drain/Race that runs off Birches Rd. <u>Recommendation:</u> Riparian planting as a buffer along drain/race that runs that runs off Birches Rd.	<u>Recommendation:</u> Creation of a 'springs reserve' as an acknowledgement of the significance to tangata whenua of springs in the area. One or part of proposed reserves could be a 'springs reserve'.	<u>1. Support :</u> The planting of streets with special tree and landscape and reserves but no specific reference to planting locally sourced <i>indigenous</i> species in particular mahinga kai species in landscape areas.

			Springs reserve would not be located near overflow of stormwater as mixing of these different waters undermines the mauri of the waipuna. Mahinga kai species to be planted and re-introduced for customary use.	<u>Recommendation:</u> locally sourced indigenous species planted including mahinga kai species in landscape areas ; in stormwater reserve; springs reserve and in streets.
4	N/A	<u>1.Support:</u> Support protection of races to be incorporated within reserves. <u>Recommendation:</u> That the races are protected with riparian planting.	<u>Recommendation:</u> Creation of 'spring reserve' as acknowledgement of the significance to tangata whenua of springs in the area.	<u>1.Support :</u> The creation of reserves but no specific reference to planting locally sourced <i>indigenous</i> species in particular mahinga kai species etc <u>Recommendation:</u> Locally sourced indigenous species planted including mahinga kai species in reserves ; in stormwater reserve and springs reserve.

6	N/A	1. <u>Oppose</u>. The lack of protection of Liffey Stream with riparian planting etc. <u>Recommendation</u> : Riparian planting along the L1 of 20m width so buffer along river and appropriate planting to stop weed growth especially as potential location for future stormwater management area	1. <u>Oppose</u>. The lack of specific reference to planting locally sourced <i>indigenous</i> species in particular mahinga kai species in streets etc <u>Recommendation</u> : Locally sourced indigenous species planted in streets.

Outline Development Areas for Lincoln

TANGATA WĀHANGA CAIEK - DRAFT COPY.



seiwyn
COUNCIL

KEY

Spring
Reserve

33

= rip-
margin
20m
- Sign-
watering
unit

Spring
Covider

Wetland
area
protected
& restored

SCANNED

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Submission to The Selwyn District Council

Re: Plan Change 7 – Growth of Townships, Urban Development, and Implementation of the Lincoln Structure Plan

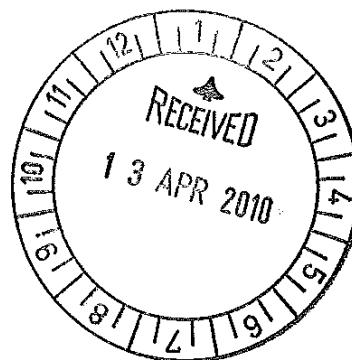
Name: Mr G.J. & Dr. S.P. Worner

Postal address: GJ & SP Worner, 'Danescroft', 1472 Springs Road, RD 4, Christchurch 7674

Telephone: 03 325 3307

Email: worners@xtra.co.nz

Tuesday 13 April, 2010



Mr Cameron Wood
Selwyn District Council
PO Box 90
Rolleston
Christchurch 7643

To Whom it may concern

Dear Sir

Please accept this letter as a **third** submission from Graeme and Sue Worner, owners of 'Danescroft', a 0.9 ha property on Springs Road (rapid number: 082 1472) 1 km south of the roundabout at Lincoln University. Our property falls in ODP Area 5. The two previous submissions related to the draft plan change 7. This submission repeats the concerns expressed in the previous submissions.

The property owners affected by the proposed rezoning of ADP Area 5 to Business 2, for future industrial purposes, object to this change for the following reasons:

- there is no indication given as to what sort of business activities would be permitted in this area.
- there is no rationale given as to why ADP Area 5 is the best possible location for future industrial premises
- no consideration appears to have been given as to why absolutely premium agricultural land would be used for industrial complexes
- traditionally, Lincoln as a township has been seen as a 'greater campus', supporting the incredibly valuable asset that is Lincoln University, a centre for national and international research. Although the proposed amalgamation with AgResearch is no longer going ahead, any future mergers such as this would further strengthen the position of Lincoln University (and Lincoln township) as a place of higher learning and economically valuable research. So why is the SDC zoning the land **neighbouring** Lincoln University as industrial ?

- we have major concerns about how any future industrial activity will impact on what we would regard to be the necessities of life: water and air quality. The residents of this area draw water from wells. There must be assurances that this water supply will not be affected. Similarly air quality, with respect to any contaminants released.
- how will noise levels of possible 24 hour a day industrial activity be monitored and enforced?

At present, despite all the very positive proposals included in the Draft Plan, the placement of future industrial complexes seems like a hasty assessment, that will significantly impact on and disadvantage a very small number of long term residents. As it stands now the proposed industrial zoning only affects five property owners. Three of these properties are 1000m² or less, our property is 9000m², and all of these properties are bounded by the farm land of Mr Dennis Woods. I know through conversation with Mr Woods that he has been under pressure from at least one developer to sell the 30 hectares that now, coincidentally, appears zoned as industrial.

We understand that if rezoning needs to take place to allow for future industrial activity, the land proposed looks on the surface to have few residents and is conveniently placed. Unfortunately, the five households affected by this change not only feel very disadvantaged by the proposal, but feel aggrieved that no personal contact was made prior to the release of the Draft Plan.

Was Lincoln University consulted with regard to the proposed change?

From a purely selfish point of view, Sue and I are gutted that the bush restoration project that we have worked on for 15 years (to provide more habitat for native birds), may be surrounded by and affected by industrial businesses. We have developed our property with the long term view in mind, and have spent a considerable amount of money setting up our house and grounds so we can retire peacefully here in four years time. It is an appalling prospect to us that in four years time our property may be impacted on by surrounding industry.

This could have a major impact on us in the future, and we strongly object to this rezoning proposal.

At any time in the future, we would expect to be part of the consultation process with respect to this proposed change.

Yours sincerely

Graeme and Sue Worner

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SCANNED

Fiona Aston Consultancy Ltd

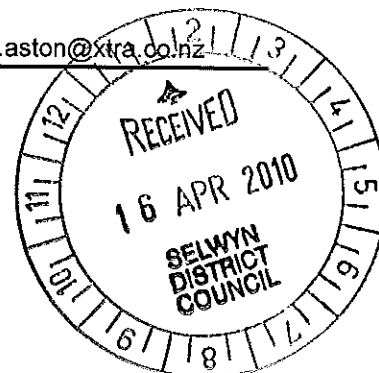
Resource Management & Planning

PO Box 1435 Christchurch 8140 Ph 03 3828898 Fax 03 3828858 Email fiona.aston@xtra.co.nz

13th April 2010

Selwyn District Council
PO Box 90
Rolleston 7643
CHRISTCHURCH

Attn: **CAMERON WOOD**, Planner



Dear Cameron

Re: **Submissions on PC7 – McIntosh, Jung and Lee; and Denwood Trustees Ltd**

Please find enclosed hard copies of submission on behalf of McIntosh, Jung and Lee; and Denwood Trustees Ltd on PC7. Faxed copies have also been sent.

I look forward to hearing from you in due course regarding the submissions.

Yours sincerely

A handwritten signature in black ink, appearing to read "Fiona Aston".

FIONA ASTON
Principal

**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

Name: K & D McIntosh, Wha Jung and Se Kyung Lee
Postal Address: c/- Fiona Aston Consultancy Ltd
PO Box 1435
Christchurch 8140
Telephone: 03 3828898
Fax: 03 3828858
Email: fiona.aston@xtra.co.nz

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

ha lots and 2 x 2 ha lots in 2005. Prior to the hearing, we amended our proposal by reducing the number of proposed lots to 4 x 2 ha lots. Copies of the original and amended subdivision plans are attached as Attachment B.

Our 2007 consent was declined by the Commissioner, principally on the grounds that he considered that two additional dwellings 'over and above' the permitted baseline of one dwelling per 4 ha would result in adverse effects on the amenity of adjoining rural lifestyle block owners to the north and local rural landscape character. However, the density of development proposed was the same or lower than that of these existing rural lifestyle blocks.

We note that in declining our 2007 resource consent, the Commissioner referred to the potential adverse reverse sensitivity effects between residential and rural activity. This was as a result of just two additional residential dwellings over and above the permitted baseline, in comparison to the PC4 proposal for 294 dwellings on the land immediately to the east of us (based on a residential density of 10.5 dwellings ha, and land area of 28 ha). The Commissioner stated:-

"..housing at this density increases the possibility reverse sensitivity effects in relation to both the sewerage treatment plant and farming activities in the Rural Outer Plains Zone on three sides.....additional houses in this locality could lead to reverse sensitivity effects such as conflict with farming activities such as effluent spreading and crop spraying."

The existing severe difficulties we experience in attempting to farm our land under the current Rural Inner Plains Zoning, will be further seriously compounded by the provisions of PC7 as they relate to our land and environs. Land to the east and west is to be rezoned for living purposes, leaving us surrounded by areas zoned for residential development on two sides and existing rural lifestyle development to the north. The existing rural residential development to the north will also be surrounded by residential development on three sides.

We consider that the appropriate zoning of our blocks and the rural residential land to the north is Living Z.

2. Provisions of Plan Change 1 to Canterbury Regional Policy Statement (PC1), Lincoln Structure Plan and PC7 As They Affect Our Land and Environs

Our land is excluded from the Metropolitan Urban Limits (MUL) in Plan Change 1 to the Canterbury Regional Policy Statement; all of the Broadfield Estates Ltd land is shown as within the MUL; and that the lifestyle blocks immediately to the north are also outside the MUL.

Under PC7 our land and the rural lifestyle blocks to the north are zoned Inner Plains. Our land is shown as a potential location for future stormwater management under the Area 1 Outline Development Plan (ODP).

We did not submit on PC1 because we were not aware of its existence. We understand individual landowners in Greater Christchurch (not even those such as ourselves who would be directly affected by the position of MUL) were not notified of PC1. We consider that the notification was deficient and contrary to the rules of natural justice.

Similarly, we did not submit on the draft Lincoln Structure Plan because we were not aware of its existence. We were not notified of the draft Lincoln Structure. We consider consultation on the Plan was deficient and contrary to the rules of natural justice.

The land to the east of us is the subject of a recently approved private plan change request for residential zoning (Liffey Springs Plan Change 4). We opposed PC4 because our current farming difficulties will only be exacerbated with the proposal under PC4 for Living 1 zoning along virtually the full length of our respective eastern boundaries. Our submission was rejected.

Our blocks are shown as part of a wetland system in the Lincoln Structure Plan. The wetland system includes our blocks, the Council's sewerage treatment site and a substantial part of the Broadfield Estates block, the subject of PC4 and zoned Living 1 Deferred under PC4. PC4 includes a much smaller area for wetlands than is shown in the Structure Plan.

We note that the Integrated Catchment Management Plan (ICMP) for Lincoln provides for LLD's proposed onsite stormwater management proposal under section 9.9 and Figure 9-4 as a 'further option'. Our land is not required, or appropriate, for wetlands and stormwater management

3. Wastewater/Stormwater Management

The current Lincoln wastewater plant will not be needed for sewerage treatment and disposal in the future (other than possibly on a small scale to provide some holding capacity in an adverse event e.g. plant failure). The proposal is for all of Lincoln wastewater to be pumped to the proposed upgraded Rolleston Pines Wastewater Plant in its raw state. This is acknowledged in the s32 explanation (paragraph 5.19) of the key features of the Lincoln Structure Plan which states:-

12. Decommissioning of the sewage ponds in association with development of the Eastern Selwyn Sewerage Scheme (ESSS)

13. An area of the north-east of the sewerage pond not previously in the urban area has been included as a natural extension of the urban area once the sewage ponds are decommissioned, providing for a more compact urban form. A building buffer zone will still be required as a wastewater holding tank will be constructed in this area as part of the ESSS.

We understand that the proposed wetland areas were originally intended to mitigate the effects of stormwater runoff from new proposed residential growth areas, in particular the 'Dairy' block to the west, proposed for a mix of 'standard' and medium density residential activity. This block is lowlying and stormwater drainage is difficult. We have consulted with Lincoln Land Developments (developers of the Dairy Block) who advise us of their preference for management of stormwater within the Dairy Block. They have prepared a master plan for development of their land, which incorporates on site stormwater management and does not require our land for stormwater drainage or detention purposes.

LLD have now obtained stormwater discharge consent for the master plan proposal which incorporates on site stormwater management (CRC092128). The subdivision and discharge consents for the master plan were a joint hearing between SDC and ECAN (only the first stages of the subdivision consent). SDC is accordingly fully aware of the approved discharge consent incorporating on site stormwater disposal.

We are at a loss to understand why SDC considers our land may still be required for stormwater management purposes. It is clearly not required in relation to the Dairy Block development, and the Broadfields Estate land to the east makes provision for its stormwater management requirements as part of approved PC4.

Our planning consultant made a written request to the Council's Asset Manager Utilities at the Council's consultation meeting on 28th August 2009 seeking clarification regarding the Council's future intentions for the Lincoln sewerage ponds and stormwater management requirements. A reply was received on 8th October 2009 (attached as Appendix C). The Manager advised that detailed modelling work was to commence within the next four weeks which would clarify whether or not our land was required for stormwater purposes. The designation processes were to be put on hold in the meantime. Despite the Asset Manager acknowledging the uncertainty the situation creates for us, six months later, we have heard absolutely nothing from the Asset Manager or any other staff member regarding the results of any stormwater modelling work and the implications for our land.

The wetland areas shown in the Lincoln Structure Plan are indicative only and detailed investigate work e.g. levels have not been taken which would establish the feasibility or otherwise of using our land for the purposes of wetland. Our land is not suitable for wetlands as it is elevated, and above the level of the Broadfield Estates land the subject of PC4. In any case, it is not reasonable for our land to be taken for the purposes of mitigating the adverse effects of stormwater disposal arising from residential subdivision elsewhere in Lincoln i.e. the Dairy block.

With regards to the Asset Manager's response to the issue of the sewerage pond setback, his letter gives no justification for a 150m setback once the ponds are de-commissioned for normal use.

4. Rural Inner Plains Zoning

We strongly oppose the Rural Inner Plains Zoning of our land under Plan Change 7.

The effects of the changes to land uses in the vicinity of our properties proposed under PC1, PC4, Lincoln Structure Plan and PC7 and retention of Inner Plains zoning on our land is that they render our land incapable of reasonable use due to potential reverse sensitivity effects as outlined above.

Section 85 of the Resource Management Act 1991 applies. Section 85 provides for any person having an interest in land to which a provision of proposed plan change applies, and who considers that the provision will render that interest in land incapable of reasonable use, to challenge that provision on those grounds.

We consider that our land and the rural residential blocks to north legally described as Lot 1-6 DP 371976 should be included within the PC7 Living Z Zone and, if staging is retained (which we oppose), staged for immediate development.

There is no need for a 150m buffer from the current Lincoln sewerage plant because this is to be de-commissioned. A holding tank is proposed, to be used for emergency purposes, in the event of failure of the pumping station, pumping wastewater to the Rolleston wastewater treatment plant.

Change 1, the Lincoln Structure Plan and PC7 make provision for urban growth for the next 35 years. It is not appropriate that our land is excluded from the urban growth areas because the Council considers a 150m is required from the treatment plant – there is clearly no intention of retaining the treatment plant for the next 35 years, yet decisions are being made about the zoning of our land **for the next 35 years.**

From discussions with Council officers, it is apparent that no detailed investigations have been undertaken to date to determine the location or size of the proposed holding tanks,

What is clear is that it will require a substantially smaller area than the current wastewater treatment plant and ponds. It is not appropriate to exclude our land from Living Z zoning on the grounds of proximity to the Lincoln wastewater plant, and possible future holding tank when it is clear that a much smaller buffer area, which does not extend to our land, is all that will be required.

Officers have also indicated that a 20m esplanade reserve setback will be required from our eastern boundary with the Liffey Stream. A 10m esplanade reserve is all that is required, to achieve consistency with the 10m esplanade reserve required for the existing rural residential and Ryelands residential subdivision immediately to the north of our land. We note that PC4 proposes a 20m esplanade reserve along Liffey Stream in the PC4 ODP area, as part of the rail trail.

The 'southern boundary road' which adjoins the southern boundary of the Wha Jung and Se Kyung Lee block forms a logical southern limit to the extent of the future residential area at Lincoln.

We note that our land is included with the ODP 1 area which covers the rural residential area to north (proposed LZ Zone under draft PC7) and the Dairy Block. Despite being in the ODP 1 area, the zoning of our land is Rural Inner Plains. The implication is that the Rural zoning has been retained so that the Council can designate our land for stormwater/wetland purposes, and seek to purchase our land at rural land prices. This is very strongly opposed by us, as contrary to the rules of natural justice and fairness in circumstances where the Rural zoning is not a sustainable zoning given the inability to farm our land for the reasons outlined above.

From our discussions with officers, they have suggested that an alternative use for our land could be for rural residential purposes.. This was suggested on the grounds that there would be limited land for residential development once a 150m wastewater buffer, and 20m esplanade reserve were 'deducted' from the residential development area. For the reasons outlined above, all that is required and appropriate is a 10m esplanade reserve.

We also note that there is only very limited provision for rural residential development in Selwyn District (PC1 provides for 200 households for each planning period, a total of 600 households). Whilst we support rural residential development of our land as a 'second' less preferred option, we consider the most sustainable and appropriate use of our land is Living Z or equivalent.

5. Phasing of urban development

PC7 proposes staging of new growth areas, with some areas zoned Deferred Living Z, with development deferred until 2021. This in accordance with the provisions of PC1. However, these provisions are subject to appeal. Staging/sequencing of development is justified in PC1 as giving effect to Objective 4 – to ensure rate and location of development is integrated with the provision of strategic infrastructure and associated funding mechanisms. However, the s32 assessment does not consider alternative ways of achieving this objective.eg developer – led funding, alternative temporary infrastructure solutions to enable development to proceed in the short term prior to major infrastructure upgrades. When landholding costs are taken into account, these options are often a far more sustainable method of enabling urban development. They also enable development to proceed, providing capital contributions to the 'long term' solution and assisting with its funding.

We seek deletion of the all of the phasing provisions in PC7.

If phasing is retained in PC7, then we seek more flexibility for amending phasing where sustainable management of physical and natural resources will still be achieved, by way of a restricted discretionary resource consent application (or similar).

We seek amendments to the proposed policies and rules, addition of a new policy and rule (or similar), and any consequential amendments, as follows:-

Amend Policy B4.3.7 as follows:-

Policy B4.3.7

Each Outline Development Plan shall include:

...
(vi) Set out the phasing and coordination of subdivision and development in line with the staging shown on the Planning Maps and Appendices, *except where it can be demonstrated that the rate and location of development can be integrated with the provision of infrastructure and associated funding mechanisms by 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.*

Amend Policy B4.3.8 as follows:-

Policy B4.3.8

Except as provided for in Policy B4.3.9, The phasing of any Living Z shown on the Planning Maps and Appendices occurs as follows:-

....
Add Policy B4.3.9 as follows:-

Policy B4.3.9

Enable development to proceed ahead of the phasing requirements set out in Policy B4.3.8 and as shown on the Planning Maps and Appendices in circumstances where it can be demonstrated that the rate and location of development can be integrated with the provision of infrastructure and associated funding mechanisms by 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.

This policy is intended to provide for some flexibility in the phasing of development, in accordance with the enabling provisions of the Resource Management Act 1991. It recognizes that there may be a number of ways of providing for and funding infrastructure requirements, including developer-funded upgrades (to be subsequently recovered from the Council where the upgrades have wider public benefits), and temporary solutions which generate capital contributions to the Council upgrades programmed for a later date. Such flexibility will help ensure a continuous supply of residential sections in accordance with market demand, and avoid the potential for a few landowners allocated to 'early stages' 'monopolising' the development process.

Amend Explanation and Reasons of Policy 4.3.9 (renumbered 4.3.10) to read as follows:-

...It is nonetheless recognized that through the detailed preparation of subdivision consent applications or asset design processes there is the potential for alternative solutions or routes to be developed that still achieve the outcomes sought in the

ODPs than the broad land use pattern shown on the ODP. When assessing applications for development that is not in accordance with an ODP, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development still achieves the key principles and outcomes sought in the ODP than the layout shown in the ODP.

Amend Policy B4.3.50 as follows:-

Except as provided for in Policy B4.3.9, ensure that new Greenfield urban growth only occurs within the Outline Development Plan areas identified on the Planning Maps and Appendices and in accordance with the phasing set out in Policy B4.3.8 once adequate infrastructure and servicing is available.

Amend Subdivision Rule 12.1.6.5 as follows:-

Restricted Discretionary Activities – Subdivision – General

The following activity shall be a restricted discretionary activity:-

- Any subdivision in a Living Z Zone covered by an operative Outline Development Plan within the District Plan that is not in general accordance with that Outline Development Plan and/or the Planning Maps and Appendices including in relation to phasing.

The exercise of discretion shall be restricted to the matters set out below:-

- With regard to the matters listed in Policy B4.3.7, whether the proposed amendments (e.g. alternative routes, phasing, infrastructure methods) will enable development to proceed without compromising the long term outcomes sought in the ODPs; and/or where it can be shown that the proposed amendments better achieve the overall purpose of the ODPs of achieving integrated high quality urban development based on best practice urban design principles.
- Appropriate mechanisms (funding, covenants, consent notices on titles etc) to assist with achieving the above outcomes.

6. Outline Development Plans

General

The requirements of Policy B4.3.56 for the form of ODPs for each ODP area are too restrictive and should be deleted or amended as outlined below. The infrastructure proposals included in the Lincoln Structure Plan have not been sufficiently researched to become statutory requirements, as part of PC7. For example, the roading routes and stormwater and wetland requirements for ODP Area 1 are not in accordance with the proposals for our landholdings or the Dairy block recently approved discharge consent for stormwater (see discussion under Wastewater/Stormwater Management above).

If the provision for ODPs in PC7 is retained, then we support Policy 4.3.9 and Rule 12.1.6.5 but in an amended form (or similar) as outlined above. We consider these provisions at least provide some much needed flexibility to enable consideration of development proposals not in accordance with an approved ODP which still achieve sustainable management of natural and physical resources.

ODP Area 1

We seek that if ODP requirements in Policy B4.3.56 are to be retained, the

following amendments are made to the ODP Area 1 matters:-

- Delete the notation 'potential stormwater management area' over our land and amend the area of ODP 1 to exclude our land.
- Delete 'Maintenance of the buffer zone (150m) around the perimeter of the sewerage treatment plant'. This is to be decommissioned so is unnecessary and should be removed.
- Amend bullet point 5 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.'
- Amend ODP 1 to show a roading link to the boundary of our land, or as a less preferred alternative, to the boundary of the existing rural lifestyle blocks to the north of our land (as per amended ODP Area 1 attached as Appendix D).

New ODP Area 7

We seek that if the provisions for ODPs in PC7 is retained, an additional ODP Area 7 is included, as attached as Appendix E. ODP Area 7 covers our land and Lots 1-6 DP 371976 sited immediately to the north. We seek that all the land within ODP Area 7 be zoned Living Z.

We seek that if the provisions for ODPs in PC7 is retained the following is added to the Policy B4.3.56:-

Outline Development Plan Area 7

- ODP Area 7 align with ODP Area 1;
- Provision for changing the status of the existing right of way at the end of Allendale Lane, in the adjoining Ryelands subdivision, to local road, with a minimum legal width of 10m and minimum formed width of 6m;
- Provision for a possible road linkage to the adjoining ODP Area 1;
- Provision for a stormwater management system;
- Provision for wells and water pumping facilities to provide sufficient capacity for all future growth in this area;
- Provision for a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;
- Provision for a 10m esplanade reserve along the western side of the Liffey (L1) waterway, consistent with the width of the existing esplanade reserve on the west side of the Liffey through the adjoining Ryelands subdivision;
- Provision for pedestrian and cycle links along the western side of the Liffey (L1) waterway;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

7. Section 32 Assessment

The Section 32 Analysis is inadequate and incomplete. It is flawed because its starting point is the objectives and policies of Change 1, which are not yet operative. The fundamental basis of the change to a 'community led/strategic' approach to urban growth is not addressed because it is assumed that Change 1 is the only and correct approach. Given the extent of appeals on Change 1, this assumption is inappropriate. The s32 assessment should have considered these 'fundamental' questions. It should also have provided justification for the location of the new growth areas, and proposed phasing.

The alternative options assessed by PC7 focus on alternative methods for providing for medium density housing, which is only one part of the scope of PC7.

The options do not include incorporating within PC7 greater flexibility in terms of the form and timing of development (form of ODPs, phasing etc) which still achieves high quality integrated development. The amendments we seek to PC7 seek to remedy this major flaw with PC7, in the event the overall 'community led' approach is continued to be pursued by the Council.

The options do not include inclusion of our land within the UL, or as a Rural Residential area, both options which better meet the sustainable management purpose of the Resource Management Act 1991 than retaining our land's Rural Inner Plains Zoning.

8. Urban Development Strategy Memorandum of Understanding

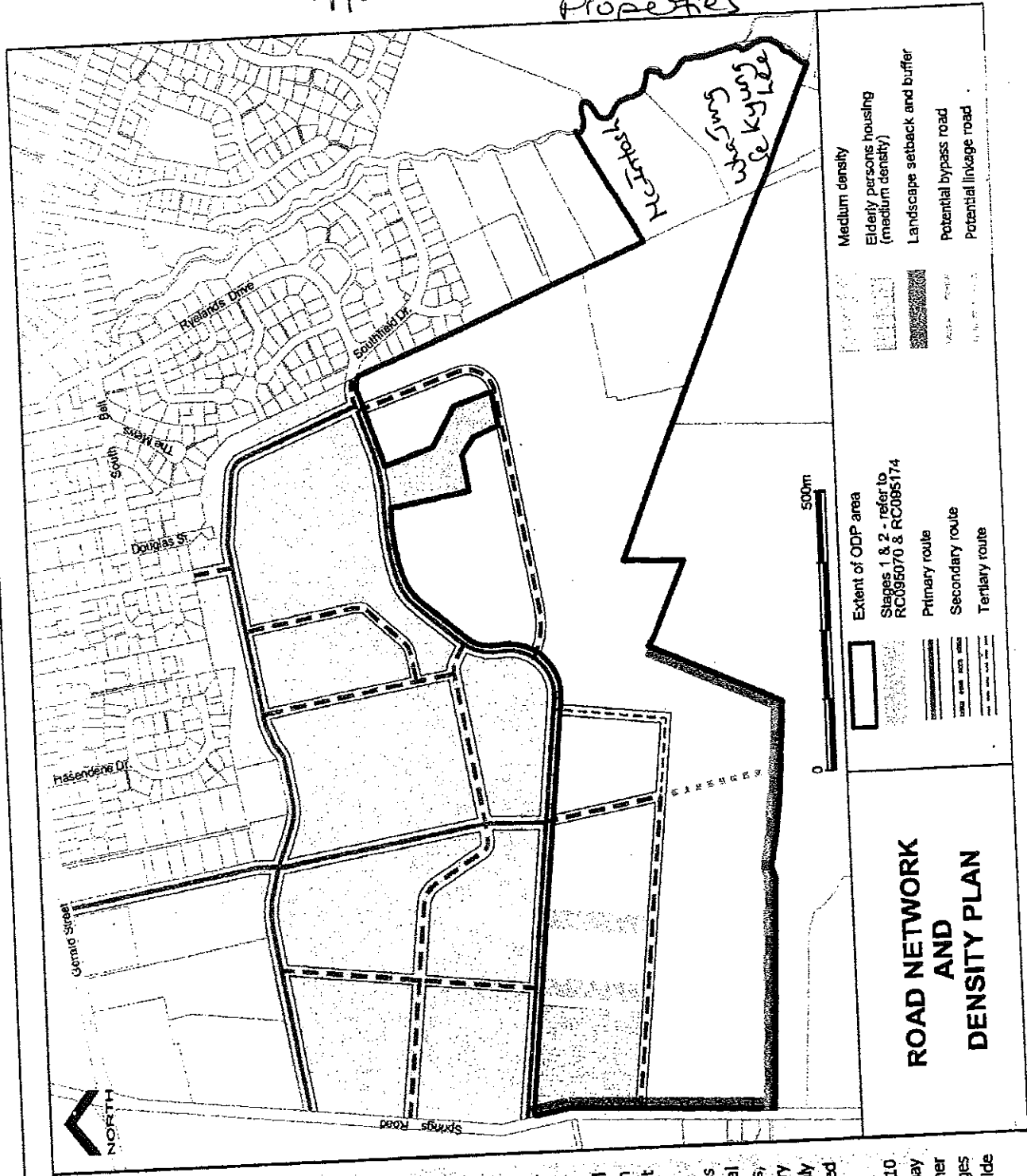
Selwyn District Council is a partner to the Urban Development Strategy (UDS). The Lincoln Structure Plan and PC7 are intended to give effect to the UDS, which is being implemented in a statutory sense through Change 1. ECAN accepted that it is inappropriate for its own councillors to hear submissions on Change 1, because, as signatories to the UDS MoU, they were unable to be objective and impartial in their consideration of Change 1. The matter would be pre-determined. The same applies to Selwyn District Council councillors with respect to PC7. **It is essential on grounds of natural justice that independent commissioners are appointed to hear submissions and further submissions PC7.**

We seek the various amendments/outcomes set out above in bold and any other changes or amendments, including consequential amendments, to PC7 which give effect to the intent of our submission.

We do desire to be heard in support of our submission

If others are making a submission, we would consider presenting a joint case with them at a hearing

Signed PLOa ASD Date: 13th April 2010
Phil McIntosh, Tungahere



ROAD NETWORK & DENSITY

The primary aim of the overall movement network is to move away from a car-orientated development to a scheme that allows for safe provision of a range of transport options. This has resulted in the creation of short interconnected blocks to encourage connectivity and inter-block permeability, both within the site, and to neighbouring areas.

Streets run generally east-west where possible to allow for correct solar orientation of buildings. The overall network has been designed to accommodate public transport in the event that local services are expanded in the future.

Primary and secondary routes have been identified which form the 'backbone' of the network. The Primary Road - which provides for cycle lanes, footpaths, and parking - functions as a collector road, catering to the large proportion of through traffic. It will connect Springs Road in the west to Southfield Drive in the east, and integrate with the road network created by the subdivisions in the Northern Dairy Block. Secondary Roads will also offer footpaths and parking, however their chief function is to provide local access to residences.

The area will include Tertiary Roads to cater solely to local property access; however most of these have not been shown on the ODP. This will allow for appropriate design flexibility at final subdivision stage.

Provision has been made under the LSP for a potential bypass road in the vicinity of the Dairy Block; however no formal plans for the road have been made to date. Nevertheless, should the Council eventuate a bypass road via the Dairy Block the landscape buffer shown could potentially accommodate such a use and a linkage road could be formed to provide a connection through to Gerald Street.

The ODP Area shall achieve a minimum net density of 10 households per hectare. Higher density residential uses may be located at an elderly persons housing area and within other 'Medium density' areas adjacent to key open space linkages having access to Primary and Secondary Roads to provide increased housing choice for future residents.

Appendix B:

McIntosh, Jung, Jung + Lee 2007 Consents: Original
Amended Subdivision Plans

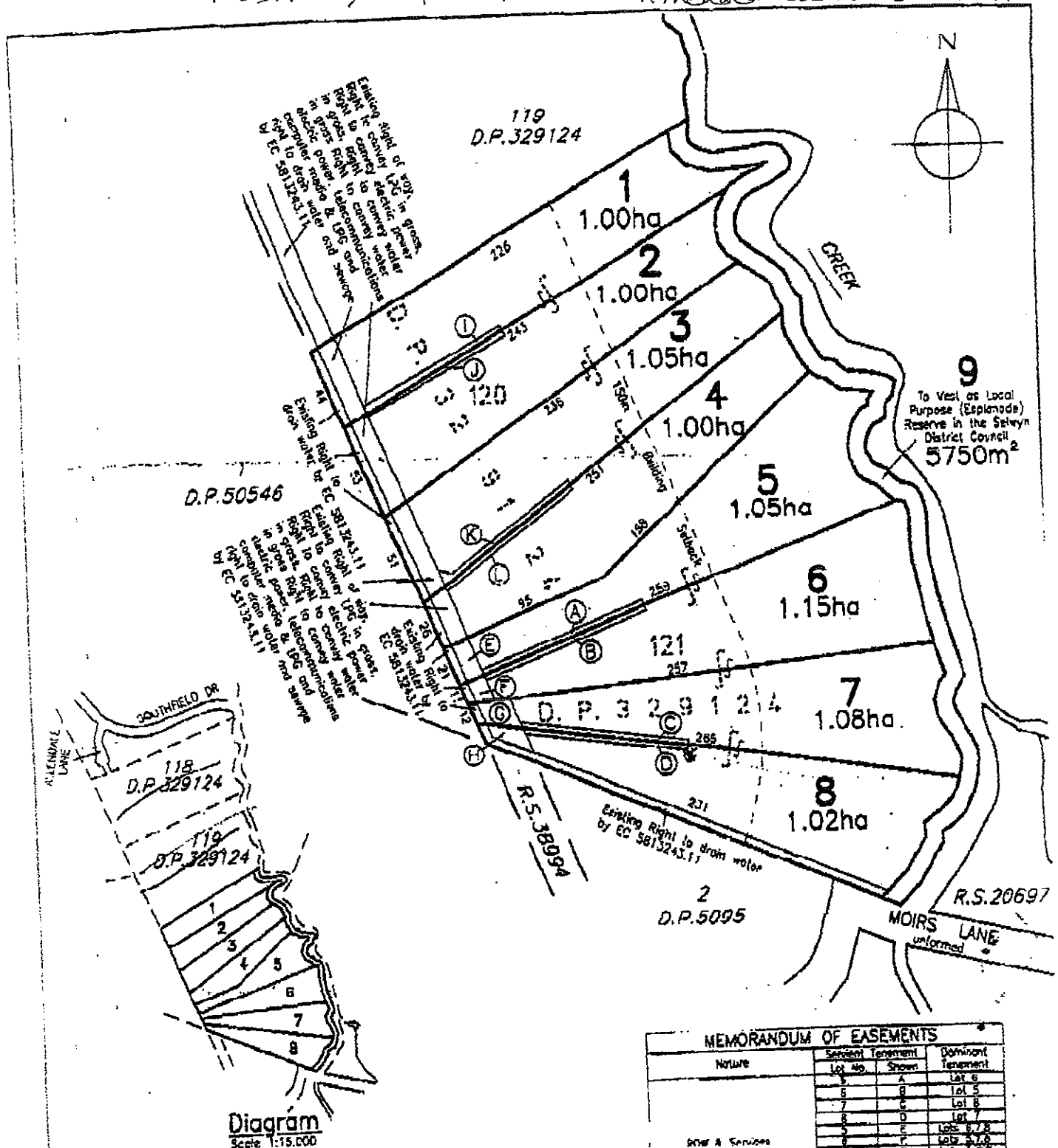


Diagram
Scale 1:15,000

Property Address: Allendale Lane, Lincoln
Registered Owners: K.T. & D.J. McIntosh & M.K.Jang, I.W.Jung, S.K.Lee, M.Sung
Comprised in: C's.T.118985 & 118987.
Local Authority: Selwyn District
Total Area: 8.9300ha

Note:
All areas and dimensions are approximate only
and subject to council approval and final survey.

MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Power & Services	1	A	Lot 6
	2	B	Lot 5
	3	C	Lot 8
	4	D	Lot 7
	5	E	Lots 6, 7, 8
	6	F	Lots 6, 7, 8
	7	G	Lots 6, 7, 8
	8	H	Lots 6, 7, 8
	9	I	Lot 2
	10	J	Lot 1
	11	K	Lot 4
	12	L	Lot 3

0 50 100 150 200 250 300
1:2000 SCALE (Metres)

GP
GLASSON POTTS FOWLER
274 Urquhart, 107 Urquhart Street, Christchurch 8011, New Zealand
Tel: (03) 366 6615 Fax: (03) 366 6615 E-Mail: info@glassonpotts.co.nz

Proposed Subdivision of
Lots 120 & 121 D.P.329124

Scale: 1:2000@A3
Date: July 2005
Drawing No.: B744-011
Sheet No. of Sheets

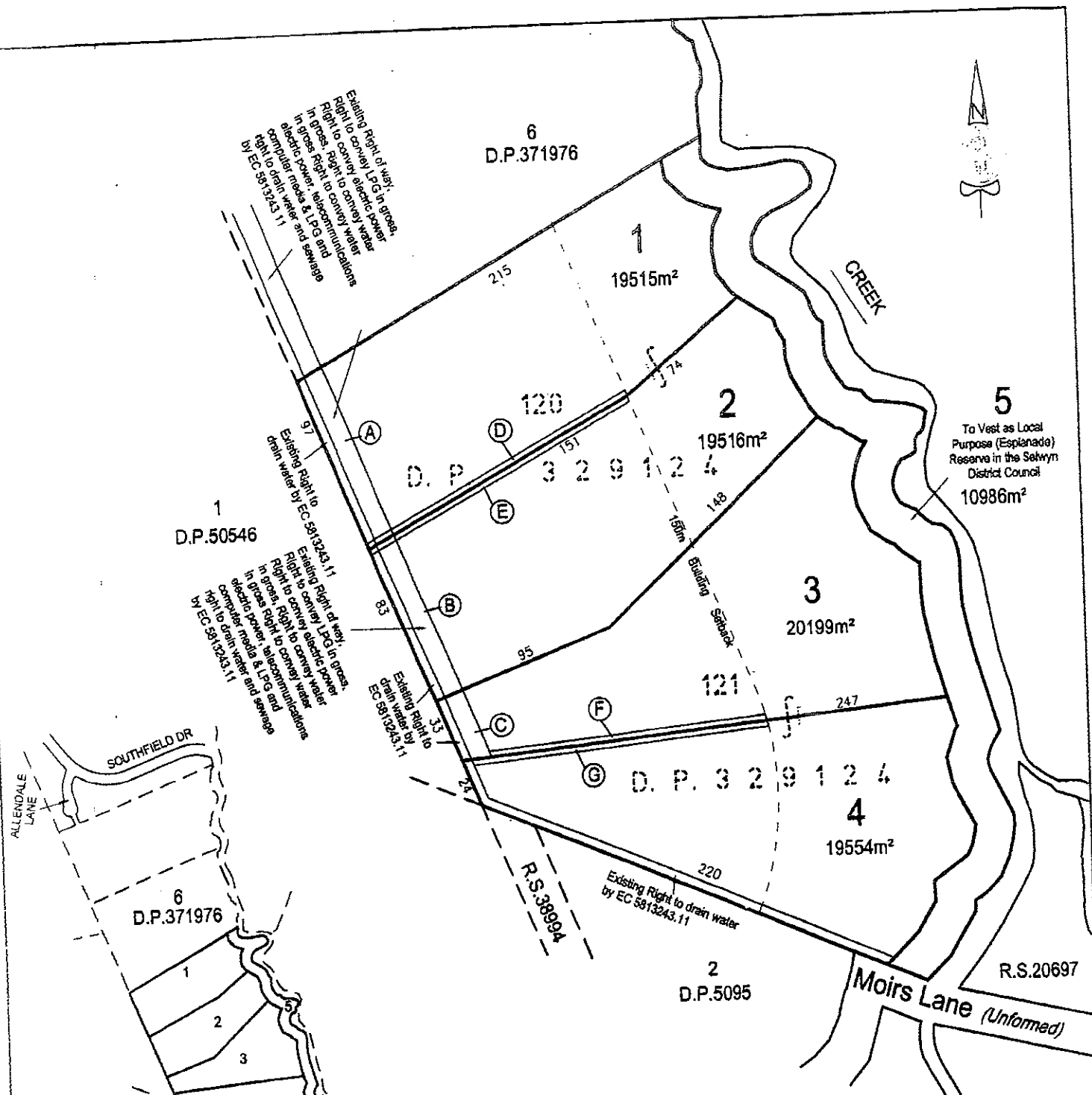


Diagram
Scale 1:15,000

Property Address:
Registered Owners:

Allendale Lane, Lincoln
K.T. & D.J. McIntosh &
M.K.Jang, I.W.Jung, S.K.Lee, M.Sung
C's.T.118986 & 118987
Selwyn District
8.9300ha

Comprised in:
Local Authority:
Total Area:

Note:
All areas and dimensions are approximate only
and subject to council approval and final survey.

SCHEDULE OF EASEMENTS			
NATURE	SERVIENT TENEMENT		DOMINANT TENEMENT
	Lot N°	Shown	
Right of Way & Services	1	D	Lot 2
	2	E	Lot 1
	3	F	Lot 4
	4	G	Lot 3

MEMORANDUM OF EASEMENTS			
NATURE	SERVIENT TENEMENT		DOMINANT TENEMENT
	Lot N°	Shown	
Right of Way & Services	1	A	Lots 2, 3 & 4
	2	B	Lots 3 & 4
	3	C	Lot 4

0 50 100 150 200m
SCALE 1:2000

Scale: 1:2000 @ A3
Date: October 2007

Drawing No: 8744-02A
Sheet 1 of 1 Sheets

8 October 2009

Appendix C

Fiona Aston Consultancy Ltd
PO Box 1435
CHRISTCHURCH 8140

Attention: Fiona Aston

Dear Fiona

SEWERAGE PONDS – LINCOLN

Thank you for your email of 28 September 2009. A number of questions were raised regarding wastewater and stormwater services – which I respond to below.

1. Sewerage Ponds – Setback

The statements from Mr Sorrell and via PC7 are correct but require clarification.

With the proposed transfer of sewerage to Rolleston, decommissioning of the oxidation ponds for *normal use* will occur. However the decommissioned ponds will remain for emergency discharge use. The setbacks of 150m will remain around the site to protect this utility usage and the effects it may bring.

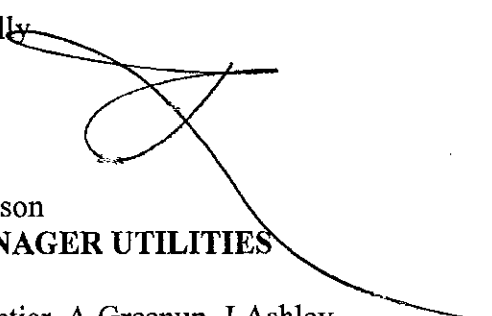
2. Stormwater - Designation

Detailed modeling work is due to commence in the next four weeks, which will assist in confirming the need for the Jung and McIntosh land as a stormwater treatment area.

At this point I have asked that the Designation process for Jung/McIntosh be put on hold. I will respond to you once I have confirmed the need for the land as identified above. I appreciate the uncertainty this creates for your clients, and will respond earlier if possible.

I am involved in the PC7 process and will ensure other Council staff are also aware of this work.

Yours faithfully



H Blake-Manson
ASSET MANAGER UTILITIES

Cc A Mactier, A Greenup, J Ashley

Appendix D:

Amendments Sought to ODP Area 1

THE FUTURE OF THE FUTURE

[illegible]

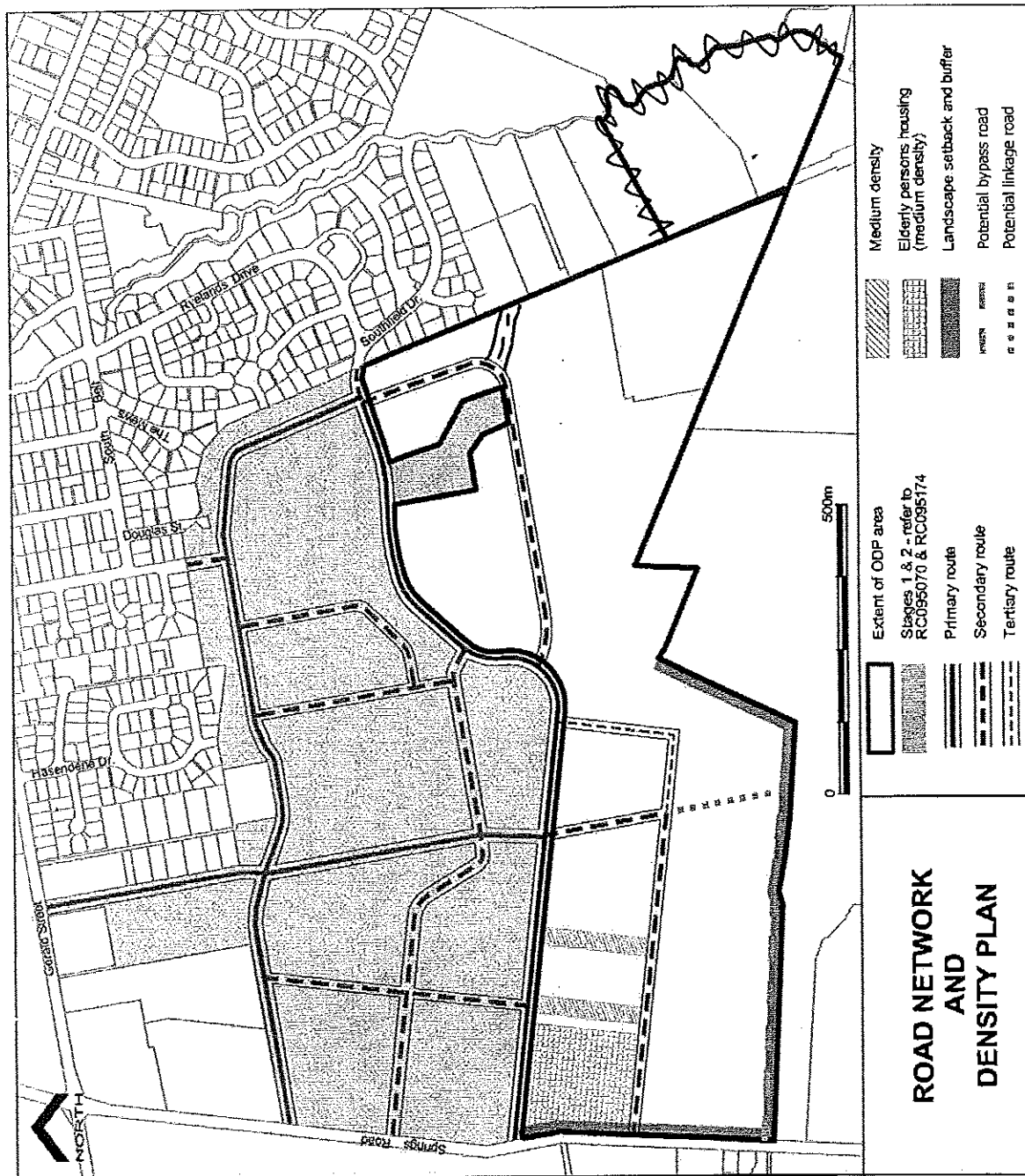
It is a common mistake to think that the only way to get a good deal is to haggle. In fact, the best way to get a good deal is to know what you are getting and to know what you are willing to pay. The author of this book, a former professional negotiator, shows you how to do this. He gives you the tools and techniques you need to negotiate effectively, whether you are buying a car, a house, or a business. He also shows you how to avoid the common pitfalls of negotiation, such as making concessions too early or too often. This book is a must-read for anyone who wants to get the best deal possible.

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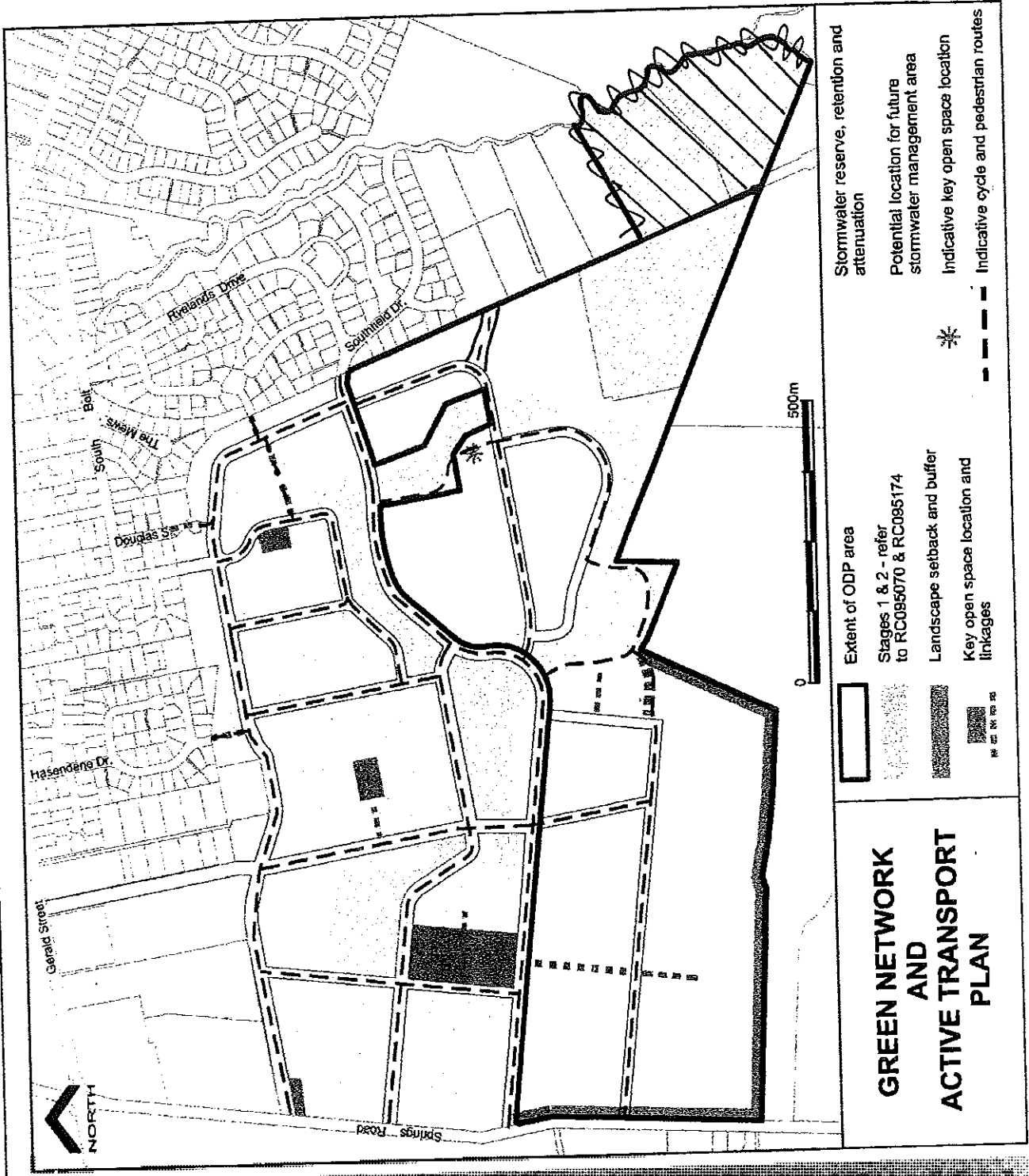
The owner will provide training, meals, a horse, money for feed, veterinary, and other necessary costs of a year (and you will enjoy the ride). You'll find that you have the ability to enjoy a beautiful horse and a beautiful life.

President, the Board of Directors and the staff for a productive year. In the coming year, we will continue to work closely with the Board of Directors and the staff to ensure that the University is able to meet the needs of the community and the state. We will continue to work closely with the Board of Directors and the staff to ensure that the University is able to meet the needs of the community and the state.

The New York State attorney general has issued a subpoena to the American Medical Association, asking it to produce documents relating to the health care industry. The subpoena is part of a broader investigation into the industry's practices and policies.



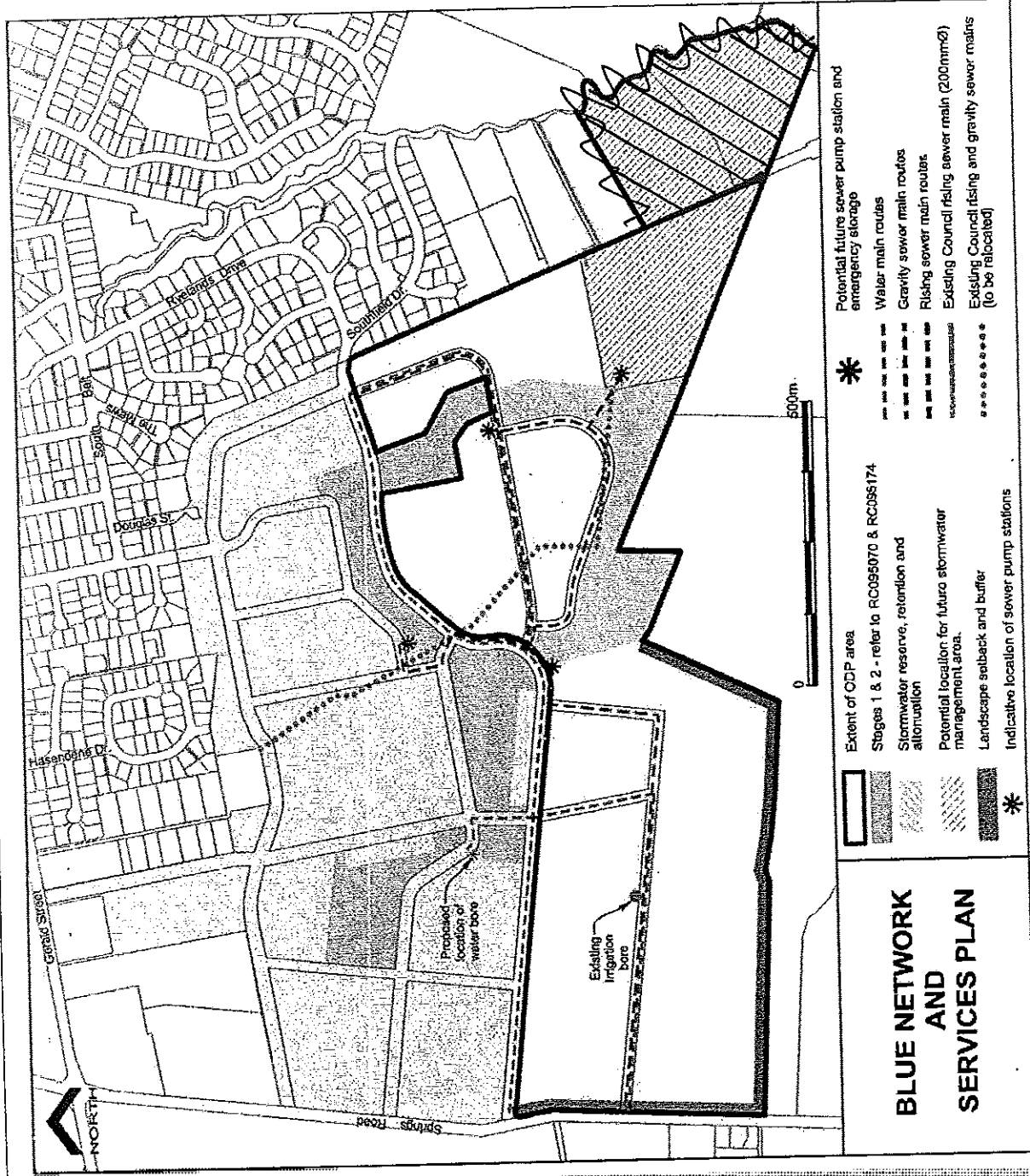
W Detr for 2DF Area 1



GREEN NETWORK AND ACTIVE TRANSPORT PLAN

W Delete from ODP Area 1

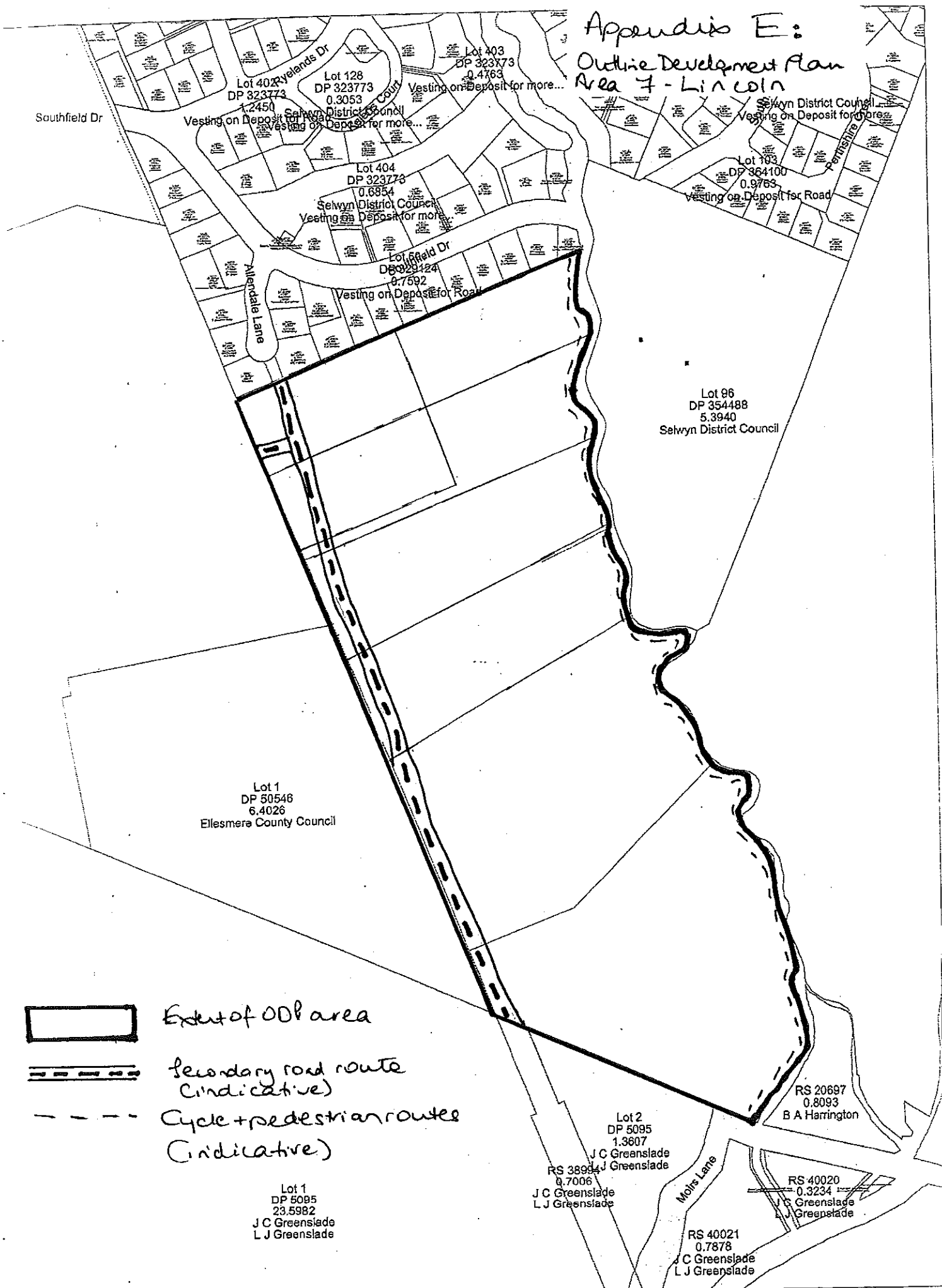
Remove status as part of 'potential location for stormwater management area'.



W Note from ODP Area 1

Remove status as part of 'potential location for stormwater management area'

Appendix E: Outline Development Plan Area 7 - Lincoln



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

Name: Denwood Trustees Ltd
Postal Address: c/- Fiona Aston Consultancy Ltd
PO Box 1435
Christchurch 8140
Telephone: 03 3828898
Fax: 03 3828858
Email: fiona.aston@xtra.co.nz

Our response:-

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

The reasons for our response are outlined below.

1. Background

We own 82.3776 ha on the west side of Springs Road, Lincoln, in the location shown on the map attached as Appendix A. Our land adjoins the existing urban boundary at Lincoln. Lincoln University is located immediately to the north (zoned Business 3) and land on the opposite side of Springs Road (the Dairy block) zoned a mix of L1A3, L1, L1A2, L2 and LZ (Deferred) under PC7.

2. Provisions of Change 1 to Canterbury Regional Policy Statement (Change 1), Lincoln Structure Plan and PC7 As They Affect Our Land and Environs

Our land is excluded from the Urban Limits (UL) in Change 1, apart from 10.6492 ha which is the proposed SR7 Greenfield Business Area. The Trust submitted on Change 1 seeking that its balance land (70ha) be zoned Living, Business, Rural Residential or a mix of these zonings. It also opposed the requirement for all rural residential to be provided with reticulated services. ECAN's decision to reject the Trust's submission is subject to appeal by the Trust.

The SR7 area (10.6 ha), hereafter referred to as the Lincoln B2 Zone is zoned Deferred Business 2 under PC7, and the balance of the Trust land is zoned Rural Outer Plains.

The Trust supports the provision in PC7 for the Lincoln B2 Zone being zoned Business 2, but opposes the Deferred status of the zoning. It seeks that this be removed, and the land be zoned Business 2. It seeks amendments to the B2 Zone rules as they affect the

the Lincoln B2 Zone as set out in Appendix B and, if ODPs are to be retained as part of PC7, inclusion of the Area 5 ODPs for the proposed B2 and LZ Zones as set out in Appendix C.

A Section 32 Assessment in support of removing the deferred status from the Lincoln B2 Zone is attached as Appendix D.

The Trust opposes the balance of its land (70ha) being zoned Rural Outer Plains under PC7.

In terms of PC7, the Trust seeks that its balance 70 ha be either (in order of preference):-

- Rezoned Living Z and included as a greenfield development area able to be developed immediately; or
- Rezoned partially Living Z and partially Business 2 and included as a greenfield development area able to be developed immediately; or
- Rezoned Living 2 (average allotment size 3000m²) and included as a greenfield development area able to be developed immediately; or

If ODPs are retained as part of PC7, the Trust seeks that its balance land be included as part of the ODP Area 5.

The Trust did not submit on the Lincoln Structure Plan because it was not aware of its existence. It considers consultation on the Plan was deficient and contrary to the rules of natural justice.

Deferred Status for Lincoln B2 Zone

The Trust's 10.6 ha B2 Zone is the only B2 Zone at Lincoln (either existing or proposed). There are no reasons relating to provision of services or infrastructure to justify its deferred status.

Consultation with the Council prior to PC7 being notified indicated that the main concern was that there was insufficient time to resolve various issues prior to the Council's proposed date for notification. It is not sound resource management practice to defer zoning in a plan change simply because the Council has not allocated adequate time to address issues prior to notification, particularly where the owner of the land in question (in this case Denwood Trustees) is willing to undertake and fund the necessary work.

The issues raised related to the preliminary noise report by Marshall Day; the fact that formal consultation had not been undertaken with existing residents located within the B2 Zone (there had been early discussions about possible industrial zoning but not in relation to the proposed Area ODP); and the fact that Lincoln University opposed the rezoning. Matters relating to the University/B2 Zone interface area addressed in the ODP and the Marshall Day report (with respect to noise). The fact that the University opposes the B2 Zone and ODP because the Council requires it to make provision for the future Southern Bypass is a matter to be resolved between the University and the Council.

The Council also advised that it was not 'compelled' to rezone the Trustees 10.6 ha to B2 (as opposed to creating a deferred zoning) given that Izone (at Rolleston) is to accommodate at least the first ten years worth of the business land allocated under Change 1. With respect, this argument completely overlooks the important fact that Lincoln is a Key Activity Centre under

Change 1, to increase to a population of 12 000, and to become more self sufficient in terms of employment. The Lincoln B2 Zone is needed now to provide business land to provide for local business and employment needs.

3. Purpose of PC7 in giving effect to Change 1 and Lincoln Structure Plan

The purpose of PC7 is to implement Lincoln Structure Plan and Change 1. The Trust was not adequately consulted on, and does not support the exclusion of its balance 70 ha from the UL and its exclusion from the areas of Living Z and/or Business 2 zoning.

The Trust considers it is premature to undertake District Plan changes to give effect to Change 1 when it is still subject to numerous appeals not yet heard. Those appeals include some which oppose fundamental aspects of Change 1, including the location of the UL, and the sequencing and phasing of development, and provisions relating to rural residential development.

4. Rural Outer Plains Zoning of the Balance Trust Land (70 ha)

The Trust strongly opposes retaining the Rural Outer Plains zoning of its balance land (70ha). The Trust land adjoins Lincoln University which has an academic population of 6000 compared with the existing Lincoln town population of 2710. The land is ideally sited and suited to provide a new Greenfield residential area with an 'academic neighbourhood' character. It is also well located in relation to the new retail development in Gerald Street (a New World supermarket which will replace the existing Four Square in the existing town centre).

Research undertaken in relation to preparation of submissions and evidence on PC1 established that there was no robust set of criteria which was used to determine what land should be included within or outside the UL, or how any such criteria should be weighted with regards to their relative importance. It is therefore very difficult to understand on what grounds the Trust's land has been excluded from the UL. ECAN's decision on the Trust's submission is very brief and is of no real assistance in this regard.

The Trust's land is identified in the Lincoln Structure Plan as not subject to any constraints. Officers and consultants involved with the SP have advised that the only real constraint is that the land is unable to be serviced by gravity for stormwater drainage and wastewater. The Council have since accepted that on site servicing for stormwater is appropriate for the Lincoln B2 Zone. With regards to wastewater servicing this a 'negotiable constraint' for which there is a simple technical solution, namely a pumping station. Negotiable constraints (as opposed to critical constraints) do not, on their own, justify excluding an area from the UL. As is evident from the various ODPs for Lincoln included as part of PC7, most of the other proposed Lincoln growth areas will require pumping stations i.e. this constraint equally applies to land that is proposed to be rezoned for urban purposes.

5. Staging/sequencing of urban development

The staging/sequencing of development is justified in Change 1 as giving effect to Objective 4 – to ensure rate and location of development is integrated with the provision of strategic infrastructure and associated funding mechanisms.

However, the s32 assessment for Change 1 does not consider alternative ways of achieving this objective eg developer – led funding, alternative temporary infrastructure solutions to enable development to proceed in the short term prior to major infrastructure upgrades. When

landholding costs are taken into account, these options are often a far more sustainable method of enabling urban development. They also enable development to proceed, providing capital contributions to the 'long term' solution and assisting with its funding.

In the case of the Trust's land, engineering advice for the Trust is that it is feasible to implement a temporary community wastewater system to service residential or business development of its land until such time as connections to the upgraded Rolleston Pines Wastewater Treatment Plant are available. This would be at no economic cost to the community at large, in that the capital cost, operation, management and maintenance and decommissioning cost would be covered by the developer. The temporary system will be designed based upon the end use i.e. as part of the integrated wastewater system for Lincoln, and required to connect to the same at no cost to the Council, when those connections are available. The comparatively large land area involved enables such a temporary community system to be established in an economic manner. The developers will still be required to provide capital contributions to the ultimate Council integrated system, and will thus provide funding for that ultimate system, reducing the Council's risk in expending significant monies on upgrades prior to development proceeding and receiving any return on the investment.

With respect to low density residential development of the Trust's land, Barry Fairburn's advice is that on site disposal of wastewater is entirely feasible and will not generate any adverse effects on the environment. Attached as Appendix E is a memo from Barry Fairburn which establishes that there is an appropriate method of treatment and effluent disposal for a wide range of soil types, from free draining soils to very poorly drained soils, and that a minimum lot size of 2500m² is appropriate for any soil type.

The Trusts seeks removal from PC7 of the provisions for phasing of development.

If phasing is retained in PC7, the Trust seeks that all of its land (80ha) be zoned for immediate development (ie. not deferred).

It is essential that the Council is willing to be 'open minded' in its consideration of alternative servicing options which will not compromise its long term strategic growth objectives but will enable development to proceed in accordance with market demand and the 'enabling' intent of the Resource Management Act 1991.

If phasing is retained in PC7, then the Trust seeks more flexibility for amending phasing where sustainable management of physical and natural resources will still be achieved, by way of a restricted discretionary resource consent application (or similar).

In these circumstances, the Trust seeks amendments to the proposed policies and rules, addition of a new policy and rule (or similar), and any consequential amendments, as follows:-

Amend Policy B4.3.7 as follows:-

Policy B4.3.7

Each Outline Development Plan shall include:

...
(vi) Set out the staging and coordination of subdivision and development in line with the staging shown on the Planning Maps, *except where it can be demonstrated that the rate and location of development can be integrated with the provision of infrastructure and*

associated funding mechanisms by a different method to that which forms the basis for the applicable development staging provisions in the District Plan and Plan Change 1 to the Canterbury Regional Policy Statement.

Amend Policy B4.3.8 as follows:-

Policy B4.3.8

Except as provided for in Policy B4.3.9, ensure that the staging of any Greenfield urban growth area shown on the Planning Maps occurs as follows:-

....

Add Policy B4.3.9 as follows:-

Policy B4.3.9

Enable development to proceed ahead of the phasing requirements set out in Policy B4.3.8 and as shown on the Planning Maps and Appendices in circumstances where it can be demonstrated that the rate and location of development can be integrated with the provision of infrastructure and associated funding mechanisms by a different method to that which forms the basis for the applicable development phasing provisions in the District Plan and Change 1 to the Canterbury Regional Policy Statement.

This policy is intended to provide for some flexibility in the staging of development, in accordance with the enabling provisions of the Resource Management Act 1991. It recognizes that there may be a number of ways of providing for and funding infrastructure requirements, including developer-funded upgrades (to be subsequently recovered from the Council where the upgrades have wider public benefits), and temporary solutions which generate capital contributions to the Council upgrades programmed for a later date. Such flexibility will help ensure a continuous supply of residential sections in accordance with market demand, and avoid the potential for a few landowners allocated to 'early stages' 'monopolising' the development process.

Amend Explanation and Reasons of Policy 4.3.9 (renumbered 4.3.10) to read as follows:-

...It is nonetheless recognized that through the detailed preparation of subdivision consent applications or asset design processes there is the potential for alternative solutions or routes to be development that still achieve the outcomes sought in the ODPs than the broad land use pattern shown on the ODP. When assessing applications for development that is not in accordance with an ODP, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development still achieves the key principles and outcomes sought in the ODP that the layout shown in the ODP.

Amend Policy B4.3.50 as follows:-

Except as provided for in Policy B4.3.9, ensure that new Greenfield urban growth only occurs within the Outline Development Plan areas identified on the Planning Maps and in accordance with the staging set out in Policy B4.3.8.

Amend Subdivision Rule 12.1.6.5 as follows:-

Restricted Discretionary Activities – Subdivision – General

The following activity shall be a restricted discretionary activity:-

- Any subdivision in a Living Z Zone covered by an operative Outline Development Plan within the District Plan that is not in general accordance with that Outline Development Plan and/or the Planning Maps including in relation to phasing.

The exercise of discretion shall be restricted to the matters set out below:-

- With regard to the matters listed in Policy B4.3.7, whether the proposed amendments (e.g. alternative routes, staging, infrastructure methods) will enable development to proceed without compromising the long term outcomes sought in the ODPs; and/or where it can be shown that the proposed amendments better achieve the overall purpose of the ODPs of achieving integrated high quality urban development based on best practice urban design principles.
- Appropriate mechanisms (funding, covenants, consent notices on titles etc) to assist with achieving the above outcomes.

6. Outline Development Plans

General

The requirements of Policy B4.3.56 for the form of ODPs for each ODP area are too restrictive and should be deleted or amended as outlined below. The infrastructure proposals included in the Lincoln Structure Plan have not been sufficiently researched to become statutory requirements, as part of PC7. It is only at the subdivision stage that the most appropriate layouts, methods of servicing etc are fully researched, at considerable cost.

If the provision for ODPs in PC7 is retained, then the Trust supports Policy 4.3.9 (page 46) and Rule 12.1.6.5 (page 98), but in an amended form (or similar) as outlined above. It considers these provisions at least provide some much needed flexibility to enable consideration of development proposals not in accordance with an approved ODP which still achieve sustainable management of natural and physical resources.

ODP Area 5 – B2 Zone

The Trust seeks that the Deferred status be removed from the Lincoln proposed B2 Zone at Springs Road; and that the ODP Area 5 – Lincoln B2 Zone as attached as Appendix C be included as part of PC7; and the amended B2 rules as they apply to the B2 Zone at Lincoln as attached as Appendix B be included as part of PC7. Two alternative ODPs are included in Appendix C, with the preference for Option 1 which does not show the potential Southern Bypass. The amended B2 Zone rules for Lincoln are considered appropriate in terms of the requirements of Part 2 of the Act, in particular to avoid or mitigate any potential environmental effects on adjoining zones. Also attached as Appendix D is a s32 assessment in support of the removal of deferred status, the Area 5 ODP and the amended B2 rules for the Lincoln B2 Zone. This includes a noise report from Marshall Day Acoustics explaining the reasoning for the proposed noise rules.

ODP Area 5 – LZ Zone

The Trust further seeks that the balance of the Trust land be rezoned LZ; and the ODP Area 5 – Lincoln LZ Zone as attached as Appendix C be included as part of PC7. Two alternative ODPs are included, with the preference for Option 1 which does not show the potential Southern Bypass.

As an alternative to the above, the above Area 5 ODPs could be amended to provide for a larger B2 Zone south of the proposed B2 Zone, as shown on the plan attached as Appendix F. The Trustees seek this alternative in the event that it is preferred by the Council.

It should be noted that the 10.6 ha proposed B2 Zone is the only such zone proposed at Lincoln, even though the township is allocated for growth to a population of approximately 12 000. This is the approximate size of Rangiora, which has a much larger area of business zoning to support the needs of the town.

Southern Bypass

As part of preparation of the above ODPs, consultation has been undertaken with representatives for Lincoln University. Lincoln University strongly opposes the Southern Bypass route as shown in the Lincoln Structure Plan where it passes through their land. It opposes the Lincoln Area 5 ODPs if they show the Southern Bypass, because this is further confirming the position of the Bypass as linking with the University land.

It is understood that the Southern Bypass is a long term project, that the Council has not allocated any funding to either investigate its feasibility, or for construction, and that is highly unlikely to meet cost:benefit analysis requirements in terms of being economically feasible. There are also potential routes e.g. utilizing Collins Road to the south, which have not been investigated.

The Trustees consider that in the circumstances it would be far more appropriate that the Area ODPs did not include the Southern Bypass route given the high level of uncertainty surrounding the feasibility or location of this route.

7. Section 32 Assessment

The Section 32 Analysis is inadequate and incomplete. It is flawed because its starting point is the objectives and policies of Change 1, which are not yet operative. The fundamental basis of the change to a 'community led/strategic' approach to urban growth is not addressed because it is assumed that the Change 1 is the only and correct approach. Given the extent of appeals on Change 1, this assumption is inappropriate. The s32 assessment should have considered these 'fundamental' questions. It should also have provided justification for the location of the new growth areas, and proposed phasing.

The alternative options assessed by PC7 focus on alternative methods for providing for medium density housing, which is only one part of the scope of PC7.

The options do not include incorporating within PC7 greater flexibility in terms of the form and timing of development (form of ODPs, phasing etc) which still achieves high quality integrated development. The amendments we seek to PC7 seek to remedy this major flaw with PC7, in the event the overall 'community led' approach is continued to be pursued by the Council.

Given the extent and breadth of appeals on Change 1, this assumption is inappropriate. The s32 assessment should have considered these 'fundamental' questions. It should also have provided justification for the location of the new growth areas, and proposed phasing.

The options do not include zoning the Lincoln B2 Zone now, rather than giving it deferred status; inclusion of the Trust's balance land (70 ha) within the urban limits at Lincoln (as either greenfield residential or business or both) or for rural residential purposes; or including more land in the UL than is required to meet the Change 1 population growth targets in circumstances where there such land is equally suitable for urban purposes. This approach has been adopted for the UL at Rangiora, although this is not specifically acknowledged in C1 (excess capacity has been included for East Rangiora). It provides for greater choice and more competition, thus helping stabilize urban land prices, and avoids a restriction in the land supply where owners of allocated land choose not to develop for potentially a variety of reasons.

8. Urban Development Strategy Memorandum of Understanding

Selwyn District Council is a partner to the Urban Development Strategy (UDS). The Lincoln Structure Plan and PC7 are intended to give effect to the UDS, which is being implemented in a statutory sense through C1. ECAN has accepted that it is inappropriate for its own councillors to hear submissions on PC1, because, as signatories to the UDS MoU, they cannot be objective and impartial in their consideration of PC1. The matter would be pre-determined. The same applies to Selwyn District Council councillors with respect to PC7. **It is essential on grounds of natural justice that independent commissioners are appointed to hear submissions and further submissions on PC7.**

The Trust seeks the various amendments/outcomes set out above in bold and/or any other changes or amendments, including consequential amendments, to PC7 which give effect to the intent of our submission.

9. Conflict of Interest

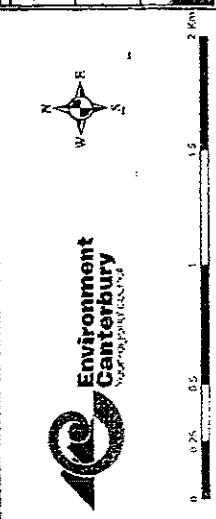
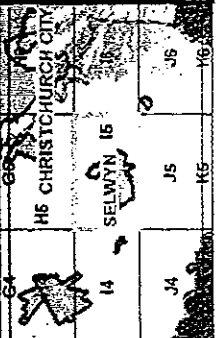
The Council should appoint independent commissioners to hear submissions and further submissions by Denwood Trustees on PC7 for a further equally important reasons - because they have a conflict of interest, as owners of the Rolleston Izone Industrial Area.

The Trust does desire to be heard in support of its submission.

If others are making a submission, the Trust would consider presenting a joint case with them at a hearing.

Signed PF Aston Date: 13th April 2010.
PF ASTON
Denwood Trustees

MAP 1. 15



Environment Canterbury
MANAGING OUR NATURAL RESOURCES

Officer Recommendations

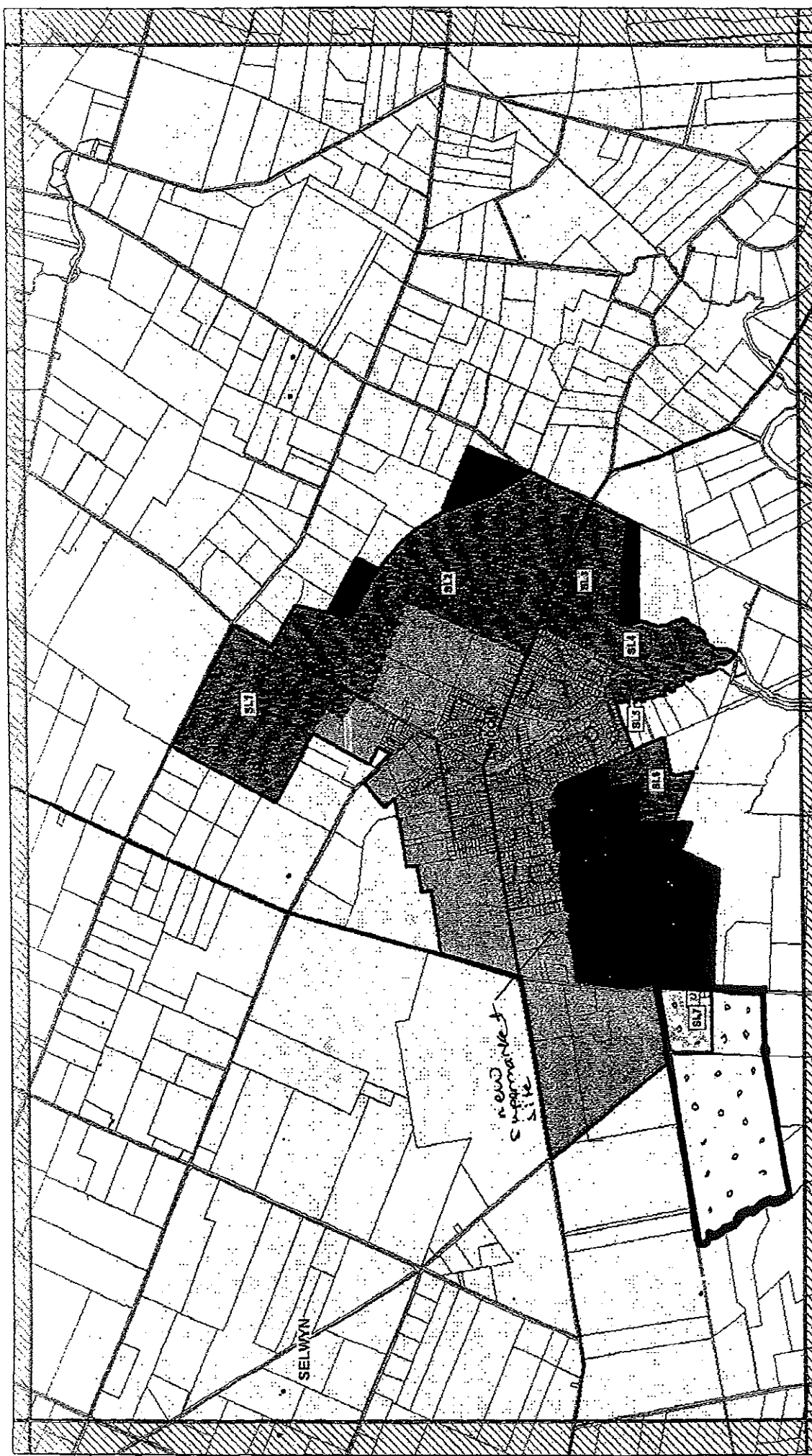
- Accepted Addition
- Accepted Deletion

Refer to Officer Recommendation letters for further details

Proposed Change No.1
Including Variations 1 to 4:
Track Changes to Map 1
Showing Officer Recommendations
On Accepted Submissions

Derwood Trustees land
See separate Map Legend for map descriptions

Document Transition Sheet IV



Appendix A

Appendix B:

Proposed Changes to B2 Zone Rules for Lincoln ODP Area 5

BUSINESS 2 ZONE LINCOLN (SPRINGS ROAD):

PROPOSED DISTRICT PLAN AMENDMENTS

EXPLANATION OF AMENDMENTS:

Plan Change 7 includes re-zoning 10.6 ha of land on the southwest boundary of the existing Lincoln Township from Rural Outer Plains to Business 2.

In addition, some additional rules specific to the proposed Springs Road Lincoln B2 Zone, and an Outline Development Plan. These amendments (including an explanation of their purpose and intent) are summarized below.

Rules

Some additional rules specific to the Lincoln (Springs Road) B2 Zone are proposed, which reflect a number of factors as follows:-

- Size – the size of the B2 Zone is relatively small (10.6 ha compared with over 140 ha for the proposed extended Izone at Rolleston) and therefore the distances to the Zone boundaries and neighbouring land uses are not substantial (approximately 300m or less). Given the small size (and location some distance from major strategic transportation routes), it is not envisaged that the Lincoln B2 Zone will be desirable or generally suitable for heavy industry or large regionally based (as opposed to more local) operations. Accordingly, a greater range of industries are discretionary or restricted discretionary compared with most other B2 zones in the District.
- Location – the B2 Zone adjoins a proposed Living Zone to the east (but with separation provided by Springs Road) and Lincoln University research farms on the northern boundary. Land to the west and south is zoned Rural Outer Plains. Boundary controls (including setbacks, landscaping requirements and noise standards) seek to ensure a high standard of amenity at the Zone boundaries, consistent with the amenity outcomes sought by the District Plan for the adjoining zones.

An appropriate standard of amenity within the B2 Zone is ensured by the requirement for street tree planting, and building facades facing the Zone boundary, including roofs, to be of low reflectivity, addresses this concern.

- The requirements of PC1 to the Regional Policy Statement and PC7 for Outline Development Plans to be prepared for greenfields area and for development to be in accordance with those ODPs.
- Consistency with other District Plan B2 Zone provisions. In particular, in preparing the specific provisions, regard has been given to the provisions applying at Rolleston Izone,

3. Add after 1st sentence the following:-

The B2 Zone at Springston Road, Lincoln is identified as required in the Lincoln Structure Plan (May 2008) and in Plan Change 1 to the Canterbury Regional Policy Statement (which implements the Greater Christchurch Urban Development Strategy).

AMENDMENTS TO PART C – RULES:

Amendment 4 - 13 Business Zone Rules, 13.1 Status of Activities

4. Add new Rules 13.1.5 and 13.1.6 as follows:-

Restricted Discretionary Activities – Status of Activities

13.1.5 The following shall be restricted discretionary activities in the Business 2 Zone at Lincoln as shown on the Lincoln Area 5 B2 Zone Outline Development Plan at Appendix x:

- (a) Meat processing
- (b) Cement manufacture
- (c) Hot mix, asphalt paving manufacture
- (d) Glass or fibreglass manufacture
- (e) Foundry processes, electroplating works, melting of metal, steel manufacture and galvanizing
- (f) Natural gas, oil or petroleum distillation or refining
- (g) Manufacture of hardboard, chipboard or particle board
- (h) Timber treatment
- (i) Thermal power generation
- (i) Any other industry using the combustion of coal, wood or any other bio-mass for space heating or as a source of energy

13.1.6 Under Rule 13.1.5 the Council shall restrict the exercise of its discretion to:-

13.1.5.1 The conditions for permitted activities under Rules 14 to 23.

13.1.5.2 Any potential nuisance effects arising from dust, odour, smoke and noise.

7. Re-number Rules 13.1.5 – 13.1.10 accordingly.

8. Add 'Reasons for Rules' at end of Rule 13.1 Status of Activities as follows:-

A wider range of potentially noxious industries are listed as restricted discretionary or discretionary in the Lincoln Business 2 Zone than in other District B2 Zones, given its relatively small size (in particular in comparison to Rolleston Izone) and its location neighbouring Living and Business 3 Zones to the east and north respectively.

Amendment 5 – 16 Business Zone Rules – Buildings, Rule 16.1 Buildings and Landscaping

Permitted Activities – Buildings & Landscaping

9. Add new Rule 16.1.6 as follows:-

16.1.6 Any principal building in the B2 Zone at Lincoln as shown on the Lincoln Area 5 B2 Zone Outline Development Plan at Appendix A, if the following standards are met:

16.1.6.1 A landscape strip of at least 5m width along the Springs Road frontage of every site, comprising 1 evergreen tree for every 5m of the road frontage, capable of growing to a least 15m height at maturity.

16.1.6.2 A landscape strip of at least 3m width along all other boundaries of the Lincoln Area 5 Outline Development Plan ('ODP') Area at Appendix x, comprising 1 tree for every 10m of the internal ODP Area boundaries, capable of growing to a least 10m height at maturity, with spacing of no less than 5m and no greater than 15m.

16.1.6.4 The landscaping planted shall be maintained, and if dead, diseased or damaged, shall be removed and replaced.

10. Re-number Rules 16.1.6-16.1.7 accordingly.

Discretionary Activities – Buildings & Landscaping

11. Amend Rule 16.1.6 as follows:-

16.1.76 Any principal building which does not comply with Rule 16.1.1 or 16.1.6 shall be a discretionary activity.

Amendment 6 – 16 Business Zone Rules – Buildings, Rule 16.7 Buildings and Building Position

Setbacks from Boundaries

12. Amend Rule 16.7.2.3 as follows:-

16.7.2.3 Business 2 Zone (excluding area at Rolleston that is depicted on the Outline Development Plan at Appendix 22 and 32 and that part which is depicted on the Landscape Development Plan at Appendix 28; and excluding the B2 Zone at Lincoln as shown on the Lincoln Area 5 B2 Zone Outline Development Plan at Appendix x.

13. Add new Rule 16.7.2.9 as follows:-

16.7.2.9 B2 Zone at Lincoln as shown on the Lincoln Area 5 B2 Zone Outline Development Plan at Appendix x:-

- Springs Road Boundary: 5 metres
- Internal Boundaries: 3 metres (only along the common boundaries with a Rural Zone or Business 3 Zone)

14. Amend Rule 16.7.5 as follows:-

Discretionary Activities

16.7.5 Any activity which does not comply with Rules 16.7.1.2 – 16.7.2.98 shall be a restricted discretionary activity.

Amendment 7 – 16 Business Zone Rules – Buildings

15. Add new Rule 16.9 as follows:

16.9 Buildings and Reflectivity

Permitted Activities – Buildings and Reflectivity

16.9.1 In the B2 Zone at Lincoln as shown on the Lincoln Area 5 B2 Zone Outline Development Plan at Appendix x, the erection of any principal building shall be a permitted activity if the reflectivity of the building facades, including roofs, facing the any Zone boundary does not exceed 35%.

Restricted Discretionary Activities – Building and Reflectivity

16.9.2 Any building not complying with Rule 16.9.1 shall be a restricted discretionary activity.

16.9.3 The Council shall restrict the exercise of its discretion to consideration of:-

- The design and siting of the building, including height, size/scale, external finish, colour and reflectance value;

- Alternative proposed methods and/or mitigating factors which will serve to reduce the visual dominance of the building as viewed from adjoining zones and/or public areas.

Amendment 8 - 16 Business Zone Rules – Buildings, Reasons for Rules

Landscaping

15. Add additional paragraph as follows:

For the B2 Zone at Lincoln, landscaping strips along the Springs Road frontage and internal Zone boundaries are required to ensure that appropriate levels of amenity are achieved along the Zone boundaries. Along the Springs Road frontage, higher density planting is required to enable effective screening of buildings and to avoid building domination, thus ensuring a high amenity outlook for dwellings on the opposite side of the road (in combination with the landscaping required for the Springs Road frontage of this Living Zone, as shown on the Lincoln Area 1 Outline Development Plan at Appendix x). Along the internal Lincoln B2 Zone boundaries, the objective is to achieve consistency of substantial planting throughout the full length of these boundaries, to reduce building domination and to soften the presence of buildings.

Building Position

16. Add additional paragraph as penultimate paragraph as follows:

For the B2 Zone at Lincoln, appropriate building setbacks apply along all of the Zone boundaries. There are intended to provide sufficient space to establish landscaping, and in particular large trees; to avoid or reduce building domination; and to provide along the Springs Road frontage higher density planting so as to enable effective screening of buildings.

17. Add at the end of Reasons for Rules the following additional Reason for Rules:

Building Reflectivity

For the B2 Zone at Lincoln, control over the reflectivity of building facades, including roofs, facing the Zone boundaries is intended to reduce the visual effects of building domination and to avoid the adverse effects of glare. Inclusion of roofs will help protect the outlook from possible future higher buildings in the adjoining B3 Zone (which has a maximum height limit of 30m).

Amendment 9 – 22 Business Zone Rules – Activities, 22.4 Activities and Noise

18. Add at end of Rule 22.4.1.5 as follows:

- 22.4.1.5 Except that in the case of the Lincoln B2 Zone, noise shall be assessed at the Rural Zone/B2 Zone boundary not at the notional boundary of any dwelling.

19. Add new Rule 22.4.3 and amend subsequent rule numbering accordingly.

Controlled Activities – Activities and Noise

- 22.4.3 In the case of the Lincoln B2 Zone, any industrial activity sited within 150m of an adjoining B3 or Living Zone and meeting the noise standards set out in Rules 22.4.1.4-5, shall be a controlled activity with respect to noise. No affected party approvals will be required for such resource consents. Applicants shall submit a noise assessment from a quality noise consultant (where necessary) to establish proposed method(s) to meet the applicable noise standard in Rules 22.4.1.4-5.

Amendment 10 – 22 Business Zones – Activities, Rule 22.7 Activities and the Outdoor Storage of Materials and Goods

19. Amend Rule 22.7.1 as follows:

Screening and Dust

- 22.7.1 Except within the Lincoln B2 Zone boundary building setback areas required under Rule 16.7.2.9, where no outdoor storage is permitted, the outdoor storage of any materials or goods shall be a permitted activity if the following conditions are met....

Amendment 11 – 22 Business Zones – Activities, Reasons for Rules

20. Amend the second sentence of paragraph 4 under 'Noise' as follows:

Controlled activity status for proposed industrial activities in the Lincoln B2 Zone located close to adjoining Living and/or B3 Zones will ensure assessment of the appropriate method(s) to meet the noise standard in advance of the industry establishing on site.

21. Amend the first sentence of the last paragraph of Reasons for Rules 'Outdoor Storage' as follows:

However, except for the B2 Zone at Lincoln (Springs Road), for the Business 2 Zone, the Council believes that screening of storage areas is required only on sites located along Strategic Roads, Arterial Roads and where they are opposite a Living zone.

22. Add additional paragraph under 'Outdoor Storage' as follows:

Within the Lincoln Business 2 Zone, no outdoor storage is permitted within the required Zone boundary setbacks in order to ensure high levels of amenity are achieved along

the Zone boundary, and because this area is required for landscaping purposes (see Reasons for Rules, Landscaping).

Amendment 12 - 24 Business Zones – Subdivision

23. Add after Rule 24.1.3.18 (Rolleston) the following:-

Lincoln

24.1.3.19 In the Business 2 Zone at Lincoln (Springs Road) as shown on the Lincoln Area 5 B2 Zone Outline Development Plan at Appendix x, the following street plantings shall be planted in the secondary roads prior to vesting of the roads in the Council:

- a planting strip of 2 metres down both sides of the road.

- the landscaping shall consist of only those species listed in Group A, Appendix 21. There shall be a minimum of two trees for every 10 metres of road frontage.

24. Amend Appendix 21 as follows:-

APPENDIX 21

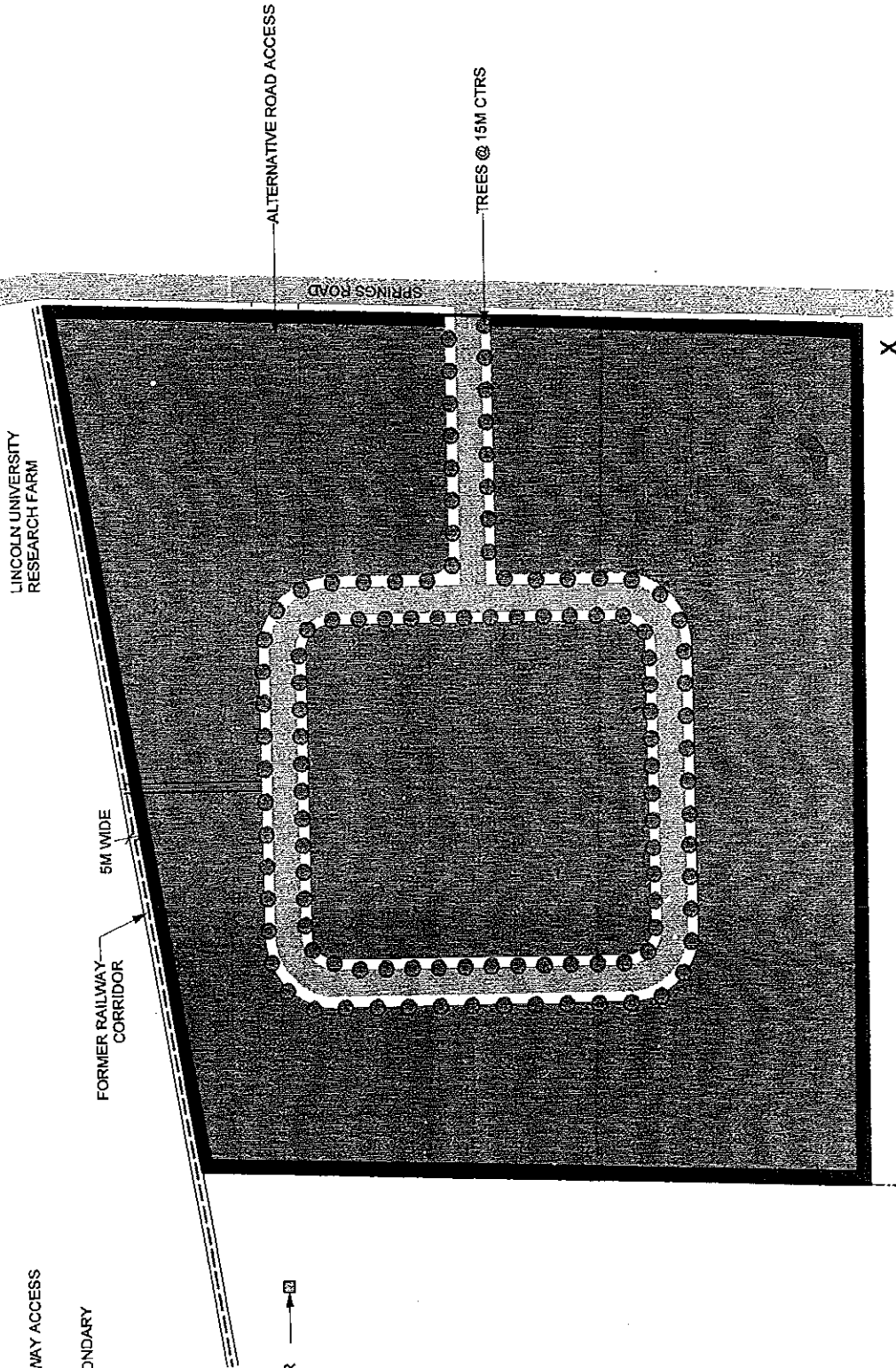
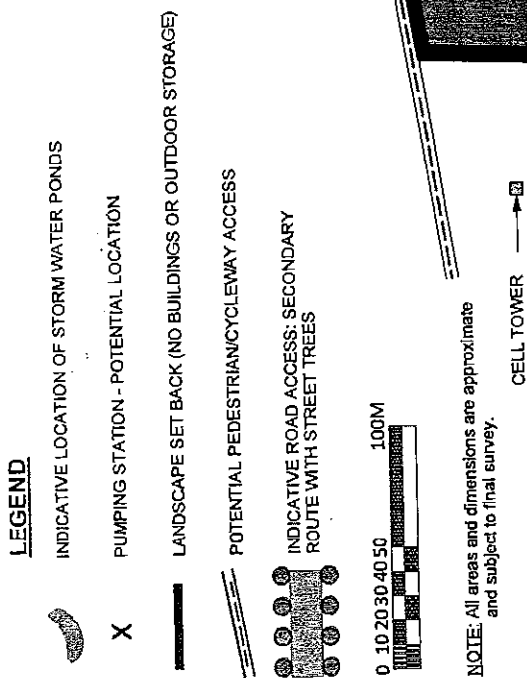
PLANTING REQUIREMENTS FOR BUSINESS 2 ZONE (APPENDIX 22) AT ROLLESTON AND FOR STREET TREES FOR BUSINESS 2 ZONE AT SPRINGS ROAD LINCOLN

AMENDMENTS TO PART E – APPENDICES

Amendment 13 – Appendices

25. Add as Appendix x Lincoln Area 5 B2 Zone Outline Development Plan as attached as Attachment A

132 Zone



OPTION 1: Preferred Option - potential bypass not shown

LEGEND

INDICATIVE LOCATION OF STORM WATER PONDS

PUMPING STATION - POTENTIAL LOCATION

LANDSCAPE SET BACK (NO BUILDINGS OR OUTDOOR STORAGE)

POTENTIAL PEDESTRIAN/CYCLEWAY ACCESS

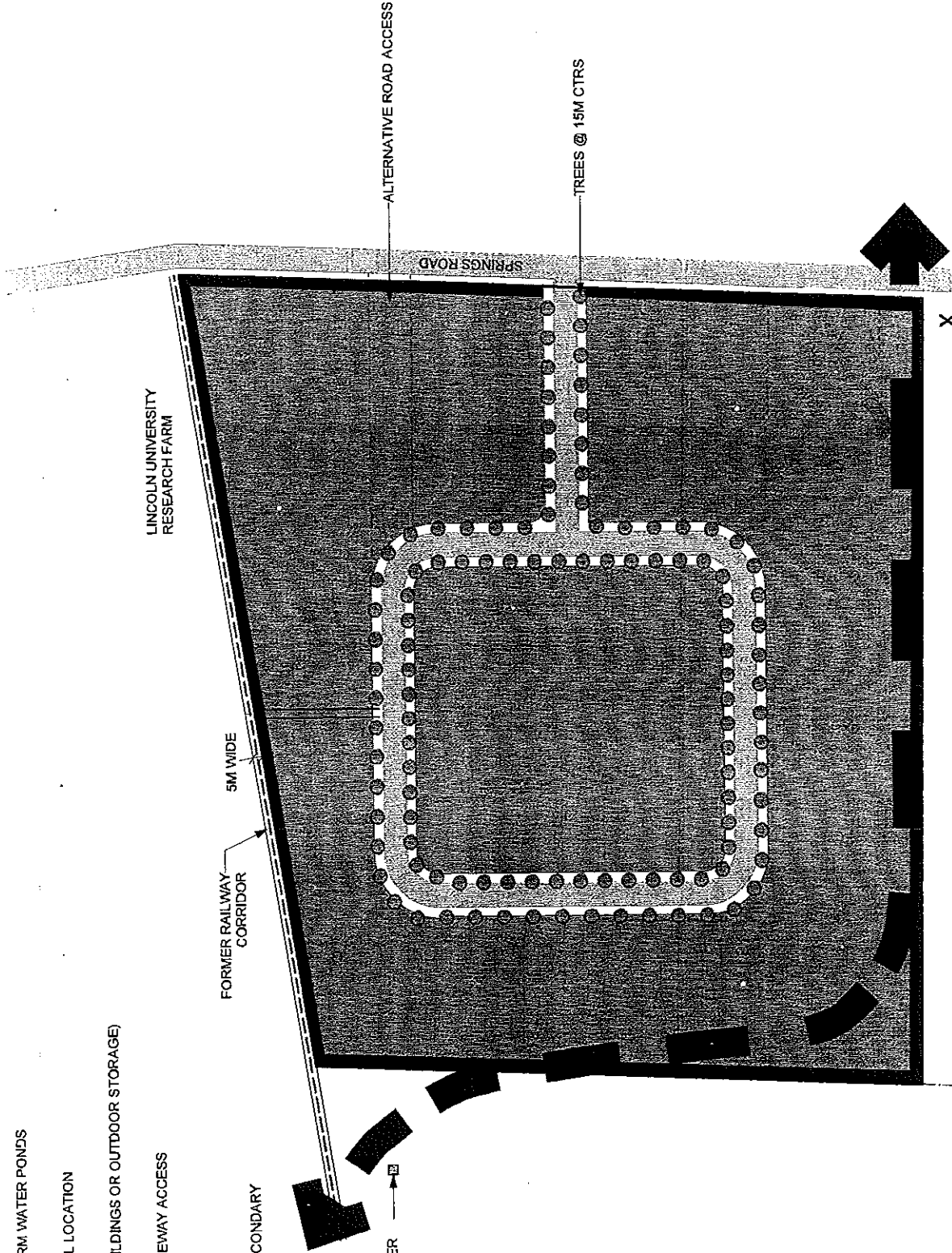
POTENTIAL BYPASS ROAD

INDICATIVE ROAD ACCESS: SECONDARY ROUTE WITH STREET TREES



CELL TOWER

NOTE: All areas and dimensions are approximate and subject to final survey.



OPTION 1: Preferred Option - potential bypass not shown

DENWOOD - PROPOSED OUTLINE DEVELOPMENT PLAN
AREA 5 LINCOLN - CHRISTCHURCH

Date: 12-04-2010 Scale 1:2000 @ A3

B2 Zone

Appendix C:

Outline Development Plans – Area 5 Lincoln (B2 and LZ Zones)

LEGEND

INDICATIVE LOCATION OF STORM WATER PONDS

PUMPING STATION - POTENTIAL LOCATION

LANDSCAPE SET BACK (NO BUILDINGS OR OUTDOOR STORAGE)

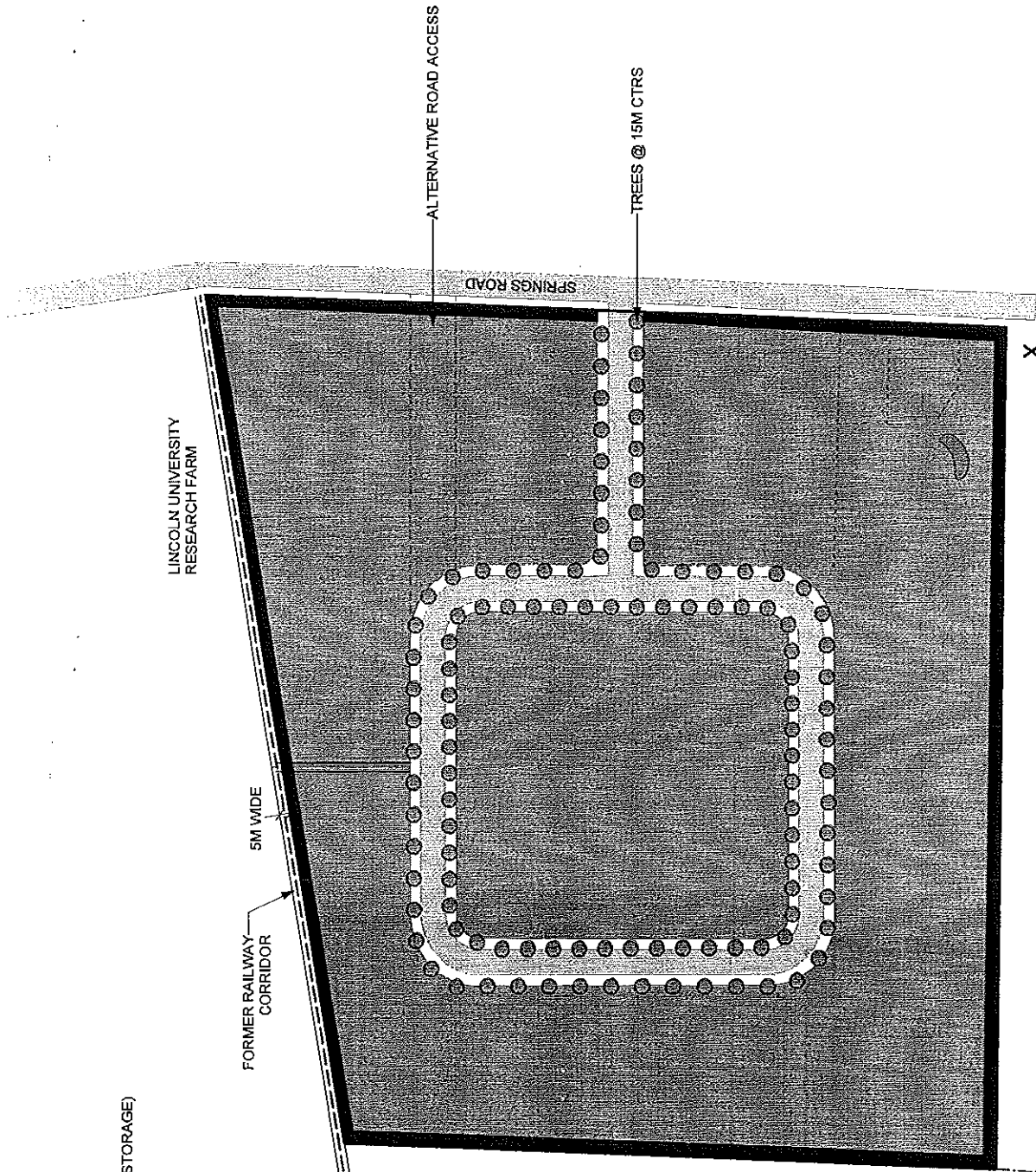
POTENTIAL PEDESTRIAN/CYCLEWAY ACCESS

INDICATIVE ROAD ACCESS: SECONDARY ROUTE WITH STREET TREES



NOTE: All areas and dimensions are approximate and subject to final survey.

CELL TOWER



OPTION 1: Preferred Option - potential bypass not shown

DENWOOD - PROPOSED OUTLINE DEVELOPMENT PLAN
AREA 5 LINCOLN - CHRISTCHURCH

Date: 12-04-2010

Scale 1:2000 @ A3

32 Zone

LEGEND

INDICATIVE LOCATION OF STORM WATER PONDS

X PUMPING STATION - POTENTIAL LOCATION

LANDSCAPE SET BACK (NO BUILDINGS OR OUTDOOR STORAGE)

POTENTIAL PEDESTRIAN/CYCLEWAY ACCESS

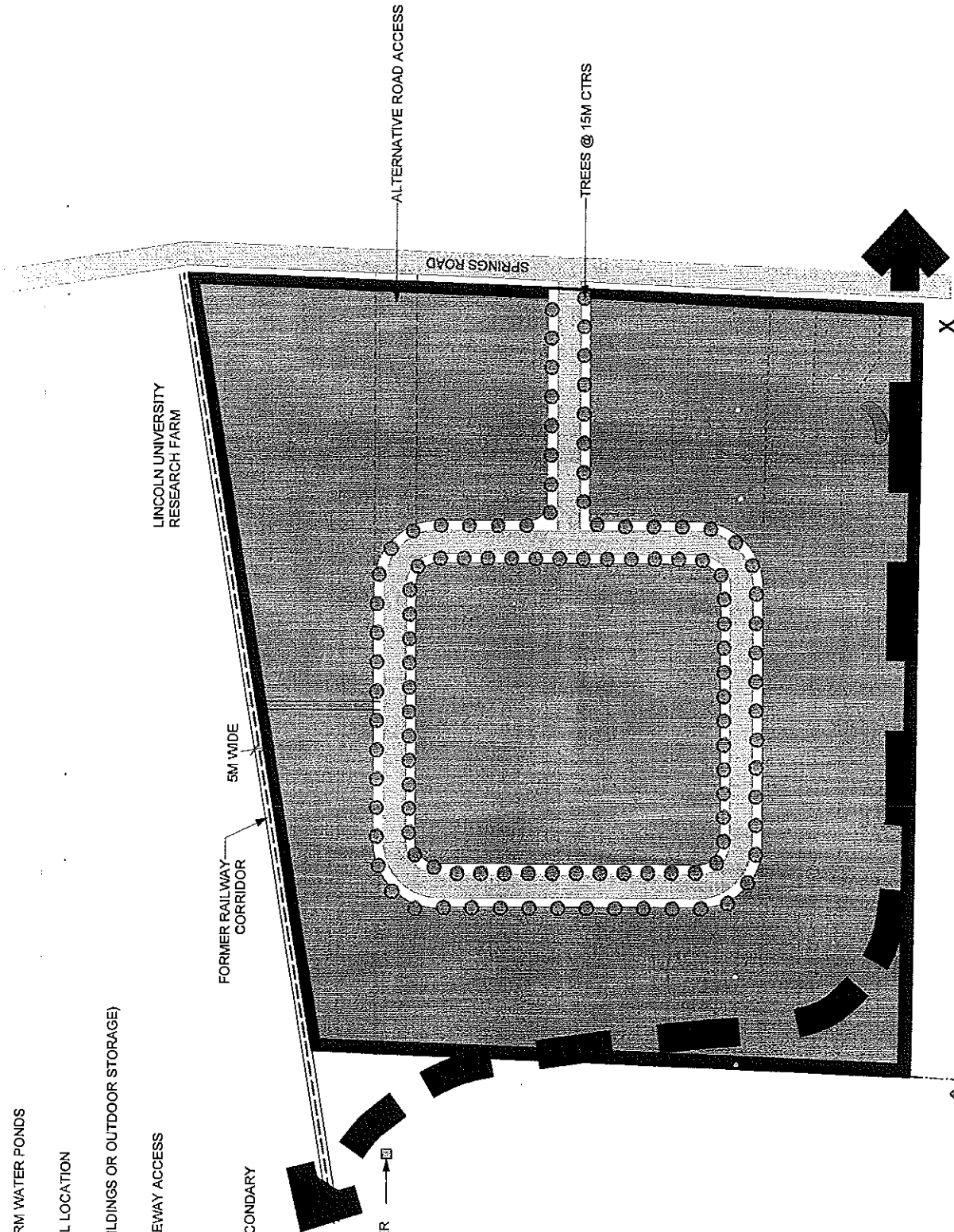
POTENTIAL BYPASS ROAD

INDICATIVE ROAD ACCESS: SECONDARY ROUTE WITH STREET TREES



CELL TOWER

NOTE: All areas and dimensions are approximate and subject to final survey.



OPTION 1: Preferred Option - potential bypass not shown

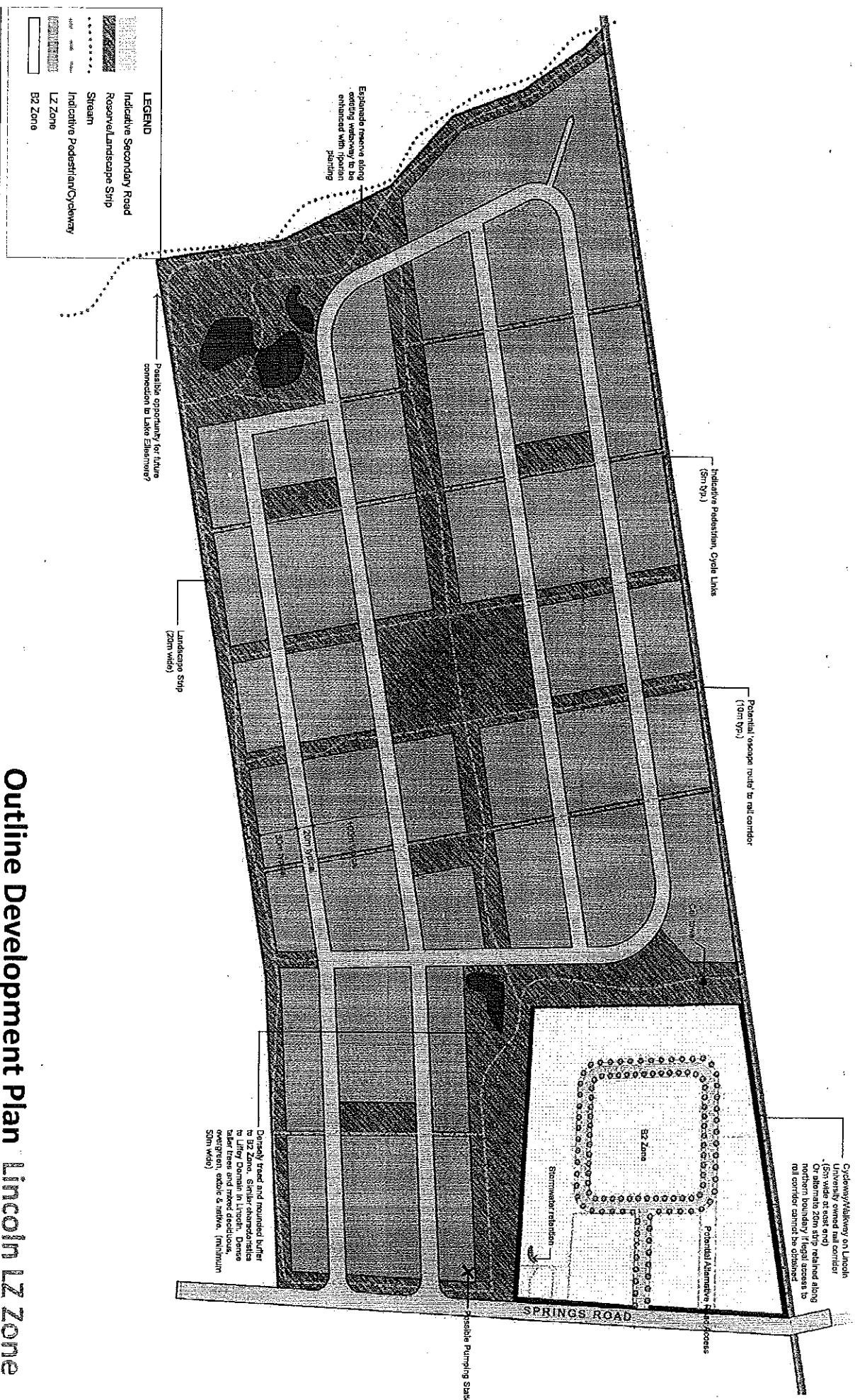
DENWOOD - PROPOSED OUTLINE DEVELOPMENT PLAN
AREA 5 LINCOLN - CHRISTCHURCH

Date: 12-04-2010

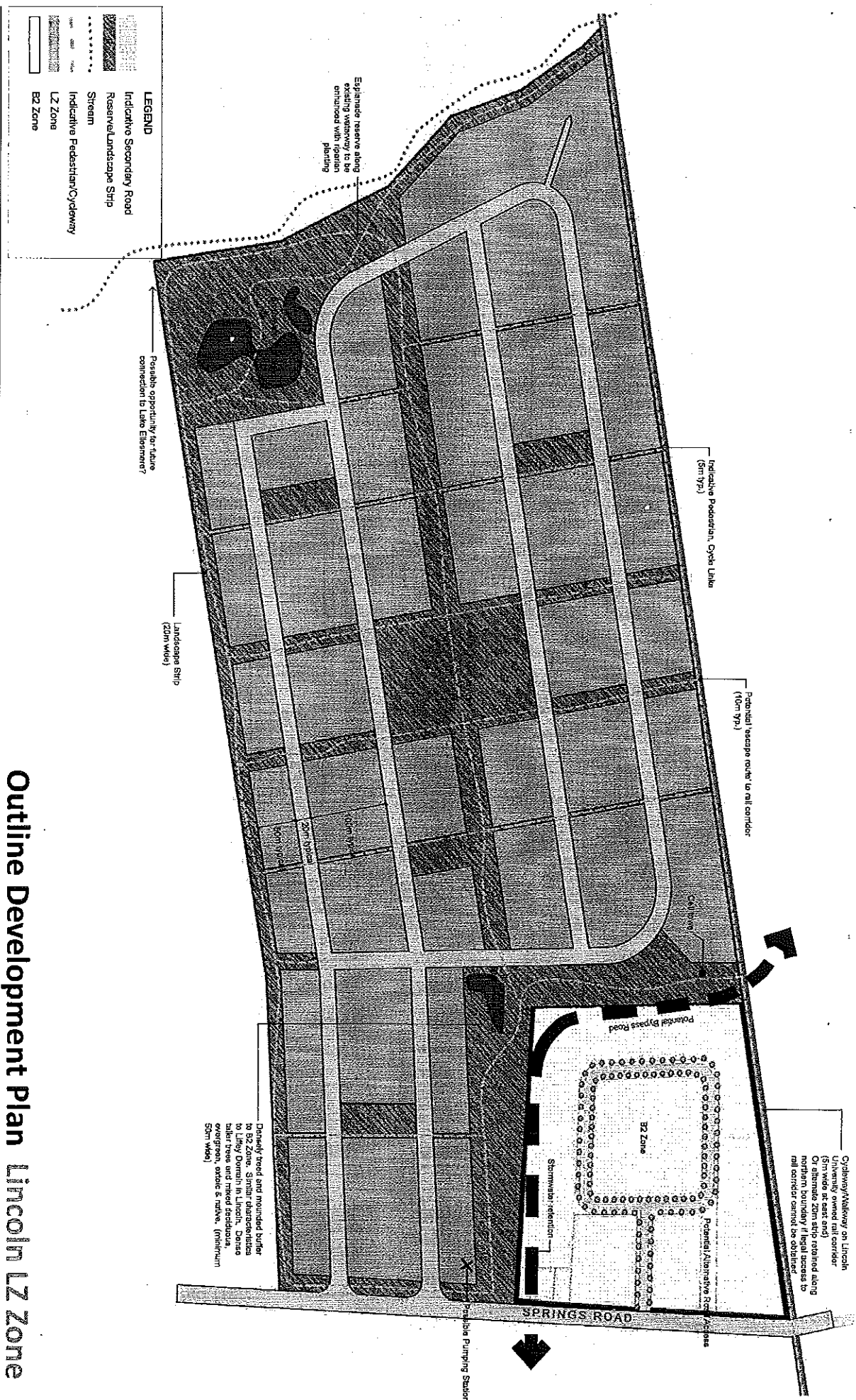
Scale 1:2000 @ A3

B2 Zone





Outline Development Plan Lincoln LZ Zone
 Option 1 Preferred Option: *Potential Bypass Not Shown*



Outline Development Plan Lincoln LZ Zone

Option 2 Least Preferred Option: Potential Bypass Shown

Appendix D

Section 32 Assessment for Lincoln B2 Zone

BUSINESS 2 ZONE, LINCOLN:

SECTION 32 ASSESSMENT

INTRODUCTION

Under s22 of the First Schedule, private plan change requests are required to include a s32 assessment, in accordance with Section 32 (1)(c) of the Act. This is not necessary for submissions on plan changes. However, the following s32 assessment is provided as further information in support of the submission.

STATUTORY REQUIREMENTS OF SECTION 32 OF THE RESOURCE MANAGEMENT ACT

The s32 evaluation must examine:

- the extent to which each objective is the most appropriate way to achieve the purpose of the Act; and
- whether, having regard to their efficiency and effectiveness, the proposed policies, rules or other methods are the most appropriate for achieving the objectives.

The evaluation must take into account:

- the benefits and costs of policies, rules or other methods; and
- the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.

Effectiveness measures how successful a particular option is in achieving the desired environmental outcomes sought by the District Plan, and the Plan objectives.

Efficiency measures the comparative costs and benefits of alternative options.

In this case, the specific proposed rezoning to create the Lincoln (Springs Road) B2 Zone does not propose any changes to the District Plan objectives. However, the broader PC7 (of which the rezoning is a part) does propose some changes. The evaluation

therefore assesses whether, having regard to costs and benefits, and in comparison to alternatives, the proposed methods are the most appropriate for achieving the District Plan objectives, as proposed to be amended by other parts of Draft PC7.

DISTRICT PLAN OBJECTIVES AND POLICIES

The most relevant District Plan objectives and policies in this case are those relating to the Quality of Environment and Growth of Townships. An assessment of the Lincoln B2 re-zoning against these and other relevant objectives and policies is set out in Table 1 below.

District Plan – Growth of Townships	Assessment
QUALITY OF THE ENVIRONMENT	
Objective B3.4.1 The District's townships are pleasant places to live and work in.	The combination of existing B2 zone rules and specific rules proposed for the Lincoln (Springs Road) B2 Zone ('the proposed Zone') will ensure that the new Zone is an attractive place to work, and that its development will not detract from the amenity of adjoining zones.
Objective B3.4.2 A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.	
Objective B3.4.3 Reverse sensitivity effects between activities are avoided.	The proposed Zone rules include a number of specific rules (relating to landscape setbacks, noise standards and building reflectivity) which will ensure reverse sensitivity effects do not arise between business activities and activities in adjoining zones (including more noise/amenity sensitive activities such as residential development, rural dwellings and classrooms).
Objective B3.4.4	The proposed Zone immediately adjoins the existing southwest boundary of the existing Lincoln townships,

Growth of existing townships has both a compact urban form and provides a variety of living environments and housing choices for residents. Objective B3.4.5 New urban development provides a high level of connectivity, both internally and with adjoining parts of existing townships, and provides accessibility for a variety of transport modes.	and its rezoning for urban purposes is consistent with maintaining a compact form. The Lincoln Area 5 B2 Zone Outline Development Plan for the proposed Zone has been developed taking into account the relationship with proposed development of adjoining areas, including the Area 1 ODP (the proposed Dairy Block residential development), the University and the proposed future Lincoln Southern Bypass; and makes provision for a variety of transport modes including walking, cycling and public transport, private cars and heavy traffic.
Policy B3.4.1 To provide zones in townships based on the existing quality of the environment, character and amenity values, except within Greenfield Outline Development Plan areas in the Greater Christchurch area where provision is made for high quality medium density housing.	The proposed Zone is currently predominantly open farmland used for grazing purposes. However, it does also contain four existing dwellings along the Springs Road frontage, including a dwelling on a larger site in an attractive mature garden setting. Retention of these residences is not compatible with the proposed development of the site for a variety of business and industrial purposes. Their location within the Zone would almost certainly result in adverse reverse sensitivity effects. It is anticipated that the dwellings will be removed as part of the development of the Zone.
SUBDIVISION OF LAND – OBJECTIVES Objective B4.2.3 The maintenance and enhancement of amenities of the existing natural and built environment through subdivision design and layout to create a sense of place. Objective B4.2.4 That subdivision provides for variety and efficiency in its	The proposed Zone rules and ODP include the requirement for street tree planting to be provided by the subdivider prior to roads vesting in Council, and more generous road widths than the minimum District Plan requirements, including wider combined pedestrian/cycle

design, form and function	pathways and adjoining street trees for shade. This will assist in creating an attractive working environment, and encourage walking and cycling, by providing offroad options.
RESIDENTIAL AND BUSINESS DEVELOPMENT — OBJECTIVES Objective B4.3.1 The expansion of townships does not adversely affect: - Natural or physical resources; - Other activities; - Amenities values of the township or the rural area; or— Sites with special ecological, cultural, heritage or landscape values.	The proposed Zone boundary rules will help ensure that the re-zoning does not result in significant adverse effects on the amenity values or outlook from adjoining zones, a combination of University research farmland (and the University Campus at a greater distance), proposed residential zoning on the opposite side of Springs Road, and rural activity to the south and west. There are existing rural dwellings to the south (along Springs Road) and west of the site, approximately 197m and 204m distance respectively. The Marshall Day Noise Report (Appendix x) establishes that the District Plan noise standard that will apply under the proposed B2 zoning in relation to these dwellings i.e. 55 dBA daytime, should be readily achievable at these distances. The requirements for landscaped setbacks along the Zone boundaries, with the requirement for substantial tree planting, will help integrate future business/industrial buildings into the landscape setting. There will inevitably a loss of the current open rural outlook afforded by the current farming activity undertaken on the site. The site soils comprise a mix of Wakanui silt loam and Templeton moderately deep silt loam and Eyre shallow silt loam. They are suitable for both cropping and grazing purposes. Similar quality soils are located on all boundaries of the existing Lincoln townships, but with some gleying in the case of the Dairy block soils (due to

Objective B4.3.3 Land is rezoned for new residential or business development by use of a consistent and equitable process. To provide sufficient land for growth within the Urban Limits of those townships in the Greater Christchurch area and that subsequent residential and business development is to occur in accordance with approved Outline Development Plans. Objective B4.3.4 New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated development approach. Policy B4.3.1 Ensure new residential or business development either: - Complies with the Plan policies for the Rural Zone; or - The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within the Urban Limit identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan. Policy B4.3.2 In areas outside the Greater Christchurch area, require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape. Policy B4.3.3	lowlying nature of the block). The proposed is within the Greater Christchurch Metropolitan Urban Limit identified in Plan Change 1 to the Canterbury Regional Policy Statement. An ODP is included as part of the plan change for the rezoning. Development of the site for business and industrial purposes is anticipated and provided for as part of Plan Change 1 and the Lincoln Structure Plan. The Commissioner's decision on PC1 does not require phasing of greenfield business areas. There is an acknowledged shortage of B2 land (in fact none) at Lincoln, as recognized in the Lincoln Structure Plan. On site stormwater treatment and disposal is supported by the Council and will enable the site to be developed ahead of the latter stages of the Dairy Block development to the east. As for the rest of Lincoln, development can only proceed once additional sewer connections are available subsequent to the proposed Rolleston Pines Treatment Plant upgrade, and provision of the installation of necessary infrastructure between Lincoln and Rolleston. The proposed Zone adjoins an existing B3 Zone (University land) on the northern boundary and proposed Living zone (former Dairy Block) on the eastern boundary, on the opposite side of Springs Road.

Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business. Policy B4.3.4 Encourage new residential or business development to occur on vacant land in existing Living or Business zones, if that land is available and appropriate for the proposed activity. Policy B4.3.5 Encourage townships to expand in a compact shape where practical. Policy B4.3.6 Greenfield urban growth areas identified in the District Plan shall not be developed for urban purposes until an operative Outline Development Plan for that area has been included within the District Plan. Each Outline Development Plan shall: Be prepared as a single plan for any identified Outline Development Plan area identified on the Planning Maps. Be prepared in accordance with the matters set out in Policy 4.3.7 below. Policy B4.3.7 Each Outline Development Plan shall include: (i) Principal through roads, connection and integration with the surrounding road network and strategic infrastructure;	The proposed Zone will have Rural zoning on two sides and urban zoning on the two sides. There is no suitable vacant land in existing Living or Business zones at Lincoln which could accommodate a B2 Zone. The B2 Zone enables a wide range of industrial and business activities, and it requires a degree of separation, where possible from sensitive land uses such as living environments. In this case, Springs Road provides separation from the only adjoining Living Zone. The proposed Zone immediately adjoins the existing southwest boundary of Lincoln township and will retain a compact shape to the township. PC7 includes an ODP for the proposed Zone (ODP Area 5), which has been developed in accordance with the matters listed under Policy B4.3.7

(ii) Any land to be set aside for community facilities or schools; parks and land required for recreation or reserves; any land to be set aside for business activities; the distribution of different residential densities; land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths; and land reserved or otherwise set aside from development for any other reason, and the reasons for its protection. (iii) Demonstrate generally how each ODP area will accommodate the required number of households identified for each ODP area on the Planning Maps; (iv) Identify any cultural, natural, and historic or heritage features and values and show how they are to be enhanced or maintained; (v) Indicate how required infrastructure will be provided, when it will be required, how it will be funded, and whether it is to be vested or retained in private ownership; (vi) Set out the staging and co-ordination of subdivision and development in line with the staging shown on the Planning Maps; (vii) Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area; (viii) Include any other information which is relevant to an understanding of the development and its proposed zoning;	

(ix) Demonstrate that the design will minimise any reverse sensitivity effects.	
RESIDENTIAL AND BUSINESS DEVELOPMENT – SPECIFIC POLICIES FOR TOWNSHIPS – LINCOLN Policy B4.3.50 Ensure any new Greenfield urban growth only occurs within the Outline Development Plan areas identified on the Planning Maps and in accordance with the staging set out in Policy B4.3.8 Policy B4.3.52 Ensure stormwater disposal from any land rezoned for new residential or business development will not adversely affect water quality in the LI and LII waterbodies; or exacerbate potential flooding from the LI or LII waterbodies 'downstream'. Policy B4.3.54 Ensure rezoning any land for new residential or business development does not create or exacerbate potential 'reverse sensitivity' effects issues in respect of activities in the Business 2 and 3 zones or surrounding Rural Zone. Policy B4.3.56 Ensure that each of the five Outline Development Plan areas identified on the Planning Maps within Lincoln addresses the specific matters relevant to each ODP Area number listed below:-. Lincoln ODP Area 5 –Southwest block • ODP Block 5 to align with ODP Block 1 • Provision of a main road link originating from Weedons Ross Road, linking to Springs Road, aligning with the southern most east-west main	The B2 Zone is shown as Area 5 ODP on the Planning Maps. Policy B4.3.8 refers to staging of greenfield areas. No staging is required for greenfield business areas. Stormwater disposal will require a discharge consent from Environment Canterbury, which will address any potential adverse effects of the same, including on the water quality and potential flooding. A stormwater management system is proposed partially on site and partially onto adjoining rural land (as shown on the Area 5 ODP) which proposes a first flush treatment pond and detention ponds. The proposed Zone rules include a number of specific rules (relating to landscape setbacks, noise standards and building reflectivity) which will ensure reverse sensitivity effects do not arise between business activities and activities in adjoining zones (including more noise/amenity sensitive activities such as residential development, rural dwellings and classrooms). The Area 5 B2 Zone ODP addresses all matters identified for Area 5 in Policy B4.3.56. As agreed with Council, a comprehensive stormwater conveyance system is proposed which will discharge necessary flows within the site and onto adjoining rural land, rather than to the ODP Block 1 system. This is preferable as the adjoining rural land is in the same land ownership as the B2 zone block, and therefore agreement has been

road from ODP Block 2; • Provision of main pedestrian and cycle links to township and university; • Provision of a comprehensive stormwater conveyance system to discharge necessary flows to the ODP Block 1 system; • Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary; • Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows • Provision of landscaped buffer areas between industrial and adjoining land uses.	reached for such an arrangement, whereas discharge to the ODP 1 Block would require agreement regarding timing and availability of land from a third party, and would require utilizing land that is a later stage of the ODP Area 1 residential development.

OPTIONS

In determining which is the most appropriate method of achieving the Selwyn District Plan objectives, the following alternative options were considered:-

Option 1 Make No Change

Retain the current planning map and rules i.e. retain the current rural zoning.

Option 2 Rezone site Business 2

This option re-zones the site Business 2 but makes no changes to the B2 rules and does not include an ODP (Outline Development Plan) for the site.

Option 3 Rezone site Business 2 with some amended site specific rules and an ODP

This is the preferred option. It rezones the site B2 but includes some site specific amendments to the rules which address potential environmental effects on the zone boundaries, and ensure an appropriate standard of amenity within the Zone.

ANALYSIS OF OPTIONS

The following table assesses the above options, in terms of the relevant s32 criteria i.e. cost, benefits and relative efficiency and effectiveness.

Option	Benefits/Advantages	Cost/Disadvantages	Efficiency/Effectiveness
Option 1 Make No Change	Avoids costs of preparing plan change. Land can continue to be used for farming purposes. Retention of existing rural amenity including open rural outlook from adjoining areas and relatively 'benign' farming activity (notwithstanding that some more intensive farming activity could occur as a permitted activity).	Retaining Rural zoning inconsistent with Plan Change 1 to the Canterbury Regional Policy Statement which identifies the Site as a greenfields business area. Significant growth is planned for Lincoln under PC1. Suitable B2 zoning is required to support that growth, and enable Lincoln to become more self sufficient in terms of employment opportunities, consistent with its status as a Key Activity Centre under PC1. The Site has been identified in PC11 and the Lincoln Structure Plan as the most suitable around the periphery of Lincoln for B2 zoning.	Not effective in meeting the District Plan's objective of providing for sufficient appropriately located new areas for business development within the Urban Limits at Lincoln. Inefficient as simply does not provide for the above District Plan outcome in comparison with Options 1 and 2.
Option 2 Re-zone Business 2	Reduced costs of preparing plan change compared to Option 3 as adopts existing District Plan B2 rules.	Loss of the Site's existing rural amenity values, including rural outlook from adjoining areas. The existing generic District Plan B2 Zone rules do not adequately address potential adverse environmental effects at the Lincoln B2 Zone boundaries or ensure a coordinated and comprehensive approach to future planning at Lincoln, as intended under PC7.	Implements the District Plan's objective of providing for sufficient appropriately located new areas for business development within the Urban Limits at Lincoln Not as effective as Option 3 in addressing the specific environmental issues that arise in the case of the Lincoln B2 Zone, or in ensuring coordinated planning.
Option 3	The proposed 'package' of Lincoln B2 Zone rules and other provisions address potential	More costs to Council in administering rules and processing consents as	Most effective and efficient in achieving the District Plan objectives,

Re-zone Business 2 with amended site specific rules and an Outline Development Plan (ODP)	adverse environmental effects at the Lincoln B2 Zone boundaries and ensure a coordinated and comprehensive approach to future planning at Lincoln, as intended under PC7. The provisions are also consistent where possible and appropriate, with those applicable at Izone, Rolleston (including under proposed PC10).	there are some additional site specific performance standards and rules for the Lincoln B2 Zone.	including:- - providing for sufficient appropriately located new areas for business development within the Urban Limits at Lincoln. - Not creating or exacerbating potential reverse sensitivity effects with neighbouring permitted existing or potential activities; - Maintaining and where possible enhancing amenity values of adjoining areas; - Requirement for an Outline Development to ensure comprehensive and coordinated development. The specific rules, for example with respect to noise, protect the amenity of adjoining areas whilst maintaining flexibility regarding how specific future activities in the B2 Zone may meet the required performance standards, in comparison to, for example more prescriptive rules such as a noise bund and/or noise setback.

CONSULTATION

There has been considerable previous consultation by the Council and Environment Canterbury on the proposed Lincoln B2 zoning in principle, as part of the Lincoln Structure Plan, Plan Change 1 to the Canterbury Regional Policy Statement and draft Plan Change 7 (Lincoln) processes. Accordingly, the consultation undertaken by the applicant and its advisors as part of this B2 Plan Change process has focused on the detail of Lincoln Area 5 (Business 2 Zone) ODP and associated rules, and has been with the major landowners to the north and east, namely Lincoln University and Lincoln Land Developments Ltd. The land to the west is under the same ownership as the B2 Zone, and land to the south is zoned Rural. No specific consultation has been undertaken with the existing residential landowners or occupiers within the B2 Zone area, although this will occur prior to any hearing of submissions on PC7. They will be aware of the proposed rezoning as part of the earlier Council processes. It is not practical or intended that these properties will be retained once the B2 Zone is established.

Lincoln University have advised, through their consultants, that they oppose the Area 5 B2 Zone ODP in principle on the grounds that it makes provision for the proposed future Southern Bypass Road, providing for a linkage through University owned land (paper road) to Ellesmere Junction Road. Provision for the Southern Bypass has been shown on the Option 2 Least Preferred ODP at the request of the Council.

Specific amenity issues at the B2/B3 boundary and within the B2 Zone have been addressed by amendments to the B2 Zone rules specific to the Lincoln B2 Zone.

Appendix E:

Barry Fairburn (Consulting Engineer) Memo re On site Wasterwater Systems

MEMO

From: Barry Fairburn

To: Fiona Aston

Subject: Plan Change 1: Additional information on on-site effluent disposal for the Denwood Rural Land

Date: 30 April 2009

- a. The soil types available for effluent disposal on individual lots are likely to vary across such a large area of land. They will range from poorly drained silts and clays to free draining gravels (below the surface soils).
- b. The methods of wastewater treatment and effluent disposal will be governed by the soil types.
- c. Where there is access to freely draining gravels, a simple multi-chambered septic tank provides the treatment from which effluent is pumped to a disposal trench (which contains a special sand filter layer for further treatment). The effluent is then discharged to the gravels below the trench.
- d. Where the soils are not free draining gravels, the most common form of treatment is through an aerated wastewater treatment plant (such as an Oasis Clearwater system) from which the effluent is pumped to a drip-line irrigation system (small-bore tubes laid within the topsoil layer), from which effluent is dripped slowly into the ground.
- e. Thus, there is an appropriate method of treatment and effluent disposal for a wide range of soil types, from free draining gravels to very poorly drained soils. The big difference between them is the size of the effluent disposal area that is required: The poorer the drainage the bigger the area.
- f. In New Zealand, the methods of treatment and effluent disposal are specified in AS/NZS 1547: 2000: *On-Site Domestic Wastewater Management*. I have attached Table 4.2A4, which shows the different effluent irrigation rates for a drip-line irrigation system for different soil drainage classes. Essentially, for a typical discharge of 1 m³ per day, you would need an area of 350 m² for a rapidly drained soil and 500 m² for a very poorly drained soil.
- g. I have spoken to Chris Kortegast, who is a senior manager with Oasis Clearwater. He advised me that a minimum lot size of 2500 m² is

appropriate for any soil type. He accepts that planning documents may be more conservative than that.

Barry Fairburn
30.04.09.

TABLE 4.2A4
RECOMMENDED DESIGN IRRIGATION RATE (DIR) FOR IRRIGATION SYSTEMS

Soil category	Soil texture	Structure	Indicative permeability (K_{sat}) (m/d) (see Note 1)	Design irrigation rate (DIR) (mm/week) (see Notes 2 & 3)	Indicative drainage class (see Note 4)
1	Gravels and sands	Structureless Massive	>3.0	35	Rapidly drained
2	Sandy loams	Weakly structured	>3.0	35	Well drained
		Massive	1.4 – 3.0	35	
3	Loams	High/moderately structured	1.5 – 3.0	28	Moderately well drained
		Weakly structured or massive	0.5 – 1.5	28	
4	Clay loams	High/moderately structured	0.5 – 1.5	25	Imperfectly drained
		Weakly structured	0.12 – 0.5	25	
		Massive	0.06 – 0.12	25	
5	Light clays	Strongly structured	0.12 – 0.5	20	Poorly drained
		Moderately structured	0.06 – 0.12	20	
		Weakly structured or massive	<0.06	20	
6	Medium to heavy clays	Strongly structured	0.06 – 0.5	15	Very poorly drained
		Moderately structured	<0.06	15	
		Weakly structured or massive	<0.06	15	

NOTES:

- 1 The values of indicative permeability as K_{sat} are based on the movement of water, and not effluent through the soil. They are estimates only and should be used with caution in determining soil category and Design Loading Rates.
- 2 The relevant qualifications regarding the use of trenches and beds in Table 4.2A1 are applicable for irrigation systems.
- 3 The Design Irrigation Rates in Table 4.2A4 are based on the best available information at the time of preparation of this Standard.
- 4 Indicative drainage classes listed are based on the assumption that drainage of water out of the soil is governed only by the indicative permeability and that external factors play no role.

Appendix F:
Alternative Zoning for Denwood Trustees Land

Appendix G:

Noise Report

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www.marshallday.com

PREPARED FOR: Denwood Trustees
C/- Fiona Aston Consultancy Ltd
PO Box 1435
Christchurch

Attention: Fiona Aston

DATE: 12 March 2010

PROJECT: Lincoln Area 5 Rezoning
Noise Assessment

REPORT NO.: 002 R01 2009514

PREPARED BY:


Stuart Camp

REVIEWED BY:


Rob Hay

1.0 INTRODUCTION

Marshall Day Acoustics has been engaged to provide a noise assessment to accompany an Outline Development Plan (ODP) for Area 5 within Plan Change 7 of the Selwyn District Plan.

The land is currently a paddock in private ownership zoned Outer Plains, Rural within the Selwyn District Plan. The Plan Change would rezone the land as Business 2.

This report considers the effect that rezoning would have on surrounding properties, and proposes rules to ensure that businesses establishing on the site will comply with relevant noise rules.

2.0 SUMMARY OF FINDINGS

The existing Selwyn District noise standards provide appropriate protection to surrounding zones should the site be rezoned B2.

A slightly more stringent noise rule could be argued for the boundary common to Lincoln University, but this would need to be coupled with an acceptance by the University that their ability to produce noise should also be controlled. On balance, we recommend application of existing District Plan noise rules for the site.

To ensure the businesses establishing on the site comply with relevant noise rules, we have proposed that any industrial activity within 150 metres of the B3 and Living Zone boundaries should be a controlled activity—requiring advance assessment of noise from the activity.

3.0 EXISTING NOISE ENVIRONMENT

We have not conducted any assessment of existing noise levels in the area. Our assessment is confined to consideration of the level of amenity anticipated under the District Plan, and any changes in that amenity that would result from the proposed rezoning.

4.0 SELWYN DISTRICT PLAN

The Selwyn District Plan Business 2 Zone noise rules are contained in the Town Volume, Sections 22.4.1.4 (noise to other Business zones) and 22.4.1.5 (noise to Living and Rural zones) of the Plan. Activities within the Rural Zone are controlled by Rural Volume Section 9.16.1. These rules are summarised in Table 1.

The rules which apply to this area based on existing and proposed zoning can be summarised as shown in Table 1:

Table 1: Permitted District Plan Noise Limits

Zone Producing Noise	Daytime		Night-time	
	dB L _{A1}	dB L _{Afma}	dB L _{A1}	dB L _{Afmax}
	0	x	0	
<i>Rural</i>				
At any living zone boundary	55	85	40	70
At any notional boundary in a rural zone	60	85	45	70
At the notional boundary of any classroom in the Business 3 (University) zone	60	85	45	70
<i>Business 3 (University)</i>				
At any notional boundary in a rural zone	55	85	40	70
At a Business 2 zone	No restriction			
<i>Business 2</i>				
At any living zone	55	85	40	70
At any notional boundary in a rural zone	55	85	40	70
At the boundary of the Business 3 (University) zone	65	85	45	70
At any other site in the Business 2 zone	No restriction			

The effect of the proposed zone change would therefore result in the following changes;

- No change to allowable noise levels in the surrounding living zones.
- The allowable level of noise generated by activities in the proposed B2 Zone at properties in the Rural Zone, would *reduce* by 5 dB compared with the permitted level under the current Rural zoning.
- The current restriction on noise that the University can produce at its southern boundary would no longer apply—there would be no limit on noise at this location.
- Noise from the rezoned land would have to comply with a 65 dBA daytime limit at the University *site boundary*, compared to the current 60 dBA limit at the *notional boundary* of any classroom which applies under the current Rural zoning. Given the large setback distances of existing classrooms from this common boundary, the change to B2 zoning would provide better protection for the University than they currently receive.

In summary, the permitted level of noise at surrounding properties would remain the same or reduce slightly. Hence, we conclude that the acoustic amenity on surrounding properties will continue to be in line with that anticipated in the District Plan.

5.0 NOISE EMISSIONS

As a guide, Table 2 gives noise levels can typically be achieved from industrial sites with standard good noise control practice for all elements of an activity.

Table 2: Typical noise levels from industrial sites.

Industry	Examples	Noise level at boundary
		dB L _{A10}
Light	Warehouse/storage facilities	55 – 60
Medium	Light workshop facilities, bulk retail	60 – 65
Heavy	Manufacturing, heavy engineering	70 – 75

Whilst these levels are very generic, both medium and heavy industries tend to produce noise levels higher than the relevant limits for a Business 2 interface with a Rural or Residential Zone. However, heavy industry typically includes significant heavy vehicle use, and therefore demands large sites. Given the relatively small size of the proposed industrial zone and the proposed internal roading layout, we believe it is unlikely that heavy industry would choose to establish here. We also understand that this site is unlikely to be attractive for large scale industry, or industry serving other than a local catchment, because of its location remote from strategic transport routes—unlike Rolleston for example.

Light industry typically produces noise only marginally above the Living/Rural Residential daytime noise limit. Night-time noise is generally of no concern because very few "noisy" commercial activities operate at night. Only minor mitigation will be required to ensure compliance with the daytime noise rules.

Despite the generic noise levels given above, there are a number of "industrial" activities which produce very little noise, and/or produce noise which is well controlled within buildings if site layout is considered with respect to noise control. As an example, warehousing often only involves the use of forklifts and trucks. If the warehouse is constructed along the zone or site boundary, noisy activities are acoustically screened, giving simple compliance with daytime noise rules. The same warehouse can often achieve night-time noise rules if loading and unloading activities are undertaken within the warehouse building.

On this basis, we consider it essential that noise is assessed prior to construction of any industrial activity within say 150 metres of the Business 3 and Living Zone boundaries. This would ensure that site layout and operational procedures are developed with noise control in mind, avoiding the problems that would arise if an activity established on site and was then found to be exceeding the noise rules.

To achieve this, we recommend that any industrial activity within 150 metres of the Business 3 and Living Zone boundaries should be a controlled activity with respect to noise, with no requirement for affected party approval. Such a control will not prevent activities from obtaining resource consents, merely ensure that noise is properly assessed in advance.

5.1 Specific consideration of this site

We believe that there are two important issues to address on this site;

5.1.1 Zone boundary Noise Rule

As noted in Table 1, the District Plan noise limit at the Rural zone interface applies at the *notional boundary* of any dwelling. Whilst this is appropriate for specific consent applications, we believe it is inadequate as part of this zone change. Firstly, a notional boundary limit does not provide sufficient protection to the undeveloped land surrounding the zone, which could be rezoned for other purposes at some future stage given its close proximity to Lincoln. Secondly, many businesses in the B2 zone could each contribute to noise at one dwelling, resulting in a higher overall noise level than anticipated. Thirdly, measuring compliance, and/or proving non-compliance can be extremely difficult when the notional boundary is some distance from the industrial site.

For these reasons, we recommend that an exception is created to the existing Plan noise rules requiring compliance with the rural noise rule at the B2 zone boundary bordering the rural zone, rather than the existing notional boundary rule. In our view, this is achievable by the types of industry anticipated in this area, yet at the same time, it provides greater protection for surrounding land owners.

5.1.2 University Land

The University are concerned that a B2 zone adjoining their site will restrict their ability to develop their land in future.

As already noted, activities on the existing rural land are permitted to produce a noise level of 60 dBA at the notional boundary of any classroom. Under the B2 zone rules, this would change to being 65 dBA at the zone interface. Given that existing classrooms are a considerable distance from the interface, the B2 zone rules are more onerous. However, we acknowledge that B2 activities are more likely to produce noise on an ongoing basis than rural activities.

With a B2 zone in place, there will be no restriction on how much noise the University can make at the interface with the proposed B2 zone. At the same interface location, activities within the proposed B2 zone will be limited to 65 dBA. If the University wishes to retain the right to have no limit on how much noise they produce, we cannot see any justification for the B2 zone being restricted any further than the District Plan envisages.

If the University wants to limit noise on the southern part of their site to allow for future classrooms or similar noise sensitive activity, then they cannot at the same time expect to produce high levels of noise at the same location.

5.1.3 Living Zone Land

Taking into account the proposed B2 zone setback, road reserve and Living zone landscaping reserve there is sufficient room that the majority of light industries could be expected to establish in the proposed B2 zone with appropriate prior consideration of noise control. The application of Controlled Activity status along this boundary

interface will ensure that such consideration occurs and will give certainty for all parties that an appropriate level of noise control will be achieved. In some cases the assessment process may highlight activities that are unable to economically achieve the Living Zone noise rules, which is a better scenario than establishing an activity which then proves to be unable to comply.

6.0 TRAFFIC NOISE

In common with all District Plans, the Selwyn District Plan excludes traffic noise on roads from the noise rules. This exception accounts for both the fact that everyone uses roads as an essential part of life, and also that it would be difficult to enforce any limit where the noise producer could not be clearly identified (noise from roads is due to a large number of different vehicles). However, when assessing the effect of rezoning this site, the potential increase in noise due to vehicles travelling to and from the site should be considered.

We understand that the proposed rezoning will result in additional traffic including a relatively high proportion of heavy commercial vehicles. This will cause a corresponding increase in traffic noise levels on surrounding roads.

Any noise effects due to this increased traffic will be most noticeable to existing residential and educational activities to the north of the site on Springs Road. We currently lack the data required to quantify this noise effect. However, we note that roads within the proposed industrial development will be central, rather than around the perimeter of the site and therefore surrounding zones will be screened to some degree from traffic noise within the zone.

ADDERLEY HEAD



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13 April 2010

CONFIRMATION



Attention: Cameron Wood
Selwyn District Council
PO Box 90
Rolleston 7643

Dear Cameron

FOSTER HOLDINGS LIMITED – SUBMISSION ON PLAN CHANGE 7

Please find enclosed the following documents, which comprise a submission on Plan Change 7 on behalf of Foster Holdings Limited:

- Submission on Plan Change 7, including Appendix A
- Appendix B – ODP Area 5 and supporting report (two separate documents)
- Appendix B – ODP Area 6 and supporting report (two separate documents)

Yours faithfully
ADDERLEY HEAD

David Pedley
Senior Solicitor

DDI: +64 3 353 1344
E: david.pedley@adderleyhead.co.nz

Partner responsible: Paul Rogers
Our ref: DOP-120241-9-7-V1

SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

Clause 6 of the First Schedule to the Resource Management Act 1991 ("the Act")

TO: Selwyn District Council
PO Box 90
Rolleston 7643

SUBMISSION ON: Plan Change 7 to the Selwyn District Plan

NAME: **FOSTER HOLDINGS LIMITED**, C/- Adderley Head, PO Box 16, Christchurch
8140

1 This submission is divided into **two parts**:

1.1 Part 1 – ODP Area 5; and

1.2 Part 2 – ODP Area 6.

PART 1 – ODP AREA 5

Specific provisions

2 The specific provisions of the Plan Change that this submission relates to are:

2.1 The identification of ODP Area 5 on Planning Map 13B;

2.2 The criteria for ODP Area 5 in Policy B4.3.68; and

2.3 All other references in the Plan Change to ODP Area 5 and the proposed recreational precinct.

Details of submission

3 The submitter owns all of the land within ODP Area 5. The Plan Change proposes that this land be used for a recreational precinct.

4 The submitter is currently involved in negotiations with the Selwyn District Council for the transfer of this land to enable the recreational precinct to proceed. At the date of this submission, these negotiations are still ongoing.

5 The outcome of these negotiations will have a direct impact on the most appropriate and sustainable future use of this land. For this reason, this submission sets out two alternative positions to protect the submitter's interests and ensure that the final outcome is in accordance with the purpose and principles of the Act.

First alternative

- 6 In the event that a satisfactory agreement **is** reached between the submitter and the Council for the transfer of the submitter's land, the submitter **supports** the identification of ODP Area 5 as a recreational precinct for the following reasons:
- 6.1 This outcome is consistent with the recently adopted Rolleston Structure Plan;
- 6.2 The use of this land for a recreational precinct will provide long term benefits for the current and future residents of Rolleston and create a central focal point around which future development can occur.
- 7 However, the current extent of ODP Area 5 as identified on Planning Map 13B is not the same as the area of the recreational precinct identified in the Structure Plan. Importantly several areas of adjacent land that are currently zoned living have not been included in ODP Area 5.
- 8 In order to ensure that the entire recreational precinct is developed as a co-ordinated and integrated whole, it is important that all of the land that will ultimately be used for this purpose is included within ODP Area 5, as illustrated at **Appendix A**.

Second alternative

- 9 In the alternative to the above, in the event that a satisfactory agreement is **not** reached between the submitter and the Council for the transfer of the submitter's land, the submitter **opposes** the identification of ODP Area 5 for the following reasons:
- 9.1 If the Council is not willing or able to purchase the submitter's land for a recreational precinct, rezoning the land for this purpose is an unjustified and unnecessary restriction on the use of this land that is inconsistent with the purpose and principles of the Act.
- 9.2 In the absence of a recreational precinct, the most appropriate use for this land is a mix of residential densities combined with green spaces, corridors and local roading network to achieve an integrated and sustainable development.
- 10 The submitter has prepared an Outline Development Plan and supporting report to enable immediate rezoning of its land as Living Z for residential development, copies of which are attached at **Appendix B** to this submission. This ODP extends across a greater area than that currently identified as ODP Area 5 and includes adjacent areas of Living zoned land also owned by the submitter.

Decision sought

- 11 The submitter seeks the following decision from the local authority:
- 11.1 If a satisfactory agreement **is** reached between the submitter and the Council for the transfer of the submitter's land, the submitter seeks:
- (a) That ODP Area 5 be extended to include all of the land shown on **Appendix A**; and
 - (b) That all of the land identified in Appendix A be rezoned Living Z (deferred) with appropriate criteria in Policy B4.3.68 to enable development of this land for a recreational precinct once a suitable ODP is approved.
- 11.2 In the alternative, if a satisfactory agreement **is not** reached between the submitter and the Council for the transfer of the submitter's land, the submitter seeks:
- (a) That ODP Area 5 be extended to include all of the land shown within the ODP at **Appendix B**;
 - (b) That the ODP and accompanying report at Appendix B be included as an appendix to the District Plan, subject to any modifications as necessary and appropriate;
 - (c) That all of the land shown on Appendix B is immediately rezoned Living Z to enable residential development in general accordance with the ODP;
 - (d) That the criteria for ODP Area 5 be amended to reflect that the land will be used for residential development; and
 - (e) That all references to the recreational precinct in the Plan Change and supporting documentation be deleted.
- 11.3 For both of the above alternatives, all consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought.

PART 2 – ODP AREA 6

Specific provisions

- 12 The specific provisions of the Plan Change that this submission relates to are:
- 12.1 The Identification of ODP Area 6 on Planning Map 13B;
- 12.2 The criteria for ODP Area 6 in Policy B4.3.68; and
- 12.3 All other references to ODP Area 6 in the Plan Change.

Detail of submission

- 13 The submitter owns most of the land within ODP Area 6 and **supports** the identification of this land for residential development for the following reasons:
- 13.1 The land is ideally suited for residential development with its central location and proximity to the existing Rolleston town centre;
- 13.2 The land is able to be serviced with all necessary infrastructure and integrated with surrounding land;
- 13.3 It will provide essential land to accommodate anticipated demand and provide for the future growth and prosperity of Rolleston; and
- 13.4 Residential development of ODP Area 6 is the most appropriate use of this land and is consistent with:
- (a) the Rolleston Structure Plan;
 - (b) Proposed Change No.1 to the Canterbury Regional Policy Statement (PC1); and
 - (c) the purpose and principles of the Resource Management Act 1991.
- 14 The Plan Change proposes to rezone this land Living Z (deferred) on the basis that an ODP for this land has not yet been provided. To enable the immediate rezoning of this land as Living Z, the submitter has prepared an ODP for Area 6 along with a supporting report, copies of which are attached at **Appendix C**.
- 15 This ODP has been designed to be consistent with the criteria listed in Policy B4.3.68, the Rolleston Structure Plan and PC1. It is based on sound urban design principles, provides good linkages with surrounding land, and enables a mix of residential densities around open spaces and neighbourhood centres.

Decision sought

- 16 The submitter seeks the following decision from the local authority:
- 16.1 That the ODP and accompanying report at **Appendix C** be included within an appendix to the District Plan, subject to any modifications as necessary and appropriate;
- 16.2 That all of the land shown on **Appendix C** is immediately rezoned Living Z to enable residential development in accordance with the ODP; and
- 16.3 All consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought.

The submitter does wish to be heard in support of this submission

If others make a similar submission, the submitter will consider presenting a joint case with them at the hearing



Signed:

Paul Rogers, Solicitor, being the duly appointed representative of the submitter

Date: 13 April 2010

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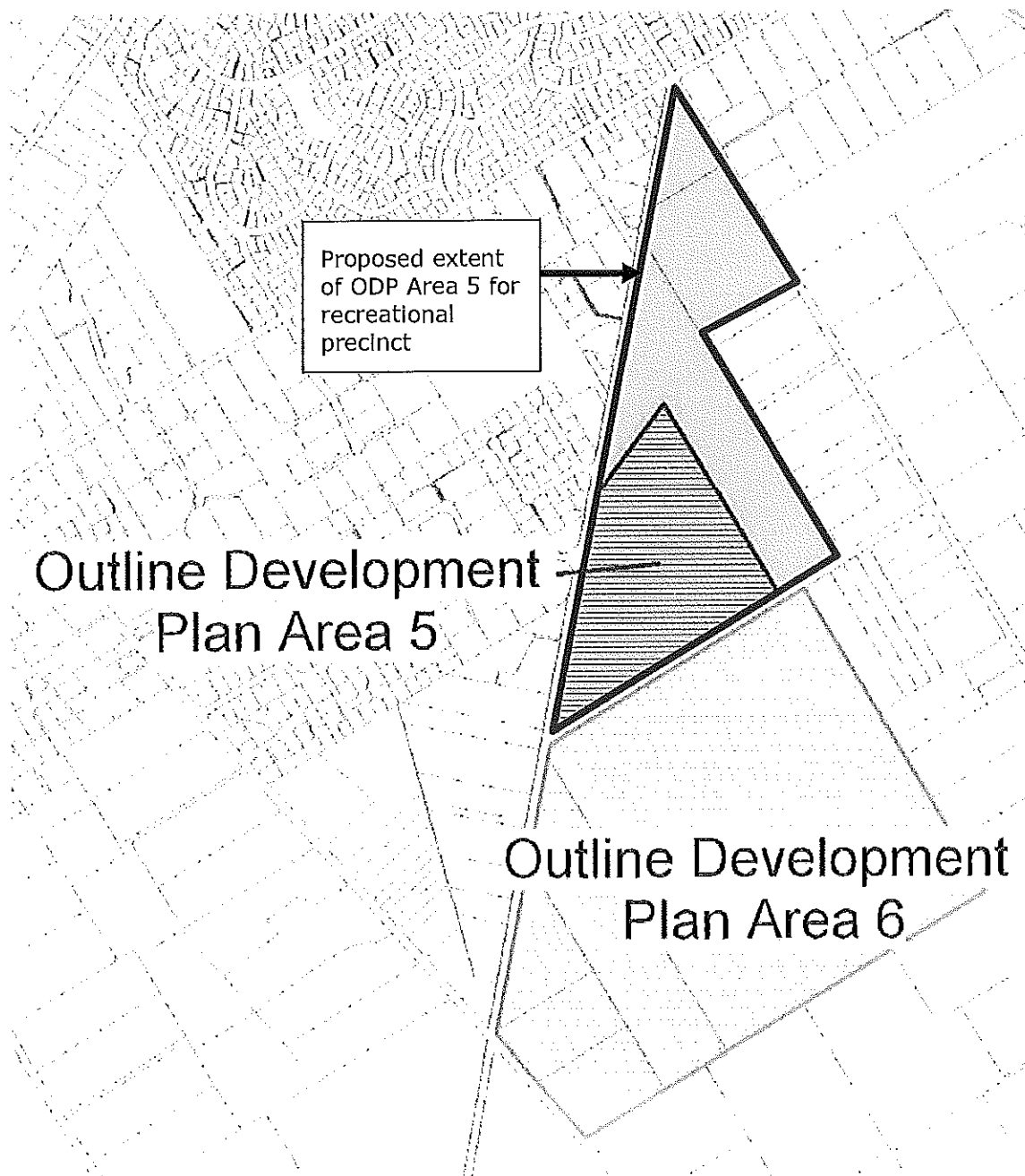
Contact person: Paul Rogers

E: paul.rogers@adderleyhead.co.nz

APPENDIX A

Amendments to ODP Area 5

(If recreational precinct proceeds)



APPENDIX B

ODP and Supporting Report for ODP Area 5

(alternative to recreational precinct)



Outline Development Plan for Area 5

Foster Holdings Limited

Prepared By

.....
Nicole Lauenstein
Urban Design Consultant

Opus International Consultants Limited
Environmental
20 Moorhouse Avenue
PO Box 1482, Christchurch Mail Centre,
Christchurch 8140, New Zealand

Reviewed By

.....
Sharyn Ogg
Senior Landscape Architect

Telephone: +64 3 363-5400
Facsimile: +64 3 365-7858

Date: 12 April 2010
Reference: 3-80540.00
Status: FINAL

1.1 INTRODUCTION

This Outline Development Plan is for ODP Area 5, as identified in Plan Change 7 (PC7). The land (approx. 33.5 ha) is located to the north of Dynes Road between Goulds Road and Springston Rolleston Road

The design principles that underpin the ODP are in line with:

- Policy B4.3.7 of PC7
- Policy 7 – *Development, Form and Design* of Plan Change 1 to the Regional Policy Statement (PC1)
- Policy 8 – *Outline Development Plans and Changes of Zoning in District Plans* of PC1
- Urban development principles of the Greater Christchurch Urban Development Strategy (UDS)
- The New Zealand Urban Design Protocol, Ministry for the Environment (UDP).

1.2 URBAN DESIGN OUTCOMES

The following overarching environmental outcomes have been developed to inform the key elements of the ODP for Area 5:

- An urban form which creates a sense of place and community reflecting the character and rural nature of Rolleston enabling good access and connectivity throughout.
- A safe, comfortable, diverse and healthy living environment covering a range of economic and social groups.
- Opportunities for a variety of residential developments including elderly persons housing and higher density residential developments close to local community and recreational facilities.
- Built architectural form that relates in scale and proportion to the immediate environment and streetscape.
- Integrated movement network with short distances between destinations to discourage vehicular movements and to provide efficient public transport and a well connected pedestrian and cycle network.
- Provisions for small business activities and local shopping within local centres.
- Sustainable stormwater management integrated with open space, parks/reserves, green corridors and road reserves.

1.3 OUTLINE DEVELOPMENT PLAN

In accordance with Policy 8 of PC1 and Policy B4.3.7 of PC7, this report provides a design rationale for the key structural elements of the ODP including:

- Movement network and hierarchy (including vehicular, cycle and pedestrian movement).
- Open space and green network.
- Development pattern (density and landuse).
- Infrastructure network (including water, stormwater and wastewater management).

1.3.1 MOVEMENT NETWORK AND HIERARCHY

Vehicular Movement

A legible road network will provide connections throughout Area 5 into the neighbouring precincts to the east, west and south and integrate well into the overarching roading hierarchy of Rolleston.

Key features of the proposed road hierarchy include the following:

- Local street network to enable access to all individual properties.
- Local minor roads to provide the main structure and vehicular distribution throughout the area connecting to the precincts in the east towards Springston Rolleston Road, west across Goulds Road and south across Dynes Road.
- Local secondary roads to link important community facilities and open spaces within the area and adjoining precincts
- Main primary roads to provide good access to the area and integrate it into the wider Rolleston network - i.e. connection to neighbourhood centres, town centre and other precincts.

All streets/roads are to reflect, not only their inherent hierarchy, but also contribute to the sense of place through design and streetscape such as tree lined avenues, integrated on-street parking, integration of swales and watercourses into the road design, and traffic calming design measures on local streets. Carriage ways and road reserves are to be of a sufficient width to accommodate the expected streetscape and design treatment.

Pedestrian and Cycle Movements

Designated cycle and pedestrian routes will be included on the main primary and local secondary roads, connecting east-west and north-south. There will also be a designated cycle/pedestrian route through the proposed green corridor.

All local minor roads and local streets provide adequate space for pedestrian and cycle movement within the road reserve. Local shortcuts independent of the road network will be provide through neighbourhood parks and reserves.

Public Transport

A possible bus route is indicated in the Rolleston Structure Plan to service Dynes Road forming the southern boundary to Area 5 and the destination service to Lincoln passes in close proximity along the Springston-Rolleston Road. The existing and possible future routes provide a good network and enable access to public transport within 5 minutes walking distance for all future residents of the area.

1.3.2 OPEN SPACE NETWORK

The open space network consists of a green corridor that follows along the existing stockwater race and a variety of local parks and reserves. Together they create an effective open space network offering connectivity and variety throughout the Area 5.

Green Corridors

The existing stockwater race connecting Goulds Road and Dynes Road lends itself to create a green corridor for other green spaces to link up with.

Parks and Reserves

A group of mature trees alongside the stockwater race will be retained to create a focal point for a larger green space / neighbourhood reserve for recreational purpose and as a meeting space in close proximity (400m walking distance) to the medium density developments. This open space/ reserve will have either active street frontages or will be overlooked by adjacent housing to ensure passive surveillance and increased security.

Open space and Stormwater

The dual purpose of the reserve will provide space for recreation and other activities alongside stormwater conveyance and treatment areas, which in turn adds to the amenity value to the area.

1.3.3 DEVELOPMENT PATTERN

Area 5 borders key open recreational spaces to the northeast (dog park and greenspaces on Springston Rolleston Road), and is in close proximity to the Rolleston Town Centre, as well as several neighbourhood and local centres. This context warrants an increased density of 15 households per ha. With Area 5 covering roughly 33.5ha the area would accommodate approximately 503 households.

Residential Density Distribution

The ODP provides for a variety of allotment sizes with comprehensive residential development and medium density development of 20 HH/ha located in proximity to the town centre, proposed open space and local centre on Dynes Road. More intense developments concentrated around such key locations will provide greater amenity and encourage quality urban design features. The more intensively developed parts, particular when adjoining open space and major roads are also suitable for comprehensive, mixed use developments.

The development pattern throughout the remaining area will vary between 10 and 15 HH/ha depending on location, road hierarchy, streetscape, building typology and other local features such as small reserves, stormwater treatment areas and existing vegetation clusters.

Medium density	20hh/ha	approx. 10.5 ha (all inclusive)	approx. 210 hh
Medium density	15hh/ha	approx. 12.5 ha (all inclusive)	approx. 188 hh
Low density	10hh/ha	approx. 10.5 ha (all inclusive)	approx. 105 hh
Total residential area		approx. 33.5 ha (all inclusive)	approx. 503 hh

Other Landuse

A local centre on Dynes Road provides the opportunity for local shopping and small business within the area. The anticipated retail and business type will be of a small nature catering for the day to day needs of the local community.

Local centre retail / business	approx. 1.5 ha	

Considering the central location of Area 5 within Rolleston, other activities that are complimentary to residential use such as aged care, medical centres, schools and preschools, churches and community facilities are anticipated.

1.3.4 INFRASTRUCTURE

Stormwater

Within the ODP area stormwater is to be accommodated through a combination of swales, proprietary systems, together with above and below ground management and treatment devices prior to discharging to ground, the locations of which could be within road reserves, at source or located within reserve areas.

An existing stock water race network extends into the area and where appropriate is to be kept and extended in particular where they add to the character and amenity value.

Wastewater

Sewer connection would be twofold;

- Firstly that area adjacent to the Goulds Road frontage could discharge into the existing Council network at this location.
- Secondly, the ODP area is contingent upon an increase in the capacity of the existing Pines Wastewater Treatment Plant, together with implementation/construction of the East Selwyn Sewer Scheme. This would facilitate in general a gravity connection to the network, however new pump station/s may be required if necessary.

Water Supply

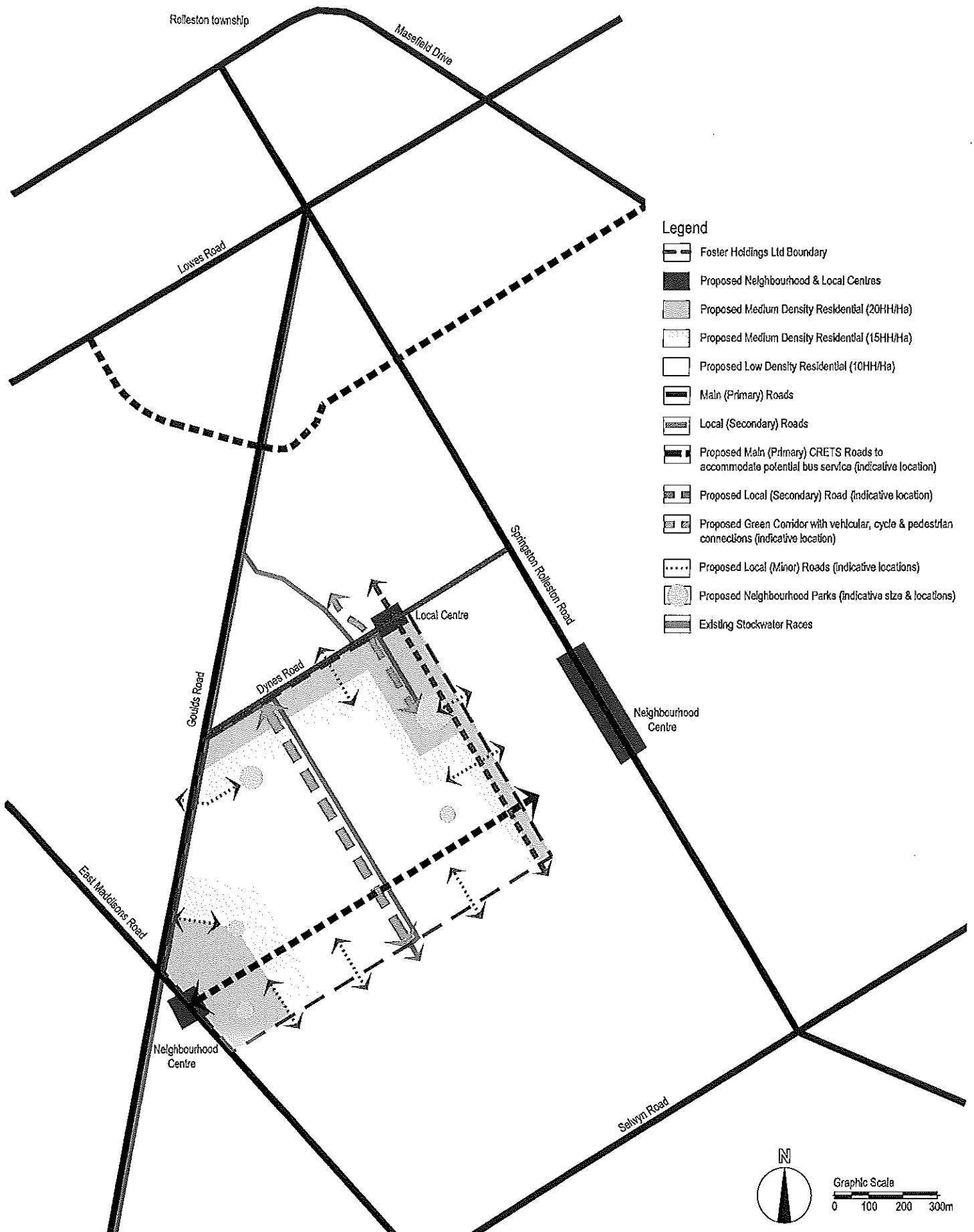
Water reticulation where possible will be an extension of the existing water supply in Rolleston. Alternatively a new water bore could be located within the ODP area to service this area together with being linked into the existing township network. All water mains would follow the road network or pedestrian routes.

Electricity / Telecommunication

Electricity and Telecommunications networks proposed within the ODP area will be an extension of existing or proposed networks by the Utility Operators, Orion NZ Ltd and Telecom.

APPENDIX C

ODP and Supporting Report for ODP Area 6





Outline Development Plan for Area 6

Foster Holdings Limited

Prepared By

Nicole Lauenstein
Urban Design Consultant

Opus International Consultants Limited
Environmental

20 Moorhouse Avenue
PO Box 1482, Christchurch Mail Centre,
Christchurch 8140, New Zealand

Reviewed By

Sharyn Ogg
Senior Landscape Architect

Telephone: +64 3 363-5400
Facsimile: +64 3 365-7858

Date: 12 April 2010
Reference: 3-80540.00
Status: FINAL

1.1 INTRODUCTION

This Outline Development Plan (ODP) is for the ODP Area 6, as identified in Plan Change 7 (PC7). The land (approx. 83 ha) is located to the south of Dynes Road and the proposed recreational precinct.

The design principles that underpin the ODP are in line with:

- Policy B4.3.7 of PC7
- Policy 7 – *Development, Form and Design* of Proposed Change1 to the Regional Policy Statement (PC1)
- Policy 8 – *Outline Development Plans and Changes of Zoning in District Plans* of PC1
- Development principles of the Rolleston Structure Plan (Refer to Figures 5.1 and 7.2)
- Urban development principles of the Greater Christchurch Urban Development Strategy (UDS)
- The New Zealand Urban Design Protocol, Ministry for the Environment (UDP).

The ODP for Area 6 has been prepared on the basis that the land to the north of Dynes Road is developed for a recreational precinct, as proposed in PC7. However the design of Area 6 has also taken into account the possibility that this does not occur and the land is instead developed for residential use. The ODP for Area 6 will therefore provide a co-ordinated development that is well integrated with surrounding areas, irrespective of the ultimate use of the land to the north of Dynes Road. All references to the recreational precinct in this report should be read in this context.

1.2 URBAN DESIGN OUTCOMES

The following overarching environmental outcomes have been developed to inform the key elements of the ODP for Area 6:

- An urban form which creates a sense of place and community reflecting the character and rural nature of Rolleston enabling good access and connectivity throughout.
- A safe, comfortable, diverse and healthy living environment covering a range of economic and social groups.
- Opportunities for a variety of residential developments including elderly persons housing and higher density residential developments close to core community and recreational facilities.
- Built architectural form that relates in scale and proportion to the precinct, immediate environment and streetscape.
- Integrated movement network with short distances between destinations to discourage vehicular movements and provide efficient public transport and a well connected pedestrian and cycle network.
- Provisions for small business activities and local shopping within local and neighbourhood centres.
- Sustainable stormwater management integrated with open space, parks/reserves, green corridors and road reserves.

1.3 OUTLINE DEVELOPMENT PLAN

In accordance with Policy 8 of PC1 and Policy B4.3.7 of PC7, this report provides a design rationale for the key structural elements of the ODP including:

- Movement network and hierarchy (including vehicular, cycle and pedestrian movement)
- Open space and green network
- Development pattern (density and landuse)
- Infrastructure network (including water, stormwater and wastewater management)

1.3.1 MOVEMENT NETWORK AND HIERARCHY

Vehicular Movement

A legible road network provides integrated connections throughout Area 6 into the neighbouring precincts and integrates well into the overarching roading hierarchy of Rolleston.

Key features of the proposed road hierarchy include the following:

- Local street network to enable access to all individual properties.
- Local minor roads to provide the main structure and vehicular distribution throughout the area.
- Local secondary roads to link to important community facilities and open spaces within the recreational precinct and the immediate surroundings.
- Main primary roads to provide good access to the area and integrate it into the wider Rolleston network - i.e. connection to neighbourhood centres, town centre and other precincts.

All streets /roads are to reflect not only their inherent nature and hierarchy but also contribute to the sense of place through design and streetscape such as tree lined avenues, integrated on street parking, integration of swales and watercourses into the road design, and traffic calming design measures on local streets. Carriage ways and road reserves are to be sufficient to accommodate the expected streetscape and design treatment.

Pedestrian and Cycle Movements

Designated cycle and pedestrian routes will be included on the main connecting roads east-west and north-south and co-located with green corridors wherever possible.

All local minor roads and local streets provide adequate space for pedestrian and cycle movement within the road reserve. Local shortcuts independent of the road network will be provided through neighbourhood parks and reserves.

Public Transport

A bus route (orbital service) is planned along the new CRETS road crossing east-west through Area 6. Another potential bus route is indicated in the structure plan to service Dynes Road forming the northern boundary to Area 6 and the destination service to Lincoln passes the area in close proximity on Springston-Rolleston Road. The existing and proposed routes provide a good network and enable access to public transport within 5 minutes walking distance for all future residents of the area.

1.3.2 OPEN SPACE NETWORK

The open space network consisting of the large green corridor and a variety of smaller reserves and neighbourhood parks creates an effective open space network offering connectivity and variety throughout Area 6.

Parks and Reserves

Area 6 provides several important open spaces in the form of neighbourhood parks and reserves in close proximity (400m walking distance) to medium density developments for recreational purposes and as meeting spaces. All neighbourhood parks have either active street frontages or are overlooked by adjacent housing to ensure passive surveillance and increased security.

These parks and reserves are of varying sizes to reflect their purpose and character such as play ground, meeting place, passive recreation, stormwater treatment or other. They are located strategically to integrate well into the wider open space via smaller green corridors creating an integrated network.

Green Corridors

A large green corridor along the existing stock race (north south) provides a linear green space connecting the southern parts of the area with the large recreational precinct to the north.

Existing Vegetation

Existing shelterbelts are to be retained wherever practicable to strengthen the identity of Rolleston as a rural town with a strong pastoral heritage.

Open Space and Stormwater

Dual purpose reserves provide space for recreation and other activities alongside stormwater conveyance and treatment areas, which in turn adds to the amenity value of the area.

1.3.3 DEVELOPMENT PATTERN

Area 6 borders onto a key open recreational space and is positioned close to several neighbourhood and local centres, which results in an overall average density of 13.2 households per ha. With Area 6 covering roughly 79.5ha (83ha including local and neighbourhood centres business areas) the area would accommodate approximately 1050 households.

Residential Density Distribution

The ODP provides for a variety of allotment sizes with comprehensive residential development and medium density development of 20 HH/ha located close to neighbourhood centres and larger open spaces such as the recreational precinct. More intense developments concentrated around such key open space locations will provide greater amenity and encourage quality urban design features. Medium density developments of 15hh/ha are located adjacent to local centres and smaller open spaces such as neighbourhood parks and reserves. The development pattern throughout the remaining area is of a lesser density with 10hh/ha.

Medium density 20hh/ha	approx. 17 ha (all inclusive)	approx. 340 hh
Medium density 15hh/ha	approx. 19 ha	approx. 285 hh
Low density 10hh/ha	approx. 42.5 ha	approx. 425 hh
Total residential area	approx. 79.5 ha	approx. 1050 hh

Other Landuse

A local centre on Dynes Road provides the opportunity for local shopping and small business within the area. The anticipated retail and business type will be of a small nature catering for the recreational and educational activities to the north and for the day to day needs of the local community.

Local centre retail / business	approx. 1.5 ha	

A neighbourhood centre in close proximity to the Gould Road and East Maddisons Road intersection will facilitate further business and retail activities.

Neighbourhood centre retail / business	approx. 3.0 ha	

Considering the extent of Area 6 (approx.83ha) other activities that are complimentary to residential use such as aged care, medical centre, preschool, church and small community facilities are anticipated.

The more intensively developed parts, particular when adjoining open space and major roads, are also suitable for comprehensive, mixed use developments.

1.3.4 INFRASTRUCTURE

Stormwater

Within Area 6 stormwater is to be accommodated through a combination of swales, proprietary systems, together with above and below ground management and treatment devices prior to discharging to ground, the locations of which could be within road reserves, at source or located within reserve areas.

An existing stock water race network extends into the area and where appropriate is to be kept and extended in particular where they add to the character and amenity value.

Wastewater

Sewer connection within Area 6 would be twofold;

- Firstly that area adjacent to the Dynes Road/Goulds Road intersection could discharge into the existing Council network at this location.
- Secondly, the balance of the Area 6 is contingent upon an increase in the capacity of the existing Pines Wastewater Treatment Plant, together with implementation/construction of the East Selwyn Sewer Scheme, and in particular the areas to the south of Area 6. This would facilitate in general a gravity connection to the network, however new pump station/s may be required.

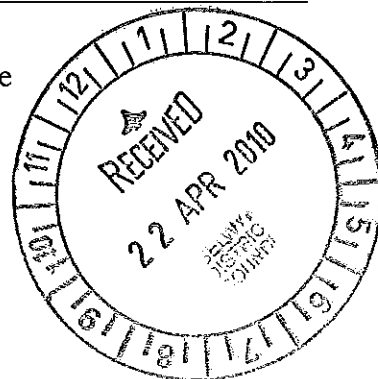
Water Supply

Water reticulation where possible will be an extension of the existing water supply in Rolleston. Alternatively a new water bore could be located within Area 6 to service this area together with being linked into the existing township network. All water mains would follow the road network or pedestrian routes.

Electricity / Telecommunication

Electricity and Telecommunications networks proposed within Area 6 will be an extension of existing or proposed networks by the Utility Operators, Orion NZ Ltd and Telecom.

Clause 6 of First Schedule, Resource Management Act 1991



1. Full name of submitter:.....

PLAN CHANGE 7 (name and number of Plan Change)

.....(give details).

SEE ATTACHED

Page 1 of 2

- # LOVING CHANGE

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)

Contact person: Rodney Jarvis Title Mr (if appropriate)

I wish to lodge the following submission in regard to "Proposed" Plan Change 7.

1. The adoption of Plan Change 7 would see our ability to utilise our property for residential subdivision deferred until at least 2041. This comment applies to the several properties in the area bounded by Lincoln Rolleston Road and Branthwaite Drive and for the reasons detailed below is, in our view, unsatisfactory planning.
2. At the time in 2009 that the Rolleston Draft Structure Plan was open for public comment, we lodged a submission seeking a review of the time frame within which our own and adjoining properties would be utilised for residential purposes. We stressed in that submission:-
 - a. our property is within virtual walking distance to the existing town centre. When one considers the siting of the new Warehouse complex this comment becomes even more relevant;
 - b. the like of the Tennyson Street Primary School and the recreation area opposite is equally handy;
 - c. our property, and those adjoining, has an existing water supply. All other services, with the exception of wastewater disposal, exists;
 - d. statistics show 72% of the workforce currently residing in Rolleston commutes each day to Christchurch. Our property either fronts or is adjacent to a main access to that city via Selwyn Road. Like comments apply to residents who may work at the like of Lincoln.

All of the above in our view remain relevant.

3. If adopted, Plan Change 7 will see a land block fronting Levi Road available for virtual immediate development. We note with interest that planning documents provide for the building of a pumping station to take effluent from that block to the new sewage disposal unit. When we made submissions in 2009 to the Rolleston Draft Structure Plan, Council Planning staff made much of the difficulty in moving sewage from the Lincoln Rolleston Road - Branthwaite Drive area and particularly emphasised the cost involved. Now we find a pumping station will be installed literally down the road and to which wastewater from the Lincoln Rolleston Road - Branthwaite Drive block would, I believe, freefall. This would seem to clearly negate counter-arguments put forward by Council representatives in 2009.
4. In our 2009 submission we pointed out that the land area in the Draft Structure Plan zoned for commercial use was inadequate given the projected population increase. That argument would seem to have been accepted given Council's recent efforts to rezone part of the Tennyson Street recreation area for commercial purposes. That suggestion was vehemently rejected by numerous objectors and there could be no guarantee that any future effort by Council to have the proposal approved would be successful. Harking again to our 2009 submission, we suggested that the current sewage treatment area comprising 14 hectares at the end of Branthwaite Drive was perfect for the extended commercial development of the town. That suggestion does not appear, from any published material, to have been given even minimal consideration. Yet we note that under the latest planning document it is now classed as 2B or available for residential development between 2037 and 2041. That is an illogical decision and one that highlights the anomaly in regard to the zoning status of the Lincoln Rolleston Road - Branthwaite Drive properties.
5. It is interesting that Council documents make reference to the need to ensure that no one

owner or developer has the ability to land bank and so create an artificial market in which buyers must purchase. It does seem that in the proposed Stage 1, now promoted for residential development, the number of owners involved is small. Could this create the very problems to which Council documents refer?

6. There are, too, some simple matters which should have exercised the minds of planners. Some owners have a preference for quiet surrounds. The area in which we reside is far removed from the State Highway and the rail line. As a consequence, quiet enjoyment is a guarantee. The area is close to the District Park proposed for Weedons Road and, as already pointed out, gives the easiest of access to the city and is just so handy to the town centre, Tennyson Street School and recreation park. If you were a prospective section purchaser would you not be impressed?

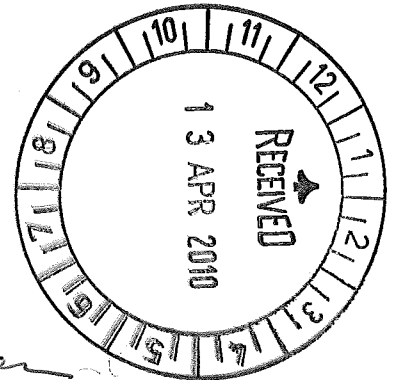
I/We believe that the arguments set out above are logical and realistic. We would hope that Councillors and Planning staff involved would simply take the time and trouble to give them the consideration we believe they deserve and so rethink the time frame within which properties in the Lincoln Rolleston Road - Branthwaite Drive block might be developed. If Council is not prepared to move in the manner suggested, it may be appropriate for all land designated Stage 3 to be removed from the Urban Limits and accorded a zoning which could see it developed in the like of 1 - 2 hectare lots. It is interesting that paragraphs 85.3 and 85.4 of the Environment Canterbury critique on the proposed plan changes canvasses this issue.

Form 5

Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



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

1. Full name of submitter: Jens Lauritz Christensen
Rolleston Reserve Management Committee gll

This is a submission on the following proposed Plan Change:

Plan Change Seven(name and number of Plan Change)

2. The specific provisions of the proposal that ^{our} submission relates to are: Plan Change 7,
Township Volume Volume - Part B - Rolleston,
Policy B4.3.68.
4 B4.1(give details). gll

3. ^{our} My submission in SUPPORT / OPPOSITION is: ① We Support & Endorse
the submissions made by the Selwyn Central
Community Board (copy attached). gll
② We oppose the proposal
to re zone land by way of Outline Development
Plans. gll
③ We support requiring
subdivision Plans being notified for public input,
④ We oppose the number
and amount of green linkages shown in O.D.P
Area 1, and do not wish to see these types
of linkages expanded across the township for
two reasons, they have not worked successfully in
the Ambrose development, they are not worthwhile
Reserve Contributions and deprive the Reserve
Development Contribution Fund of cash. gll
⑤ We oppose the provision
to build higher density living or business 1 zoned

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary. OTD
over

(2)

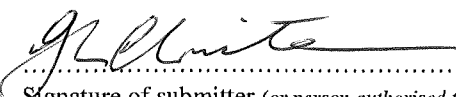
land as proposed on page 017 - in Rolleston
this is likely to impact on the Tennyson
Street reserve in a negative way. The
ability to place high density living on
Business 1 land removes the certainty for
Business requirements.

4. †I seek the following decision from Selwyn District Council:

① On Map 102 amend
Walker's Road to read Dunne Crossing Road.
② Restrict the use of
Business 1 to Business not Living activities
③ Make Subdivision
consents publicly notifiable
④ Ensure that the
provision of green linkages in O.D.P's 1, 2, 3 & 4
be limited in number & area & that reserve
contributions from these O.D.P areas be in the
form of 50% value in land and 50% in cash.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

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. 

Signature of submitter (or person authorised to sign on their behalf)

13-04-2010

Date

8. Address for service of submitter: P.O. Box 11-150
Christchurch 8443

Telephone: 354 5000 Fax: 354 6000

Email: ke.jensen@ibuy.co.nz

Contact person: Jens Christensen Title: Chairman (if appropriate)

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

1. Full name of submitter: Selwyn Central Community Board

This is a submission on the following proposed Plan Change:

PLAN CHANGE 7

Growth of Townships, Urban Development and Rezoning of Land for Urban Purposes including the introduction of a new Living Z Zone at Lincoln and Rolleston

2. The specific provisions of the proposal that my submission relates to are:

Plan Change 7

Policy 3.4.3

**Policy B4.2.9, B4.2.10, B4.2.11, B4.3.6, B4.3.7, B4.3.8,
 Policy B4.3.68 (Rolleston Outline Development Plans)**

3. *My submission in SUPPORT / ~~OPPOSITION~~ is:

The Selwyn Central Community Board generally supports Plan Change 7.

The Selwyn Central Community Board seeks amendments, alterations, and additions as discussed below.

Quality of the Environment Policy 3.4.3

The Selwyn Central Community Board seeks an amendment to Policy 3.4.3 on page 007 from "a subdivision layout that *limits* the number of rear lots;" to "a subdivision layout that minimizes the number of rear lots;"

The Selwyn Central Community Board believes the proposed wording to "limit the number or rear lots" is vague and unclear. The discussion that follows Policy 3.4.3 (page 007 & 008) does not discuss what the "limit" on the number of rear lots would be or how the limit would be determined or enforced. Is the limit 10%, 20%, or a higher or lower value?

The Selwyn Central Community Board's amendment strengthens Policy 3.4.3 by proposing that the number of rear lots be minimized. This is a stronger requirement with a clearer outcome. A subdivision plan will have to show how it minimizes the number of rear lots.

The Selwyn Central Community Board supports Policy B4.2.9, 4.2.10, and 4.2.11.

**Residential and Business Development – specific policies for townships
Rolleston Policy B4.3.68**

The Selwyn Central Community Board is concerned that the process of including Outline Development Plans in the Plan Change – particularly if Outline Development Plan is included by way of a submission on the Plan Change – limits to opportunity for the Board and concerned members of the community to comment on proposed subdivisions. An Outline Development Plan is by its very nature broad brush and not detailed – but a subdivision consent application consistent with the Outline Development Plan will most likely be non-notified. Therefore the community is robbed of an opportunity to comment on the subdivision plan (unless a developer chooses to present their subdivision master plan to the community) and the community is unable to comment in detail on an Outline Development Plan because of the lack of detail in an Outline Development Plan.

A specific example of this is the issue of reserve development contributions. Generally an existing community will wish that a subdivision gives both land and cash in the way of reserve contributions on the subdivision and a developer will often want to give only (developed and/or bare) land within their subdivision. This is an issue that can be submitted on and debated as part of a subdivision consent process – only if the subdivision consent application is publically notified. If the subdivision consent application is non-notified the community will not have a opportunity to comment on and debate the proposed level of reserve contributions in & from the subdivision.

Outline Development Plan Area 1

The Selwyn Central Community Board generally supports the criteria proposed for ODP Area 1 on page 054 of Plan Change 7.

The Selwyn Central Community Board asks that additional clause be added to criteria for ODP Area 1 **“Provision for a new primary school and early childhood facility”**

Over the next 10 years Rolleston is forecast to grow by over 2000 households. If there is an average of 0.5 primary school age children per household then there will be over 1000 more primary school age children in Rolleston, hence the need for an additional primary school. With Rolleston Primary School and Clearview School being centrally located in Rolleston it is appropriate to consider an additional school somewhere in the western edge of Rolleston. As ODP Area is the largest development proposed for the western edge of Rolleston it is appropriate to allow for a primary school and early childhood facility within ODP Area 1.

Outline Development Plan Area 2

The Selwyn Central Community Board generally supports the criteria for ODP Area 2, except for the proposed vehicle access. The Board notes that the absence of a ODP plan for ODP Area 2 further limits the opportunity to comment on ODP Area 2.

The Selwyn Central Community Board opposes restricting vehicle access to ODP Area 2 to a secondary road connection from the Markham Way cul-de-sac with no direct vehicle access onto Norman Kirk Drive or Rolleston Drive.



The proposed restriction on vehicle access would be a very inefficient way of accessing ODP Area 2. The aerial view of the area (above) shows the inefficiency of restricting vehicle access to/from Markham Way.

The Selwyn Central Community Board recommends **“Vehicle access [to ODP Area 2] be via a secondary road connection to Norman Kirk Drive, with no direct vehicle access to Markham Way or Rolleston Drive. A pedestrian and cycle link should be provided from ODP Area 2 to Markham Way**

The Selwyn Central Community Board notes that the Selwyn District Council is proposing that ODP Area 2 include a community housing development for older residents. It would be much better to access this area from Norman Kirk Drive – especially for emergency vehicles such as ambulances.

Outline Development Plan Area 3

The Selwyn Central Community Board generally supports the criteria for ODP Area 3.

The Selwyn Central Community Board is disappointed at the lack of detail in the Plan Change regarding ODP Area 3 as the Board understands the developers (or their agents) supplied the Selwyn District Council with more detailed proposals for this area that haven't been included in Plan Change 7.

The Selwyn Central Community Board questions the need for 1000m² allotments bordering the existing Living 1 zone to the west, as the Living 1 zone will have a 750m² allotment size. If the Living 1 zone allotments on the boundary are also 1000m² lots then the Board accepts the consistency of lot sizes at the boundary.

The Selwyn Central Community Board asks that the pedestrian and cycle links to the eastern rural edge of the ODP Area 3 be of sufficient size that they may in future be developed into secondary road linkages should future residential development occur to the east of ODP Area 3. This will ensure that the provision of linkages is future proofed in ODP Area 3.

Outline Development Plan Area 4

The Selwyn Central Community Board generally supports the criteria for ODP Area 4. The Board notes that the absence of a ODP plan for ODP Area 4 further limits the opportunity to comment on ODP Area 4.

Outline Development Plan Area 5 and Outline Development Plan Area 6

The Selwyn Central Community Board wishes to discuss ODP Area 5 & ODP Area 6 together. The Selwyn District Council proposes that ODP Area 5 contain the proposed Rolleston Recreational Precinct with no allocation of housing and ODP Area 6 be developed as a residential area.

The Selwyn Central Community Board and Rolleston Reserve Management Committee have (and continue to) argue that the proposed Recreational Precinct is not big enough and that the Selwyn District Council should instead purchase more (greater than 32 ha) land in the ODP Area 6 for the Recreation Precinct and, therefore, release the ODP Area 5 for residential development. To date the Selwyn District Council has not provided detailed analysis to justify the smaller 32 ha Recreational Precinct. As a council subcommittee the Rolleston Reserve Management Committee may be unable to lodge a submission on Plan Change 7.

The Selwyn Central Community Board seeks that the ODP Areas 5 & 6 be combined for consideration in Plan Change 7, that the recreation and open space facilities be provided in either ODP Area 5 or 6 and that the housing numbers and densities be achieved across the combined ODP Area 5 & 6.

Open Space/Reserves in ODP Areas 1, 2, 3 & 4.

The Selwyn Central Community Board requests that the amount of open space and reserves provided in ODP Areas 1, 2, 3 & 4 be restricted so that reserve contributions from these areas shall be provided as both land and cash. Development of new recreation and community facilities for Rolleston (as Rolleston grows) requires that subdivisions give a portion of their reserve contribution in cash – it is the community's desire for the ratio of cash to land to be about 50%:50%.

**Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

4. I seek the following decision from Selwyn District Council:

That Policy 3.4.3 be amended (in part) to read

- a subdivision layout that minimizes the number of rear lots;

That Rolleston ODP Area 1 includes provision for a new primary school and early childhood facility.

That vehicle access to Rolleston ODP Area 2 be via a secondary road from Norman Kirk Drive and that a pedestrian and cycle link be provided to/from ODP Area 2 to Markham Way.

That the provision for pedestrian/cycle linkages to the east of Rolleston ODP Area 3 be large enough to provide secondary road access to/from ODP Area 3 should (future) residential development occur in the area to the east of ODP Area 3.

That Rolleston ODP Area 5 & 6 be combined to allow development of the proposed Rolleston Recreation Precinct to be developed in either ODP Area 5 or 6 and residential development to occur in ODP Area 5 & 6 not subject to the Recreational Precinct development.

The Selwyn Central Community Board requests that the amount of open space and reserves provided in ODP Areas 1, 2, 3 & 4 be restricted so that reserve contributions from these areas shall be provided as both land and cash.

The Selwyn Central Community Board asks Plan Change 7, with the amendments, alterations, and additions requested above, be approved.

† Give precise details, including the nature of any plan change sought. Continue on a separate sheet if necessary

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. 

April 12, 2010

Signature of submitter (or person authorised to sign on their behalf)

Date

8. Address for service of submitter:

Selwyn Central Community Board, P.O Box 90, Rolleston 7643

Phone: **03 347 6393**

Fax: **03 347 6393**

Mobile: **027 221 7348**

EMAIL: mark.alexander@selwyn.govt.nz

Contact person: **Mark Alexander** Title: **Selwyn Central Community Board Member**