

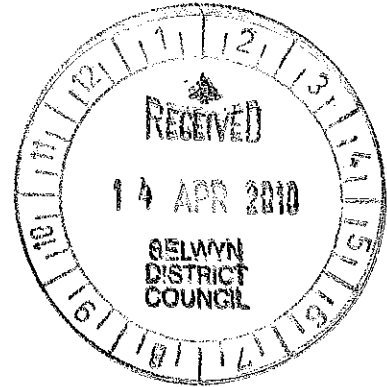
ADDERLEY HEAD



100414011 S52

13 April 2010

SCANNED



Attention: Cameron Wood
Selwyn District Council
PO Box 90
Rolleston 7643

Dear Cameron

**SELWYN PLANTATION BOARD LIMITED - SUBMISSION ON PLAN CHANGE 7 TO THE
SELWYN DISTRICT PLAN**

Please find **enclosed** a submission on Plan Change 7 to the Selwyn District Plan, filed on behalf of our client, Selwyn Plantation Board Limited.

Yours faithfully
ADDERLEY HEAD

David Pedley
Senior Solicitor

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E: david.pedley@adderleyhead.co.nz

Partner responsible: Paul Rogers
Our ref: DOP-017798-196-127-V1

SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN

Clause 6 of the First Schedule to the Resource Management Act 1991

TO: Selwyn District Council
PO Box 90
Rolleston 7643

SUBMISSION ON: Plan Change 7 to the Selwyn District Plan

NAME: **SELWYN PLANTATION BOARD LIMITED**, C/- Adderley Head, PO Box 16,
Christchurch 8140

Specific provisions

- 1 This submission relates to those provisions of the Plan Change relating to Outline Development Plan (ODP) Area 1, including in particular:
 - 1.1 The ODP and accompanying report for ODP Area 1; and
 - 1.2 The criteria for ODP Area 1 in Policy B4.3.68.

Details of submission

- 2 The submitter owns a large area of land to the west of Dunns Crossing Road, immediately to the east of ODP Area 1. The submitter is currently engaged in a private plan change process to rezone this land for rural residential development.
- 3 The submitter **supports** the identification of ODP Area 1 for residential development and its rezoning to Living Z. In general, the ODP prepared for this area is based on sound urban design principles and will enable the efficient use and development of this land.
- 4 It is evident that considerable effort has gone into designing the ODP to ensure it has good linkages throughout the site and is well connected with the adjoining urban areas to the east and south. However it seems to have been prepared without knowledge of the proposed rural residential development to the west of Dunns Crossing Road. This is reflected in the fact that, other than via two road connections, there are no specific pedestrian or cycle connections towards the western boundary of ODP Area 1.
- 5 The submitter considers that the ODP for Area 1 should be amended to provide greater connectivity between ODP Area 1 and the submitter's land. The advantages of such amendment include, but are not limited to, the following:
 - 5.1 Enhanced connectivity between ODP Area 1 and the public walkway along the western side of Dunns Crossing Road proposed in the submitter's plan change;

- 5.2 Enhanced connectivity between ODP Area 1 and the public walkways into and through the submitter's land proposed in the submitter's plan change;
- 5.3 Improved amenity and recreation opportunities for future residents of both ODP Area 1 and the submitters land;
- 5.4 The establishment of an integrated system of future pedestrian and cycle connections on the western side of Rolleston; and
- 5.5 Greater consistency with the Rolleston Structure Plan, the Council's Walking and Cycling Strategy and the Greater Christchurch Travel Demand Strategy.

Decision sought

- 6 The submitters seek the following decision from the local authority:
 - 6.1 That the ODP for Area 1 be approved, subject to the inclusion of additional pedestrian and cycle connections to the submitters land to the west of ODP Area 1 generally as illustrated on the plan **attached** to this submission;
 - 6.2 Amendments to the second bullet point under the heading "Outline Development Plan for ODP Area 1" in Policy B4.3.68 to recognise the need for pedestrian and cycle connections to the submitter's proposed rural residential land to the west of ODP Area 1; and
 - 6.3 All consequential, additional or other amendments to the provisions of Plan Change 7 necessary to give effect to the intent of this submission and/or support the decision sought.

The submitter does wish to be heard in support of this submission

If others make a similar submission, the submitter will consider presenting joint case with them at the hearing

Signed:



Chris Fowler, Solicitor, being the duly appointed representative of the submitters

Date: 13 April 2010

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