

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
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SCANNED

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.

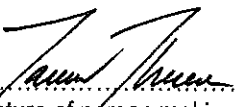
Minimum Allotment Sizes – Living Z Zone, Lincoln

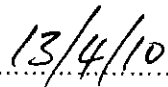
- The Living Z Zone at Lincoln prescribes a minimum average allotment size of not less than 650m², and a minimum individual allotment size of 550m². The submitter seeks that the minimum average allotment size be decreased to 600m², and the minimum individual allotment size be decreased to 500m².
- In 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)

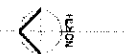
TITLE AND ADDRESS OF SERVICE FOR PERSON MAKING SUBMISSION:

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

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.

NEIGHBOURHOOD SERVICES
AND AMENITY PLAN

Note: Not to scale; boundaries and locations are approximate only

aurecon 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 0
		By DT	Date April 2010	Job Number 23988-70	