

525

SCANNED

100419026

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: 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

SEE ATTACHED

SEE ATTACHED

SEE ATTACHED

SEE ATTACHED

SEE ATTACHED

SEE ATTACHED

SEE ATTACHED

SEE ATTACHED

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

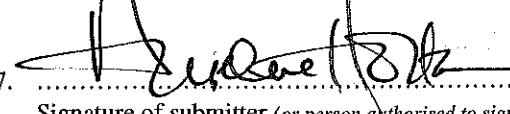
*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

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.

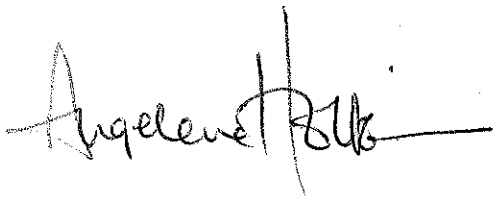
In my view the proposal to develop the Goulds Road and Dynes Road block as a Recreational Precinct (ODP5) and residential development (ODP6) is highly premature. ODP5 should not go ahead until sufficient future ratepayers of Rolleston are living in the area. These are the people who will be supporting 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.
6. The southern area of the proposed ODP6 development currently backs onto an extension of East Maddisons Road. This is currently a rural, unkept, small single road that extends some 3 kms to Selwyn Road. This road is currently rarely used. Development of ODP6 along this section of East Maddisons Road will require the sealing of half of this road and will result in additional traffic flow into the undeveloped inner plains area of East Maddisons Road. This will add to existing dangers and problems encountered at the intersection of East Maddisons and Goulds Road. The inner section of East Maddisons Road which is proposed to remain Inner Plains currently supports a large number of horses and riders which adds to the danger at this intersection.
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.
- d. That the Council considers options for adequate development of the larger sized sections running along the inside of East Maddisons and Goulds Road to prevent reverse sensitivities arising from new landowners investing in residential land in ODP6.
- 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

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 to take 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.
6. The southern area of the proposed ODP6 development currently backs onto an extension of East Maddisons Road. This is currently a rural, unkept, small single road that extends some 3 kms to Selwyn Road. This road is currently rarely used. Development of ODP6 along this section of East Maddisons Road will require the sealing of half of this road and will result in additional traffic flow into the undeveloped inner plains area of East Maddisons Road. This will add to existing dangers and problems encountered at the intersection of East

Maddisons and Goulds Road. The inner section of East Maddisons Road which is proposed to remain Inner Plains currently supports a large number of horses and riders which adds to the danger at this intersection.

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.
 - d. That the Council considers options for adequate development of the larger sized sections running along the inside of East Maddisons and Goulds Road to prevent reverse sensitivities arising from new landowners investing in residential land in ODP6.
 - 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

Regards

Angelene Holton
PFR Compliance Coordinator



T: +64 3 325 9399
027 449 5059
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