

Form 5 – Submission On A Publicly Notified Plan Change**Selwyn District Plan****Submission on Plan Change 7 - Growth of Townships, Urban Development and Implementation of the Lincoln & Rolleston Structure Plans**

To: Selwyn District Council
PO Box 90
Rolleston 7614

Submission by: **BHL Trust**

SUBMISSION COMMENT 1**General Support for Proposed Plan Change7**

BHL Trust generally supports the principles and approach of Plan Change 7 as the implementation method for the Lincoln Structure Plan. In particular, BHL Trust supports the identification of land to the north of Lincoln Township as a suitable growth area.

We Seek The Following Decision

Approve Plan Change 7 as notified, subject to the amendments sought in the submissions below.

SUBMISSION COMMENT 2**Proposed Objectives B4.3.3, B4.3.4, B4.3.5 and B4.3.6**

BHL Trust **supports** these objectives relating to location, density, efficient servicing and adequacy of the residential land bank.

We Seek The Following Decision

Retain Objectives B4.3.3, B4.3.4, B4.3.5 and B4.3.6 as notified

SUBMISSION COMMENT 3

Proposed Planning Map 014C – Development Phase Areas for Lincoln

Proposed Planning Map 014C identifies the areas of land to be included in the two phases of development.

BHL Trust **supports** this planning map as it pertains to **Outline Development Area 4**.

We Seek The Following Decision

Retain Planning Map 014C as notified as it pertains to **Outline Development Area 4**.

SUBMISSION COMMENT 4

Proposed Policy B4.3.50 – a Lincoln growth policy

Proposed Policy B4.3.50 sets out that the growth of Lincoln is only to occur within those areas identified for such within the planning maps and appendices of the District Plan. This restriction to identified growth areas is supported.

We Seek The Following Decision

Retain Policy B4.3.50 as notified.

SUBMISSION COMMENT 5

Definition Of Net Density

There is some confusion over how the exclusion of esplanade reserve land works. It is commonly accepted that when calculating the net density of a site, that esplanade reserves are excluded. The inclusion of the words "that form part of a larger regional or sub-regional reserve network" creates confusion in regards to the interpretation of this definition. As it is uncertain what a regional or sub-regional reserve network would entail, these words should be deleted from this definition. The Selwyn District Plan clearly states when esplanade reserves are required to be provided

We Seek The Following Decision

Delete the words "that form part of a larger regional or sub-regional reserve network" from the definition of 'Net Density', so that it reads:

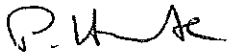
Net Density: is the number of lots of household units per hectare (whichever is the greater). The area (ha) includes land for:

- Residential purposes, including all open space and on-site parking associated with residential development;
- Local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads;
- Local (neighbourhood) reserves.

The area (ha) that excludes land that is:

- Stormwater retention and treatment areas;
- Geotechnically constrained (such as land subject to subsidence or inundation);
- Set aside to protect significant ecological, cultural, heritage, or landscape values;
- Set aside for esplanade reserves or access strips
- For local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.

WE DO WISH to be heard in support of our submissions



Signature of submitter (or person
authorised to sign on their behalf)

13 April 2010
Date

Address for Service:

BHL Trust

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