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**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:

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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