

ADDERLEY HEAD



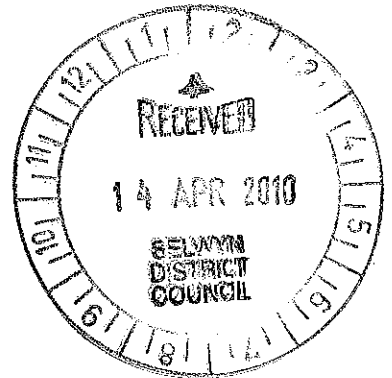
100414008

553

SCANNED

13 April 2010

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



Dear Cameron

**PARK GROVE ESTATE 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, Park Grove Estate Limited.

Yours faithfully  
**ADDERLEY HEAD**

**David Pedley**  
Senior Solicitor

DDI: +64 3 353 1344  
E: david.pedley@adderleyhead.co.nz

Partner responsible: Paul Rogers  
Our ref: DOP-120655-1-10-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:** **PARK GROVE ESTATE LIMITED**, C/- Adderley Head, PO Box 16,  
Christchurch 8140

### **Specific provisions**

- 1 This submission relates to the Plan Change in its entirety, in particular:
  - 1.1 The identification of Outline Development Plan (ODP) Areas on Planning Map 13B;
  - 1.2 The proposed objectives and policies relating to the use of ODPs and the Living Z zone, including, but not limited to, Policies B4.3.6 to B3.4.9 and Policy B4.3.68.
  - 1.3 The proposed changes to the subdivision rules in Section 12 of the Selwyn District Plan.

### **Details of submission**

- 2 The submitter owns approximately 3.5ha of land in two separate titles in central Rolleston. The location of this land is shown on **Appendix A**. The submitter's land is currently vacant and zoned Living 1 under the Selwyn District Plan.
- 3 The submitter seeks that the Plan Change be amended to identify the submitter's land as a new ODP Area (ODP Area 7) as rezoned for high density residential development. The submitter considers that this land is ideally suited for this purpose for the following reasons, among others:
  - 3.1 The land is well located for high density development given its current vacant state, its proximity to the Rolleston town centre and the fact that it is surrounded by existing residential areas ;
  - 3.2 There are no constraints to the development of this land, which is able to be serviced with all necessary infrastructure and well integrated with surrounding land;
  - 3.3 It will provide essential land to accommodate demand for high density development and enable a range of housing choice to be provided within Rolleston;

3.4 Granting the decision sought by the submitter is consistent with:

- (a) the outcomes envisaged by the Rolleston Structure Plan, including a trend towards higher density housing and providing a range of housing choice for current and future residents;
- (b) the existing and proposed objectives and policies of the Selwyn District Plan, including those contained within the Plan Change itself;
- (c) the objectives and policies of Proposed Change No.1 to the Canterbury Regional Policy Statement relating to intensification of existing urban areas; and
- (d) the purpose and principles of the Resource Management Act 1991.

**Decision sought**

4 The submitters seek the following decision from the local authority:

- 4.1 That the submitter's land be included as a new ODP Area known as ODP Area 7, as illustrated on **Appendix A** and rezoned to Living Z (deferred);
- 4.2 That Policy B4.3.68 be amended to include ODP Area 7 with appropriate criteria to enable high density residential development at approximately 20 households per hectare;
- 4.3 All consequential, additional or other amendments to the provisions of the Plan Change 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: \_\_\_\_\_

Paul Rogers, Solicitor, being the duly appointed representative of the submitter

Date: 13 April 2010

**Address for service:**

C/- Adderley Head  
Level 1, 152 Oxford Terrace,  
PO Box 16, Christchurch 8140

P +64 3 353 0231

F +64 3 353 1340

[www.adderleyhead.co.nz](http://www.adderleyhead.co.nz)

Contact person: Paul Rogers

E: [paul.rogers@adderleyhead.co.nz](mailto:paul.rogers@adderleyhead.co.nz)

## APPENDIX A

### Identification of ODP Area 7

