

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

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**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 350m<sup>2</sup> 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.

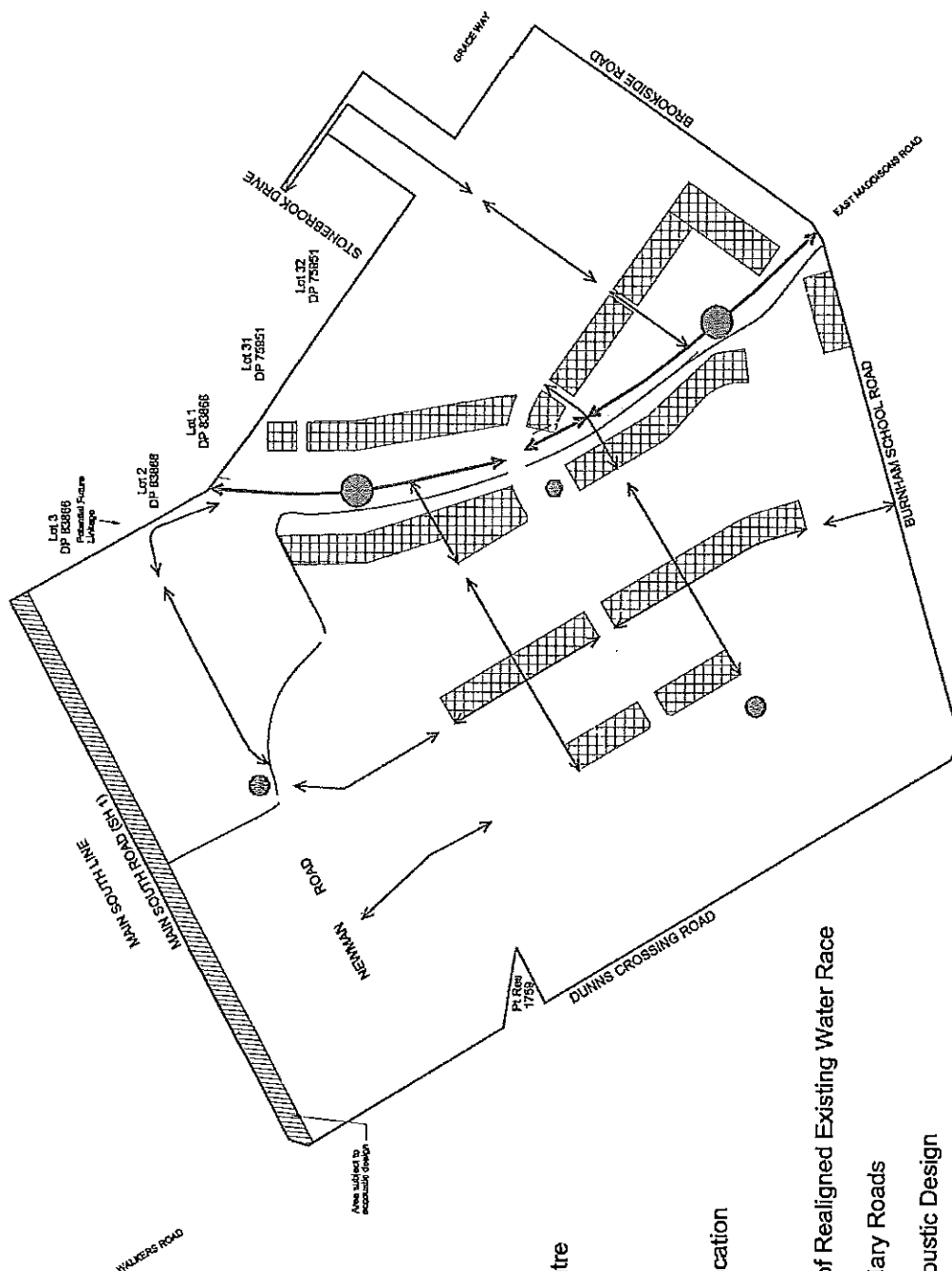










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Signature of submitter or person authorised  
to sign on behalf of submitter

Date:

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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      |

[illegible]

CAD file: 23799amended.odp.dwg

**davis**  
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# Outline Development Plan Stonebrook Planchage, Rolleston

design gw  
drawn mm  
QA chk jw  
appvd jw  
date 01.10  
scale 1:5000

file: 23799

UW-307/C