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Fiona Aston Consultancy Ltd

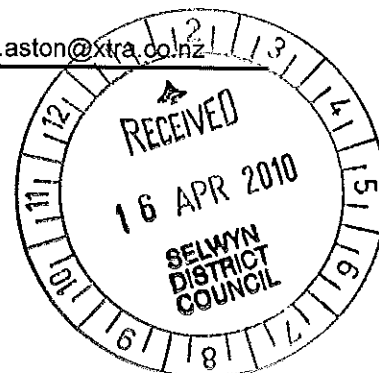
Resource Management & Planning

PO Box 1435 Christchurch 8140 Ph 03 3828898 Fax 03 3828858 Email fiona.aston@xtra.co.nz

13th April 2010

Selwyn District Council
PO Box 90
Rolleston 7643
CHRISTCHURCH

Attn: **CAMERON WOOD**, Planner



Dear Cameron

Re: **Submissions on PC7 – McIntosh, Jung and Lee; and Denwood Trustees Ltd**

Please find enclosed hard copies of submission on behalf of McIntosh, Jung and Lee; and Denwood Trustees Ltd on PC7. Faxed copies have also been sent.

I look forward to hearing from you in due course regarding the submissions.

Yours sincerely

A handwritten signature in black ink, appearing to be "Fiona Aston".

FIONA ASTON
Principal

**SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN –
VOLUME 2, RURAL SECTION**



UNDER CLAUSE 8 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

To: The General Manager
Selwyn District Council
PO Box 90
Rolleston 7643

Name: K & D McIntosh, Wha Jung and Se Kyung Lee
Postal Address: c/- Fiona Aston Consultancy Ltd
PO Box 1435
Christchurch 8140
Telephone: 03 3828898
Fax: 03 3828858
Email: fiona.aston@xtra.co.nz

Our response:-

We oppose the Plan Change 7 provisions except for those relating to medium density housing and Rolleston.

The reasons for our response are outlined below.

1. Background

We own two adjoining 4 ha blocks of land located in the south Lincoln, legally described as Lots 120 and 121 DP 329124, and as shown on the plan attached as Attachment A. The only access to our blocks is via a 10m wide right of way (6m formed width) which runs along the western boundary of the Mostyn block. The access also serves 6 rural lifestyle blocks to the north, and connects with Allendale Lane, an existing residential cul de sac (also shown on the Appendix A plan).

At this stage neither of our two blocks has a dwelling, although one dwelling could be erected on each block as a permitted activity. Farming our two properties is highly constrained and difficult, due to the fact that the only access is via a residential subdivision, and we have rural lifestyle activity to the north. It is not possible to bring heavy farm machinery onto the property, and cropping activities are limited e.g. growing lucerne, because we cannot harvest at nighttime with heavy machinery and night lights due to reverse sensitivity effects with residential neighbours. There is an ongoing security risk, with the constant concern that farm gates will be opened with the escape/loss of stock into the adjoining residential subdivision.

We purchased our properties in 2003 with the intention of subdividing them into 1 ha lots, in accordance with the then Proposed Selwyn District Plan '1 km rule'. This provided for subdivision and a dwelling on 1 ha lots (or larger) as a discretionary activity within a 1km radius of the District's townships. However, Variation 23 subsequently withdrew the '1km rule' provisions.

In 2007 we applied for a resource consent to subdivide our two properties into a total of 8 x 1 ha lots, each with a dwelling. Land immediately to the north had been subdivided into 4 x 1

ha lots and 2 x 2 ha lots in 2005. Prior to the hearing, we amended our proposal by reducing the number of proposed lots to 4 x 2 ha lots. Copies of the original and amended subdivision plans are attached as Attachment B.

Our 2007 consent was declined by the Commissioner, principally on the grounds that he considered that two additional dwellings 'over and above' the permitted baseline of one dwelling per 4 ha would result in adverse effects on the amenity of adjoining rural lifestyle block owners to the north and local rural landscape character. However, the density of development proposed was the same or lower than that of these existing rural lifestyle blocks.

We note that in declining our 2007 resource consent, the Commissioner referred to the potential adverse reverse sensitivity effects between residential and rural activity. This was as a result of just two additional residential dwellings over and above the permitted baseline, in comparison to the PC4 proposal for 294 dwellings on the land immediately to the east of us (based on a residential density of 10.5 dwellings ha, and land area of 28 ha). The Commissioner stated:-

"..housing at this density increases the possibility reverse sensitivity effects in relation to both the sewerage treatment plant and farming activities in the Rural Outer Plains Zone on three sides.....additional houses in this locality could lead to reverse sensitivity effects such as conflict with farming activities such as effluent spreading and crop spraying."

The existing severe difficulties we experience in attempting to farm our land under the current Rural Inner Plains Zoning, will be further seriously compounded by the provisions of PC7 as they relate to our land and environs. Land to the east and west is to be rezoned for living purposes, leaving us surrounded by areas zoned for residential development on two sides and existing rural lifestyle development to the north. The existing rural residential development to the north will also be surrounded by residential development on three sides.

We consider that the appropriate zoning of our blocks and the rural residential land to the north is Living Z.

2. Provisions of Plan Change 1 to Canterbury Regional Policy Statement (PC1), Lincoln Structure Plan and PC7 As They Affect Our Land and Environs

Our land is excluded from the Metropolitan Urban Limits (MUL) in Plan Change 1 to the Canterbury Regional Policy Statement; all of the Broadfield Estates Ltd land is shown as within the MUL; and that the lifestyle blocks immediately to the north are also outside the MUL.

Under PC7 our land and the rural lifestyle blocks to the north are zoned Inner Plains. Our land is shown as a potential location for future stormwater management under the Area 1 Outline Development Plan (ODP).

We did not submit on PC1 because we were not aware of its existence. We understand individual landowners in Greater Christchurch (not even those such as ourselves who would be directly affected by the position of MUL) were not notified of PC1. We consider that the notification was deficient and contrary to the rules of natural justice.

Similarly, we did not submit on the draft Lincoln Structure Plan because we were not aware of its existence. We were not notified of the draft Lincoln Structure. We consider consultation on the Plan was deficient and contrary to the rules of natural justice.

The land to the east of us is the subject of a recently approved private plan change request for residential zoning (Liffey Springs Plan Change 4). We opposed PC4 because our current farming difficulties will only be exacerbated with the proposal under PC4 for Living 1 zoning along virtually the full length of our respective eastern boundaries. Our submission was rejected.

Our blocks are shown as part of a wetland system in the Lincoln Structure Plan. The wetland system includes our blocks, the Council's sewerage treatment site and a substantial part of the Broadfield Estates block, the subject of PC4 and zoned Living 1 Deferred under PC4. PC4 includes a much smaller area for wetlands than is shown in the Structure Plan.

We note that the Integrated Catchment Management Plan (ICMP) for Lincoln provides for LLD's proposed onsite stormwater management proposal under section 9.9 and Figure 9-4 as a 'further option'. Our land is not required, or appropriate, for wetlands and stormwater management

3. Wastewater/Stormwater Management

The current Lincoln wastewater plant will not be needed for sewerage treatment and disposal in the future (other than possibly on a small scale to provide some holding capacity in an adverse event e.g. plant failure). The proposal is for all of Lincoln wastewater to be pumped to the proposed upgraded Rolleston Pines Wastewater Plant in its raw state. This is acknowledged in the s32 explanation (paragraph 5.19) of the key features of the Lincoln Structure Plan which states:-

12. Decommissioning of the sewage ponds in association with development of the Eastern Selwyn Sewerage Scheme (ESSS)

13. An area of the north-east of the sewerage pond not previously in the urban area has been included as a natural extension of the urban area once the sewage ponds are decommissioned, providing for a more compact urban form. A building buffer zone will still be required as a wastewater holding tank will be constructed in this area as part of the ESSS.

We understand that the proposed wetland areas were originally intended to mitigate the effects of stormwater runoff from new proposed residential growth areas, in particular the 'Dairy' block to the west, proposed for a mix of 'standard' and medium density residential activity. This block is lowlying and stormwater drainage is difficult. We have consulted with Lincoln Land Developments (developers of the Dairy Block) who advise us of their preference for management of stormwater within the Dairy Block. They have prepared a master plan for development of their land, which incorporates on site stormwater management and does not require our land for stormwater drainage or detention purposes.

LLD have now obtained stormwater discharge consent for the master plan proposal which incorporates on site stormwater management (CRC092128). The subdivision and discharge consents for the master plan were a joint hearing between SDC and ECAN (only the first stages of the subdivision consent). SDC is accordingly fully aware of the approved discharge consent incorporating on site stormwater disposal.

We are at a loss to understand why SDC considers our land may still be required for stormwater management purposes. It is clearly not required in relation to the Dairy Block development, and the Broadfields Estate land to the east makes provision for its stormwater management requirements as part of approved PC4.

Our planning consultant made a written request to the Council's Asset Manager Utilities at the Council's consultation meeting on 28th August 2009 seeking clarification regarding the Council's future intentions for the Lincoln sewerage ponds and stormwater management requirements. A reply was received on 8th October 2009 (attached as Appendix C). The Manager advised that detailed modelling work was to commence within the next four weeks which would clarify whether or not our land was required for stormwater purposes. The designation processes were to be put on hold in the meantime. Despite the Asset Manager acknowledging the uncertainty the situation creates for us, six months later, we have heard absolutely nothing from the Asset Manager or any other staff member regarding the results of any stormwater modelling work and the implications for our land.

The wetland areas shown in the Lincoln Structure Plan are indicative only and detailed investigate work e.g. levels have not been taken which would establish the feasibility or otherwise of using our land for the purposes of wetland. Our land is not suitable for wetlands as it is elevated, and above the level of the Broadfield Estates land the subject of PC4. In any case, it is not reasonable for our land to be taken for the purposes of mitigating the adverse effects of stormwater disposal arising from residential subdivision elsewhere in Lincoln i.e. the Dairy block.

With regards to the Asset Manager's response to the issue of the sewerage pond setback, his letter gives no justification for a 150m setback once the ponds are de-commissioned for normal use.

4. Rural Inner Plains Zoning

We strongly oppose the Rural Inner Plains Zoning of our land under Plan Change 7.

The effects of the changes to land uses in the vicinity of our properties proposed under PC1, PC4, Lincoln Structure Plan and PC7 and retention of Inner Plains zoning on our land is that they render our land incapable of reasonable use due to potential reverse sensitivity effects as outlined above.

Section 85 of the Resource Management Act 1991 applies. Section 85 provides for any person having an interest in land to which a provision of proposed plan change applies, and who considers that the provision will render that interest in land incapable of reasonable use, to challenge that provision on those grounds.

We consider that our land and the rural residential blocks to north legally described as Lot 1-6 DP 371976 should be included within the PC7 Living Z Zone and, if staging is retained (which we oppose), staged for immediate development.

There is no need for a 150m buffer from the current Lincoln sewerage plant because this is to be de-commissioned. A holding tank is proposed, to be used for emergency purposes, in the event of failure of the pumping station, pumping wastewater to the Rolleston wastewater treatment plant.

Change 1, the Lincoln Structure Plan and PC7 make provision for urban growth for the next 35 years. It is not appropriate that our land is excluded from the urban growth areas because the Council considers a 150m is required from the treatment plant – there is clearly no intention of retaining the treatment plant for the next 35 years, yet decisions are being made about the zoning of our land **for the next 35 years.**

From discussions with Council officers, it is apparent that no detailed investigations have been undertaken to date to determine the location or size of the proposed holding tanks,

What is clear is that it will require a substantially smaller area than the current wastewater treatment plant and ponds. It is not appropriate to exclude our land from Living Z zoning on the grounds of proximity to the Lincoln wastewater plant, and possible future holding tank when it is clear that a much smaller buffer area, which does not extend to our land, is all that will be required.

Officers have also indicated that a 20m esplanade reserve setback will be required from our eastern boundary with the Liffey Stream. A 10m esplanade reserve is all that is required, to achieve consistency with the 10m esplanade reserve required for the existing rural residential and Ryelands residential subdivision immediately to the north of our land. We note that PC4 proposes a 20m esplanade reserve along Liffey Stream in the PC4 ODP area, as part of the rail trail.

The 'southern boundary road' which adjoins the southern boundary of the Wha Jung and Se Kyung Lee block forms a logical southern limit to the extent of the future residential area at Lincoln.

We note that our land is included with the ODP 1 area which covers the rural residential area to north (proposed LZ Zone under draft PC7) and the Dairy Block. Despite being in the ODP 1 area, the zoning of our land is Rural Inner Plains. The implication is that the Rural zoning has been retained so that the Council can designate our land for stormwater/wetland purposes, and seek to purchase our land at rural land prices. This is very strongly opposed by us, as contrary to the rules of natural justice and fairness in circumstances where the Rural zoning is not a sustainable zoning given the inability to farm our land for the reasons outlined above.

From our discussions with officers, they have suggested that an alternative use for our land could be for rural residential purposes.. This was suggested on the grounds that there would be limited land for residential development once a 150m wastewater buffer, and 20m esplanade reserve were 'deducted' from the residential development area. For the reasons outlined above, all that is required and appropriate is a 10m esplanade reserve.

We also note that there is only very limited provision for rural residential development in Selwyn District (PC1 provides for 200 households for each planning period, a total of 600 households). Whilst we support rural residential development of our land as a 'second' less preferred option, we consider the most sustainable and appropriate use of our land is Living Z or equivalent.

5. Phasing of urban development

PC7 proposes staging of new growth areas, with some areas zoned Deferred Living Z, with development deferred until 2021. This in accordance with the provisions of PC1. However, these provisions are subject to appeal. Staging/sequencing of development is justified in PC1 as giving effect to Objective 4 – to ensure rate and location of development is integrated with the provision of strategic infrastructure and associated funding mechanisms. However, the s32 assessment does not consider alternative ways of achieving this objective.eg developer – led funding, alternative temporary infrastructure solutions to enable development to proceed in the short term prior to major infrastructure upgrades. When landholding costs are taken into account, these options are often a far more sustainable method of enabling urban development. They also enable development to proceed, providing capital contributions to the 'long term' solution and assisting with its funding.

We seek deletion of the all of the phasing provisions in PC7.

If phasing is retained in PC7, then we seek more flexibility for amending phasing where sustainable management of physical and natural resources will still be achieved, by way of a restricted discretionary resource consent application (or similar).

We seek amendments to the proposed policies and rules, addition of a new policy and rule (or similar), and any consequential amendments, as follows:-

Amend Policy B4.3.7 as follows:-

Policy B4.3.7

Each Outline Development Plan shall include:

...
(vi) Set out the phasing and coordination of subdivision and development in line with the staging shown on the Planning Maps and Appendices, *except where it can be demonstrated that the rate and location of development can be integrated with the provision of infrastructure and associated funding mechanisms by a different method to that which forms the basis for the applicable development staging provisions in the District Plan and Change 1 to the Canterbury Regional Policy Statement.*

Amend Policy B4.3.8 as follows:-

Policy B4.3.8

Except as provided for in Policy B4.3.9, The phasing of any Living Z shown on the Planning Maps and Appendices occurs as follows:-

....
Add Policy B4.3.9 as follows:-

Policy B4.3.9

Enable development to proceed ahead of the phasing requirements set out in Policy B4.3.8 and as shown on the Planning Maps and Appendices in circumstances where it can be demonstrated that the rate and location of development can be integrated with the provision of infrastructure and associated funding mechanisms by a different method to that which forms the basis for the applicable development staging provisions in the District Plan and Change 1 to the Canterbury Regional Policy Statement.

This policy is intended to provide for some flexibility in the phasing of development, in accordance with the enabling provisions of the Resource Management Act 1991. It recognizes that there may be a number of ways of providing for and funding infrastructure requirements, including developer-funded upgrades (to be subsequently recovered from the Council where the upgrades have wider public benefits), and temporary solutions which generate capital contributions to the Council upgrades programmed for a later date. Such flexibility will help ensure a continuous supply of residential sections in accordance with market demand, and avoid the potential for a few landowners allocated to 'early stages' 'monopolising' the development process.

Amend Explanation and Reasons of Policy 4.3.9 (renumbered 4.3.10) to read as follows:-

...It is nonetheless recognized that through the detailed preparation of subdivision consent applications or asset design processes there is the potential for alternative solutions or routes to be developed that still achieve the outcomes sought in the

ODPs than the broad land use pattern shown on the ODP. When assessing applications for development that is not in accordance with an ODP, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development still achieves the key principles and outcomes sought in the ODP than the layout shown in the ODP.

Amend Policy B4.3.50 as follows:-

Except as provided for in Policy B4.3.9, ensure that new Greenfield urban growth only occurs within the Outline Development Plan areas identified on the Planning Maps and Appendices and in accordance with the phasing set out in Policy B4.3.8 once adequate infrastructure and servicing is available.

Amend Subdivision Rule 12.1.6.5 as follows:-

Restricted Discretionary Activities – Subdivision – General

The following activity shall be a restricted discretionary activity:-

- Any subdivision in a Living Z Zone covered by an operative Outline Development Plan within the District Plan that is not in general accordance with that Outline Development Plan and/or the Planning Maps and Appendices including in relation to phasing.

The exercise of discretion shall be restricted to the matters set out below:-

- With regard to the matters listed in Policy B4.3.7, whether the proposed amendments (e.g. alternative routes, phasing, infrastructure methods) will enable development to proceed without compromising the long term outcomes sought in the ODPs; and/or where it can be shown that the proposed amendments better achieve the overall purpose of the ODPs of achieving integrated high quality urban development based on best practice urban design principles.
- Appropriate mechanisms (funding, covenants, consent notices on titles etc) to assist with achieving the above outcomes.

6. Outline Development Plans

General

The requirements of Policy B4.3.56 for the form of ODPs for each ODP area are too restrictive and should be deleted or amended as outlined below. The infrastructure proposals included in the Lincoln Structure Plan have not been sufficiently researched to become statutory requirements, as part of PC7. For example, the roading routes and stormwater and wetland requirements for ODP Area 1 are not in accordance with the proposals for our landholdings or the Dairy block recently approved discharge consent for stormwater (see discussion under Wastewater/Stormwater Management above).

If the provision for ODPs in PC7 is retained, then we support Policy 4.3.9 and Rule 12.1.6.5 but in an amended form (or similar) as outlined above. We consider these provisions at least provide some much needed flexibility to enable consideration of development proposals not in accordance with an approved ODP which still achieve sustainable management of natural and physical resources.

ODP Area 1

We seek that if ODP requirements in Policy B4.3.56 are to be retained, the

following amendments are made to the ODP Area 1 matters:-

- Delete the notation 'potential stormwater management area' over our land and amend the area of ODP 1 to exclude our land.
- Delete 'Maintenance of the buffer zone (150m) around the perimeter of the sewerage treatment plant'. This is to be decommissioned so is unnecessary and should be removed.
- Amend bullet point 5 to read:-
'Provision of a comprehensive stormwater/wetland system, including stormwater wetland areas where required to accommodate necessary flows, in accordance with approved stormwater discharge consents, and based on mitigation of stormwater effects within the ODP 1 Area.'
- Amend ODP 1 to show a roading link to the boundary of our land, or as a less preferred alternative, to the boundary of the existing rural lifestyle blocks to the north of our land (as per amended ODP Area 1 attached as Appendix D).

New ODP Area 7

We seek that if the provisions for ODPs in PC7 is retained, an additional ODP Area 7 is included, as attached as Appendix E. ODP Area 7 covers our land and Lots 1-6 DP 371976 sited immediately to the north. We seek that all the land within ODP Area 7 be zoned Living Z.

We seek that if the provisions for ODPs in PC7 is retained the following is added to the Policy B4.3.56:-

Outline Development Plan Area 7

- ODP Area 7 align with ODP Area 1;
- Provision for changing the status of the existing right of way at the end of Allendale Lane, in the adjoining Ryelands subdivision, to local road, with a minimum legal width of 10m and minimum formed width of 6m;
- Provision for a possible road linkage to the adjoining ODP Area 1;
- Provision for a stormwater management system;
- Provision for wells and water pumping facilities to provide sufficient capacity for all future growth in this area;
- Provision for a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;
- Provision for a 10m esplanade reserve along the western side of the Liffey (L1) waterway, consistent with the width of the existing esplanade reserve on the west side of the Liffey through the adjoining Ryelands subdivision;
- Provision for pedestrian and cycle links along the western side of the Liffey (L1) waterway;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

7. Section 32 Assessment

The Section 32 Analysis is inadequate and incomplete. It is flawed because its starting point is the objectives and policies of Change 1, which are not yet operative. The fundamental basis of the change to a 'community led/strategic' approach to urban growth is not addressed because it is assumed that Change 1 is the only and correct approach. Given the extent of appeals on Change 1, this assumption is inappropriate. The s32 assessment should have considered these 'fundamental' questions. It should also have provided justification for the location of the new growth areas, and proposed phasing.

The alternative options assessed by PC7 focus on alternative methods for providing for medium density housing, which is only one part of the scope of PC7.

The options do not include incorporating within PC7 greater flexibility in terms of the form and timing of development (form of ODPs, phasing etc) which still achieves high quality integrated development. The amendments we seek to PC7 seek to remedy this major flaw with PC7, in the event the overall 'community led' approach is continued to be pursued by the Council.

The options do not include inclusion of our land within the UL, or as a Rural Residential area, both options which better meet the sustainable management purpose of the Resource Management Act 1991 than retaining our land's Rural Inner Plains Zoning.

8. Urban Development Strategy Memorandum of Understanding

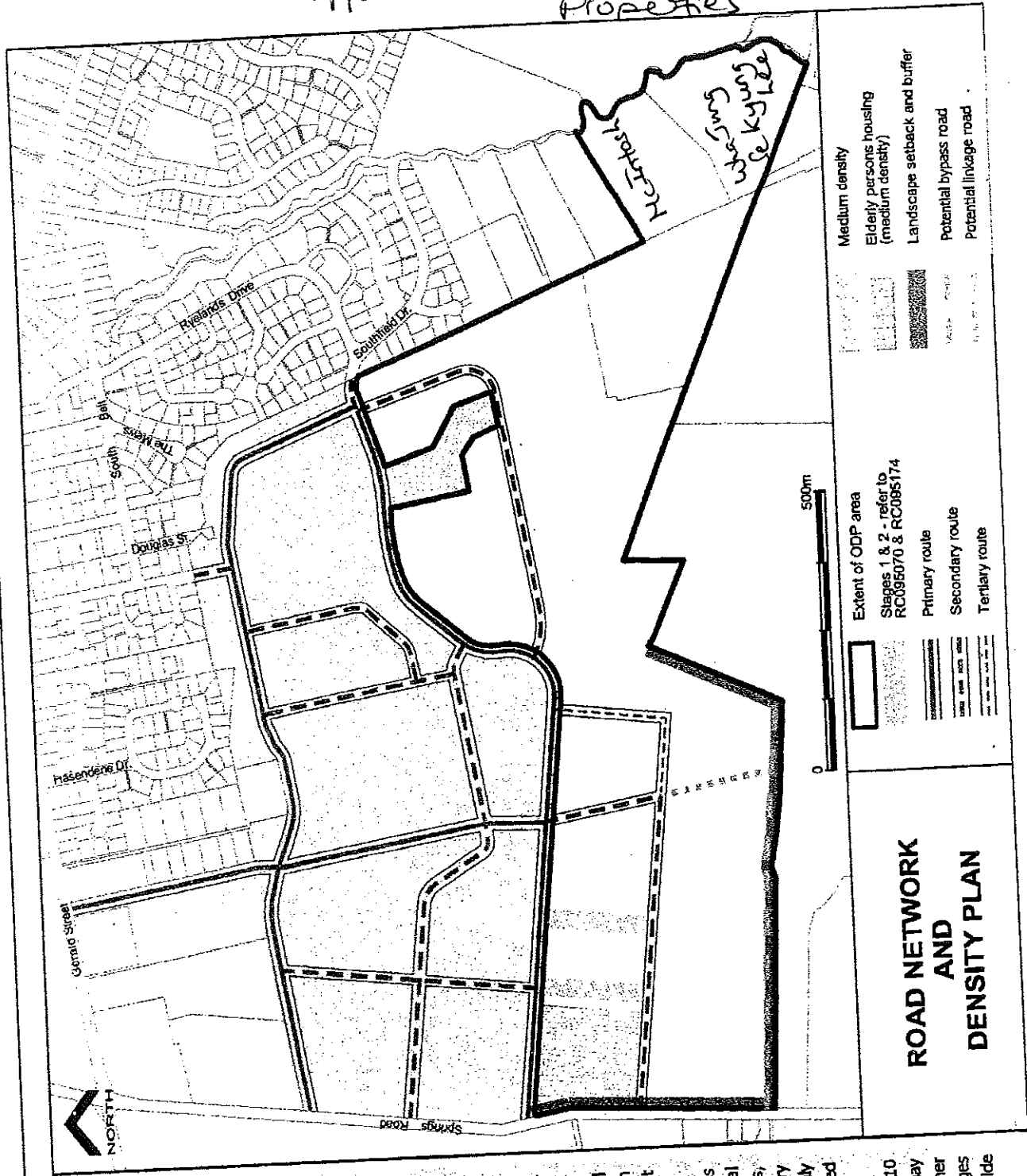
Selwyn District Council is a partner to the Urban Development Strategy (UDS). The Lincoln Structure Plan and PC7 are intended to give effect to the UDS, which is being implemented in a statutory sense through Change 1. ECAN accepted that it is inappropriate for its own councillors to hear submissions on Change 1, because, as signatories to the UDS MoU, they were unable to be objective and impartial in their consideration of Change 1. The matter would be pre-determined. The same applies to Selwyn District Council councillors with respect to PC7. **It is essential on grounds of natural justice that independent commissioners are appointed to hear submissions and further submissions PC7.**

We seek the various amendments/outcomes set out above in bold and any other changes or amendments, including consequential amendments, to PC7 which give effect to the intent of our submission.

We do desire to be heard in support of our submission

If others are making a submission, we would consider presenting a joint case with them at a hearing

Signed PLOa ASD Date: 13th April 2010
Phil McIntosh, Tungstree



ROAD NETWORK & DENSITY

The primary aim of the overall movement network is to move away from a car-orientated development to a scheme that allows for safe provision of a range of transport options. This has resulted in the creation of short interconnected blocks to encourage connectivity and inter-block permeability, both within the site, and to neighbouring areas.

Streets run generally east-west where possible to allow for correct solar orientation of buildings. The overall network has been designed to accommodate public transport in the event that local services are expanded in the future.

Primary and secondary routes have been identified which form the 'backbone' of the network. The Primary Road - which provides for cycle lanes, footpaths, and parking - functions as a collector road, catering to the large proportion of through traffic. It will connect Springs Road in the west to Southfield Drive in the east, and integrate with the road network created by the subdivisions in the Northern Dairy Block. Secondary Roads will also offer footpaths and parking, however their chief function is to provide local access to residences.

The area will include Tertiary Roads to cater solely to local property access; however most of these have not been shown on the ODP. This will allow for appropriate design flexibility at final subdivision stage.

Provision has been made under the LSP for a potential bypass road in the vicinity of the Dairy Block; however no formal plans for the road have been made to date. Nevertheless, should the Council eventuate a bypass road via the Dairy Block the landscape buffer shown could potentially accommodate such a use and a linkage road could be formed to provide a connection through to Gerald Street.

The ODP Area shall achieve a minimum net density of 10 households per hectare. Higher density residential uses may be located at an elderly persons housing area and within other 'Medium density' areas adjacent to key open space linkages having access to Primary and Secondary Roads to provide increased housing choice for future residents.

Appendix B:

McIntosh, Jung, Jung + Lee 2007 Consents: Original
Amended Subdivision Plans

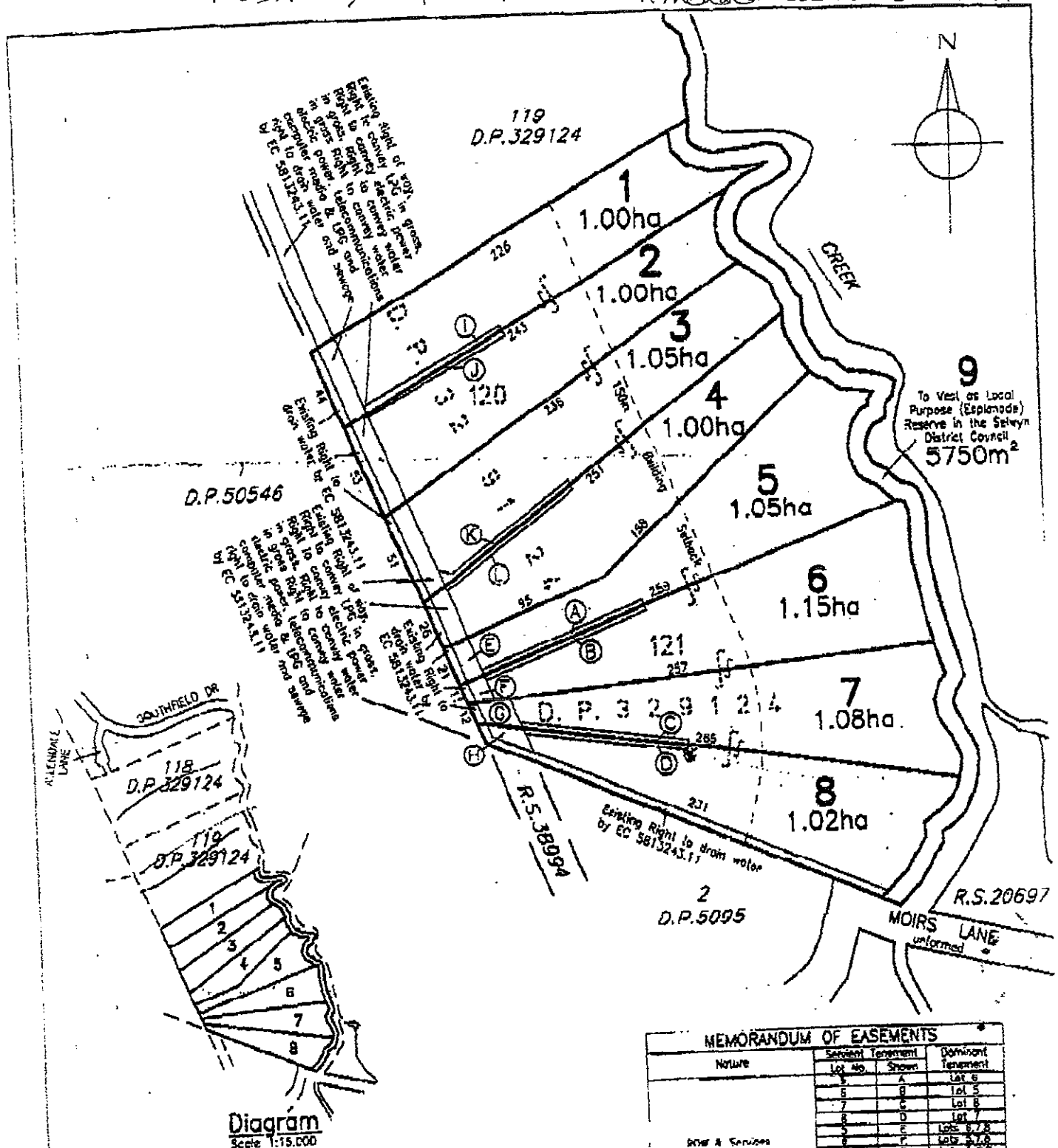


Diagram
Scale 1:15,000

Property Address: Allandale Lane, Lincoln
Registered Owners: K.T. & D.J. McIntosh & M.K.Jang, I.W.Jung, S.K.Lee, M.Sung
Comprised in: C's.T.118985 & 118987.
Local Authority: Selwyn District
Total Area: 8.9300ha

Note:
All areas and dimensions are approximate only
and subject to council approval and final survey.

MEMORANDUM OF EASEMENTS			
Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Power & Services	1	A	Lot 6
	2	B	Lot 5
	3	C	Lot 8
	4	D	Lot 7
	5	E	Lots 6, 7, 8
	6	F	Lots 6, 7, 8
	7	G	Lots 6, 7, 8
	8	H	Lots 6, 7, 8
	9	I	Lot 2
	10	J	Lot 1
	11	K	Lot 4
	12	L	Lot 3

0 50 100 150 200 250 300
1:2000 SCALE (Metres)

G.P.
GLASSON POTTS FOWLER
274 Urquhart, 107 Urquhart Street, Christchurch 8011, New Zealand
Ph: (03) 366-6615 Fax: (03) 366-6615 E-Mail: gpf@glasfow.co.nz

Proposed Subdivision of
Lots 120 & 121 D.P.329124

Scale: 1:2000@A3
Date: July 2005
Drawing No.: B744-011
Sheet No. of Sheets

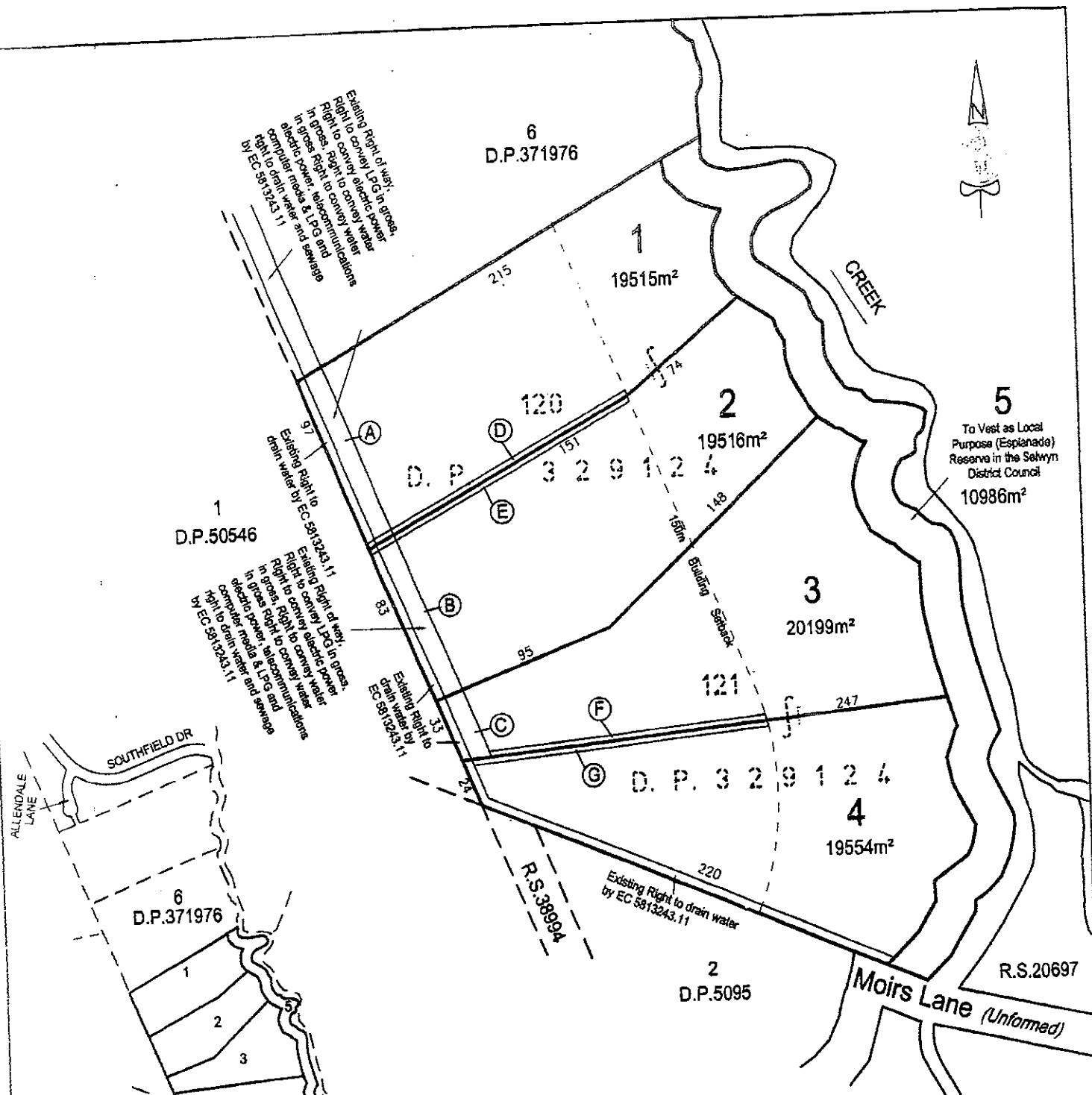


Diagram
Scale 1:15,000

Property Address:
Registered Owners:

Allendale Lane, Lincoln
K.T. & D.J. McIntosh &
M.K.Jang, I.W.Jung, S.K.Lee, M.Sung
C's.T.118986 & 118987
Selwyn District
8.9300ha

Comprised in:
Local Authority:
Total Area:

Note:
All areas and dimensions are approximate only
and subject to council approval and final survey.

SCHEDULE OF EASEMENTS			
NATURE	SERVIENT TENEMENT		DOMINANT TENEMENT
	Lot N°	Shown	
Right of Way & Services	1	D	Lot 2
	2	E	Lot 1
	3	F	Lot 4
	4	G	Lot 3

MEMORANDUM OF EASEMENTS			
NATURE	SERVIENT TENEMENT		DOMINANT TENEMENT
	Lot N°	Shown	
Right of Way & Services	1	A	Lots 2, 3 & 4
	2	B	Lots 3 & 4
	3	C	Lot 4

0 50 100 150 200m
SCALE 1:2000

Scale: 1:2000 @ A3
Date: October 2007

Drawing No: 8744-02A
Sheet 1 of 1 Sheets

8 October 2009

Appendix C

Fiona Aston Consultancy Ltd
PO Box 1435
CHRISTCHURCH 8140

Attention: Fiona Aston

Dear Fiona

SEWERAGE PONDS – LINCOLN

Thank you for your email of 28 September 2009. A number of questions were raised regarding wastewater and stormwater services – which I respond to below.

1. Sewerage Ponds – Setback

The statements from Mr Sorrell and via PC7 are correct but require clarification.

With the proposed transfer of sewerage to Rolleston, decommissioning of the oxidation ponds for *normal use* will occur. However the decommissioned ponds will remain for emergency discharge use. The setbacks of 150m will remain around the site to protect this utility usage and the effects it may bring.

2. Stormwater - Designation

Detailed modeling work is due to commence in the next four weeks, which will assist in confirming the need for the Jung and McIntosh land as a stormwater treatment area.

At this point I have asked that the Designation process for Jung/McIntosh be put on hold. I will respond to you once I have confirmed the need for the land as identified above. I appreciate the uncertainty this creates for your clients, and will respond earlier if possible.

I am involved in the PC7 process and will ensure other Council staff are also aware of this work.

Yours faithfully



H Blake-Manson
ASSET MANAGER UTILITIES

Cc A Mactier, A Greenup, J Ashley

Appendix D:

Amendments Sought to ODP Area 1

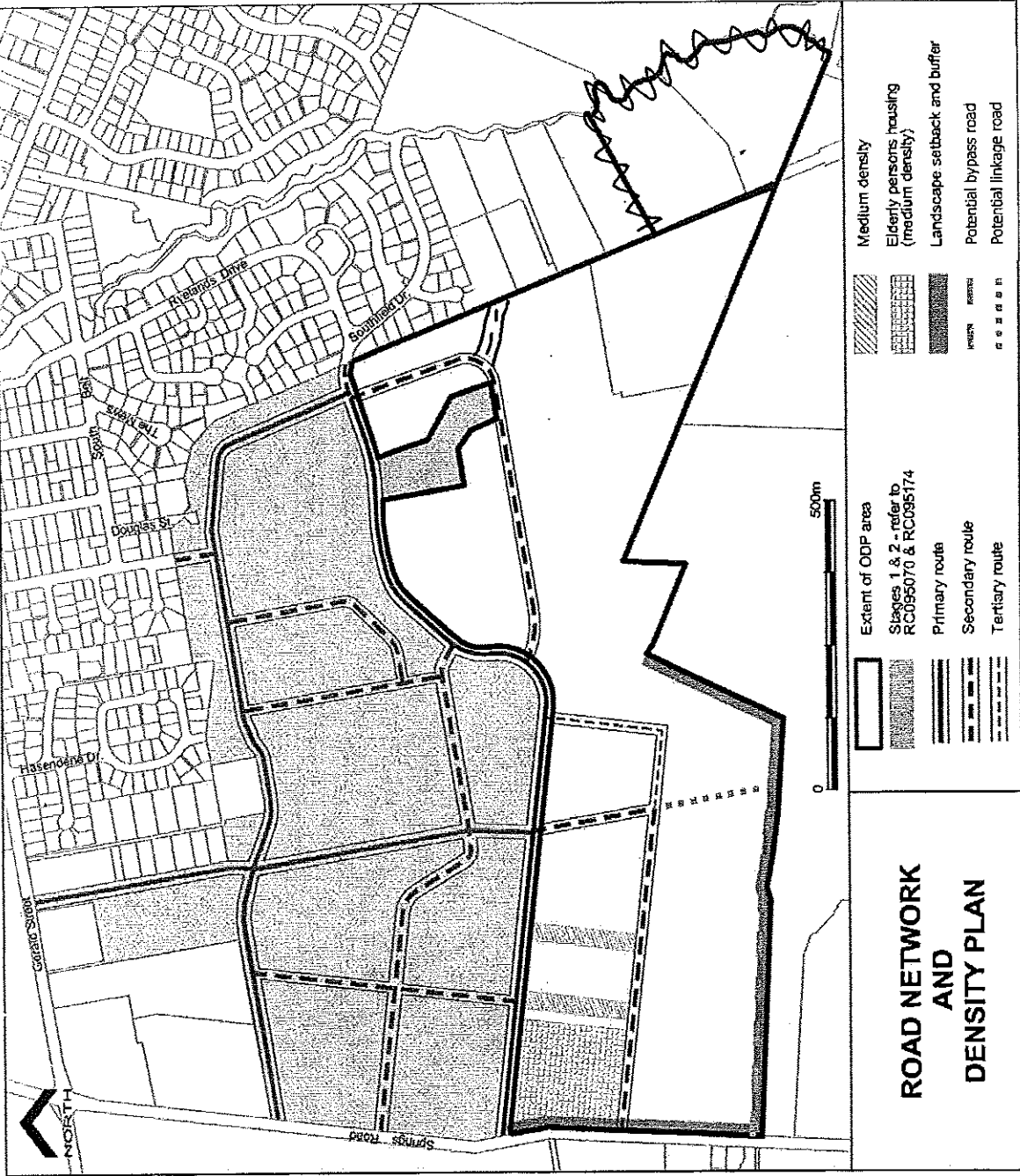
ROAD NETWORK & DENSITY

The primary aim of the overall movement network is to reduce travel times and to provide a high level of service to the community. This is achieved by the provision of a range of transport options. The main road network is designed to provide a high level of service to the community, and to provide a high level of service to the community. The main road network is designed to provide a high level of service to the community, and to provide a high level of service to the community.

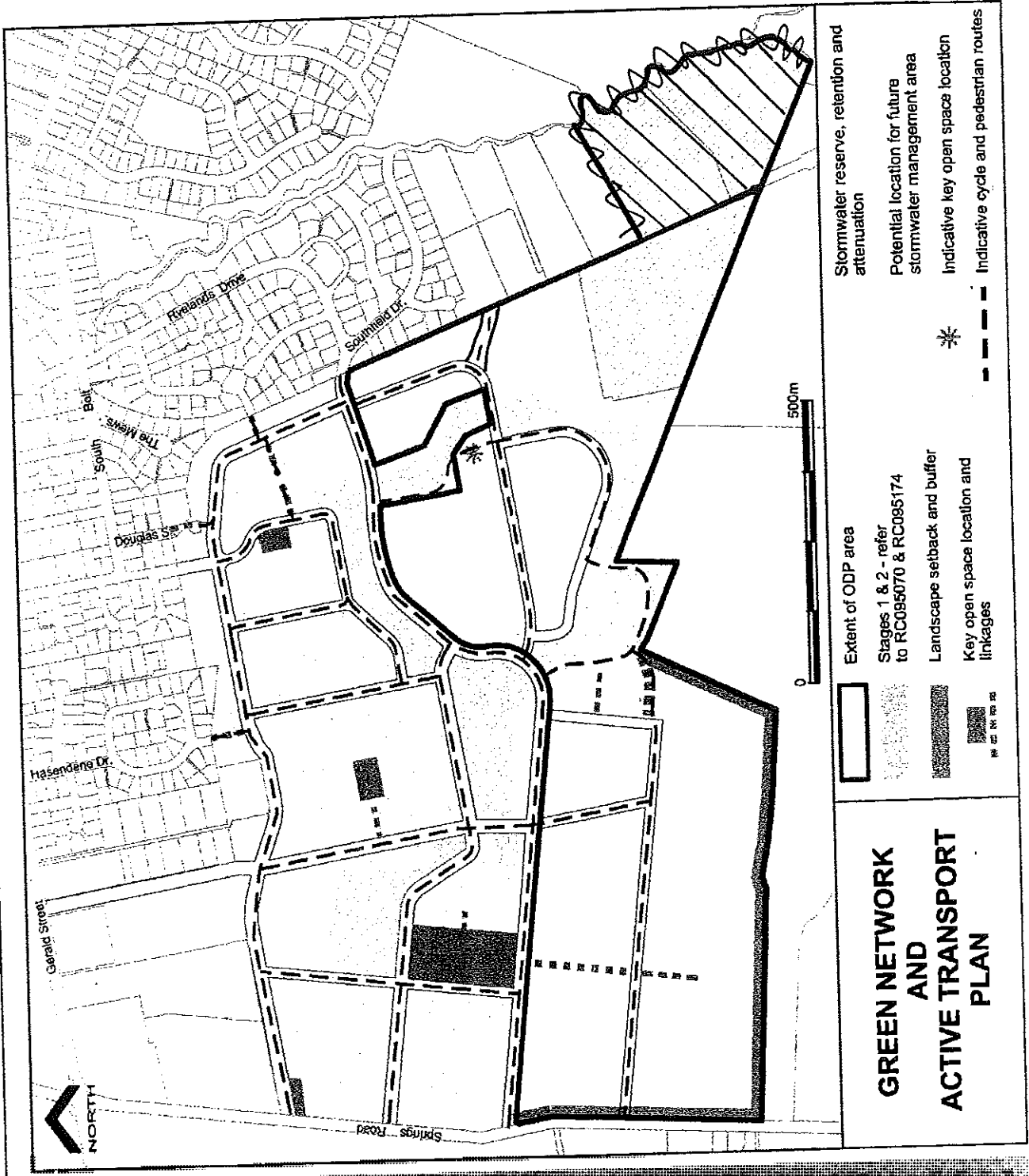
The main road network is designed to provide a high level of service to the community, and to provide a high level of service to the community. The main road network is designed to provide a high level of service to the community, and to provide a high level of service to the community.

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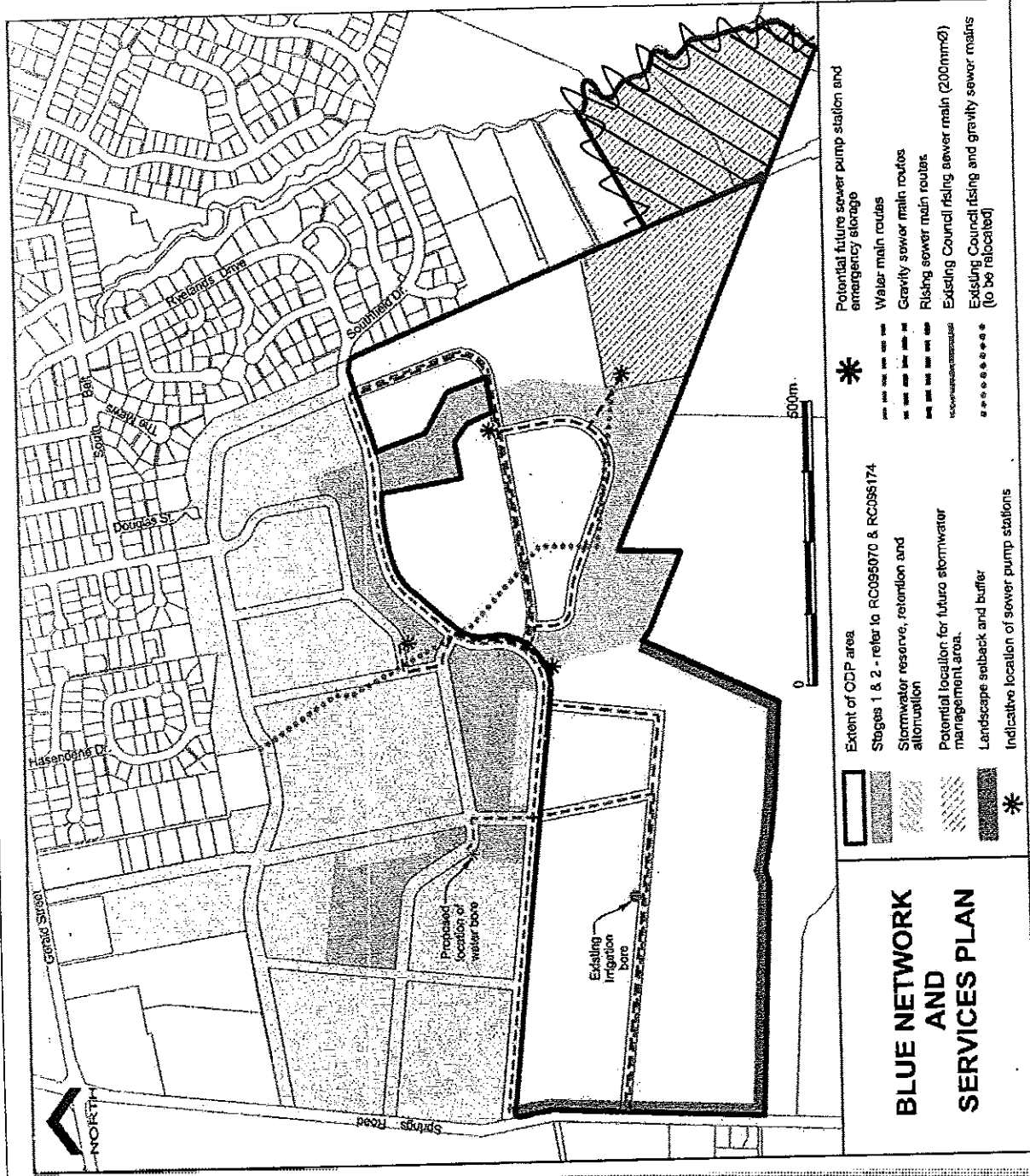


W Data from ODP Area 1



GREEN NETWORK AND ACTIVE TRANSPORT PLAN

*W Delete from ODP Area 1
 Remove status as part of 'potential location for stormwater management area'.*



W Note from ODP Area 1

Remove status as part of 'potential location for stormwater management area'

Appendix E: Outline Development Plan Area 7 - Lincoln

