

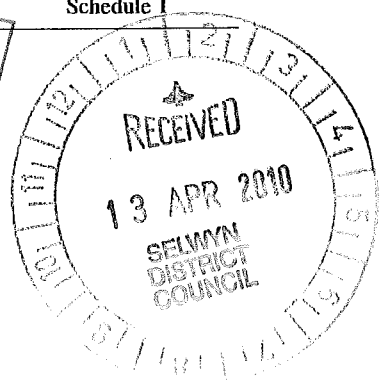
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100413040

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: .....

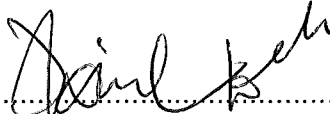
- Possibility of extending the limit of plan  
change area.

- 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.**

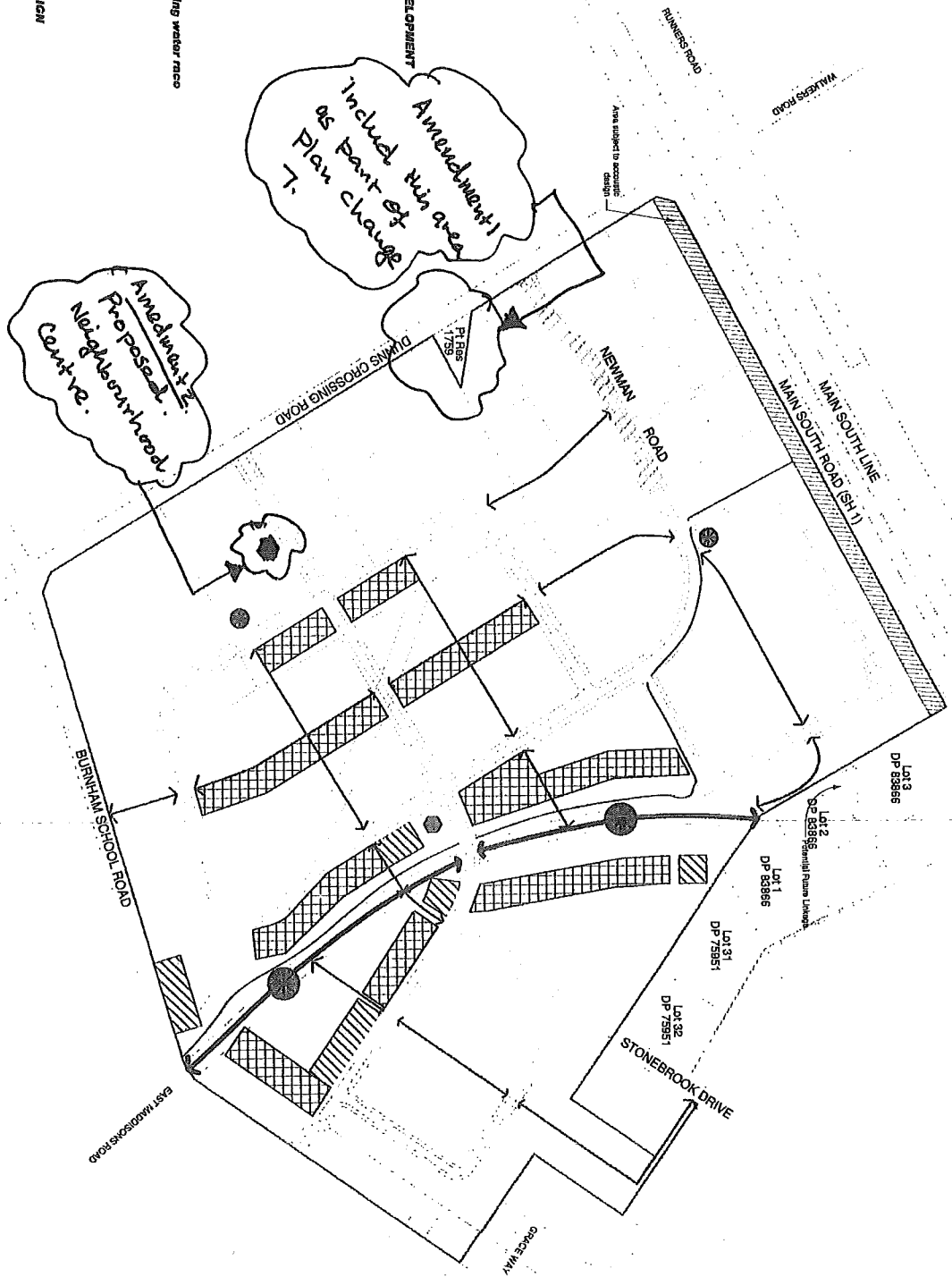
Reasons for my view.

- (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



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# Outline Development Plan Stonebrook Planchange, Rolleston

6 0910  
A 0910

For discussion  
For discussion

300/B

**Jonas He**

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**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](mailto:jonas@goodland.co.nz)