



Submission on Proposed Plan Change 73

Alison Smith, David Boyd, John Blanchard

3 May 2021

Selwyn District Council

RESOURCE MANAGEMENT ACT 1991

SELWYN DISTRICT COUNCIL

SUBMISSION ON PLAN CHANGE 73 TO THE OPERATIVE SELWYN DISTRICT PLAN

1. Submitter Details

Name: Alison Smith, David Boyd, John Blanchard
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Contact Name: Alison Smith
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Contact Person: Fiona Aston

2. Trade Competition Declaration

I could gain an advantage in trade competition through this submission – No
I am directly affected by an effect of the subject matter of the submission that
a) adversely affects the environment; and
b) does not relate to trade competition or the effects of trade competition

3. Hearing Options

We do wish to be heard in support of our submission. If others are making a similar submission, we may consider presenting a joint case with them at the hearing.

4. Submission Details

See attached


A handwritten signature in black ink, appearing to read "T. D. A. A.", enclosed within a thin black rectangular border.


.....
(Signature of applicant or person authorized to sign on behalf of the submitter)

Date: May 3, 2021

SUBMISSION ON PROPOSED PLAN CHANGE 73 TO OPERATIVE SELWYN DISTRICT PLAN (ALISON SMITH & OTHERS)

Provision to which my/our submission relates:	I/we oppose in part or full/support in part of full	Reasons for my/our submission are:	Decision I/we wish the Council to make:
Selwyn Operative District Plan Planning Map	Support	<p>The two blocks comprising Proposed Plan Change 73 (PC 73) are part of several land areas that have been proposed for urban development through submissions on the Proposed Selwyn District Plan (PSDP). Virtually all of the land between Runners Road and Selwyn Road, fronting onto Dunns Crossing Road and westwards to Edwards Road, including our properties, is being proposed for urban development. There are significant benefits in including our land in the area west of Dunns Crossing Road to be rezoned for residential purposes, as it provides alternative access from Selwyn Road. Dunns Crossing Road is an arterial, where the focus is on prioritising through traffic rather than local traffic.</p> <p>Put in this context there is an unusual opportunity for an integrated, comprehensive and orderly expansion to the Rolleston urban growth area. More particularly it provides an opportunity to give effect to Policy 8 of the National Policy statement on Urban Development in a strategic manner. The two blocks ('Holmes' and 'Skellerup') are strategically located to facilitate this expansion.</p>	<p>Amend the District Planning Map by replacing the current Living 3 zoning with a Living Z and Business 1 Zone over both blocks sought to be rezoned under PC73, in the locations shown on the PC73 ODPs.</p> <p>Amend the District Planning Map by replacing the current Rural Outer Plains zoning with a zoning that enables urban development, namely a Living Z Zone, or less preferred Living 3A zoning (minimum average lot size 2000m², minimum lot size 1000m²), over our land at Dunns Crossing Road and Selwyn Road, legally described and outlined in red on the aerial below.</p> <p>Alison Smith & Derek Tyson, Selwyn Road, RS 25807 & RS 23644, 28.43ha</p> <p>David Boyd, 966 Selwyn Road, Lot 1 DP 74801, 10.21 ha</p> <p>John Blanchard 984 Selwyn Road, Pt Lot 2 DP</p>

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		<p>The submitters have lodged a submission on the proposed Selwyn District Plan seeking their land be rezoned General Residential Zone (GRZ) or in the less preferred alternative Large Lot Residential (LLR) but with minimum lot size 1000m², minimum average lot size 2000m² (Submission 302). Another party (CSI Property Ltd) has lodged a submission in relation to our land and adjoining land to the west (submitter 392) as shown on the maps below, seeking they be rezoned GRZ.</p> 	<p>491231 & Pt Lot 2 DP 74801 (part), 10.00 ha</p> <p>TOTAL 48.64 ha</p> 

Provision to which my/our submission relates:	I/we oppose in part or full/support in part of full	Reasons for my/our submission are:	Decision I/we wish the Council to make:
		 <p data-bbox="611 1036 1323 1406">We have not been able to make contact with this submitter to date. Acknowledging that there may be scope issues, we request rezoning our land Living Z or as the less preferred alternative Living 3 as part of PC73. If outside scope, we request that PC73 be designed and approved in a manner which ‘future proofs’ it to facilitate rezoning of adjoining land, including ours for urban development. Future residential zoning of our land should be an integral part and logical component of the Plan Change 73 development, albeit if necessary due to scope issues, through a different</p>	

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		<p>process that is subject of course to public scrutiny and submissions. We note that the Integrated Transport Assessment lodged as Appendix D to Plan Change 73 identifies programmed intersection upgrades (eg Dunns Crossing/SH1/Walkers Road) that are commensurate with increased urban development. We also note that the ODPs provide for further urban extensions outside of the Plan Change area.</p> <p>The proposed Living 'Z' Zone anticipates and will have significant positive environmental results, particularly when integrated with other potential rezoning proposals:</p> <ul style="list-style-type: none"> (a) an increase in residential density that provides a more efficient use of land, compact urban form and diverse housing mix. (b) Strategic links to existing and potential public transport services. (c) a significant increase in enabled capacity given effect to the National Policy Statement on Urban Development (d) potential for movement integration into the existing and planned urban areas including land that the we sought residential development through submissions on the PSDP.; 	

Provision to which my/our submission relates:	I/we oppose in part or full/support in part of full	Reasons for my/our submission are:	Decision I/we wish the Council to make:
Proposed Amended Outline Development Plans 39 and 40	Support in part	<p>The ODPs provides</p> <ol style="list-style-type: none"> 1. Proposed spine roads that will enable connections (including for public transport) with land to the south and existing urban area of Rolleston. 2. The potential to result in a quality urban design outcomes and varying densities; 3. Flexibility for design in accordance with the Living Z Zone provisions; 4. Potential to support active transport connections including cycling and walking to land owned by us. <p>We note the ODP for the southern (Skellerup) block makes provision for just one indicative road connection to our adjoining land to the south. We consider that this may not be sufficient, and note that two indicative road connections are provided to land adjoining to the north. We request amendments to the ODP as necessary to ensure appropriate connectivity with our adjoining land to the south; and other amendments to the PC73 ODP and other provisions to ensure integrated development with urban</p>	<p>Amendments and extensions to the ODPs to cover our land, and to ensure integrated management with residential development of our land, including additional roading links.</p> <p>Any alternative, additional or consequential changes to the ODP as gives effects to the intent of this submission and the interests of the submitter.</p>

Provision to which my/our submission relates:	I/we oppose in part or full/support in part of full	Reasons for my/our submission are:	Decision I/we wish the Council to make:
		development of our land.	
Plan Change 73 in its entirety	Support in part	We are adjoining landowners and have submitted on the Proposed Selwyn District Plan seeking that our land be rezoned General Residential Zone (GRZ). The PC73 has direct effects on us. We support the rezoning sought by PC73 in principle and to the extent that it is consistent with the intent of this submission and our interests.	In addition to the specific relief sought above, any alternative, additional or consequential changes to PC73 as gives effects to the intent of this submission and the interests of the submitter.