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SCANNED

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13th April 2010



Edwin Mark Rob

KIRKLAND ENRIGHT

Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
BY POST & FAX: 03-347-2799

FAXED

Plan Change 7 to Selwyn District Plan

We enclose submission on behalf of our client The New Zealand Guardian Trust Company Limited.

Yours faithfully
KIRKLAND ENRIGHT

Rob Enright

FAXED

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. *Full name of submitter: The New Zealand Guardian Trust Company Limited (NZGT)*

This is a submission on the following proposed Plan Change:

Plan Change 7 to the Selwyn District Plan

2. *The specific provisions of the proposal that my submission relates to are:*

Entire Plan Change

3. *My submission in SUPPORT / OPPOSITION is:*

NZGT conditionally supports Plan Change 7, provided that:

- (a) Introduction of increased residential activity has the potential to create adverse reverse sensitivity effects to existing commercial activities and existing commercial zones including the land at Masefield Mall and owned by Masefield Mall Ltd.
- (b) Commercial and business activities at Masefield Mall should not be adversely affected by residential activity. District plan issues, objectives, policies and rules should be included in Plan Change 7 that address the interface between zonings and enable sustainable management of existing business zonings and activity. Plan Change 7 land needs to internalise the effects of residential activity and impose standards on residential land to avoid conflicting land use with existing zoning and activity at Masefield Mall.
- (c) Business activity needs appropriate protection from residential sensitivities. These include without limitation: potential for 24 hour business activity, traffic movements including heavy traffic and commercial deliveries, need for set back for residential activity at interface and landscaping of residential activity, adequate acoustic insulation and protection from amenity, lighting and signage activities.

4. I seek the following decision from Selwyn District Council:

- (a) Introduce Issues, Objectives, Policies, Rules and assessment criteria to address matters raised above. Further particulars will be provided by N ZGT at any hearing of Plan Change 7.

5. I WISH to be heard in support of my submission.


The New Zealand Guardian Trust Company Ltd
by its solicitors and authorised agents Kirkland Enright

Date: 13 April 2010

6. Address for service of submitter:

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