

Form 5  
Submission on publicly notified Plan Change  
Selwyn District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*



To Selwyn District Council  
Attention: Craig Friedel, Policy Planner  
PO Box 90  
Rolleston  
Christchurch 7614  
FAX: 03-347-2799

Full name of submitter: Ernest John Smith

This is a submission on the Selwyn Plantation Board Limited's private plan change requests PC8 and PC9. Please state whether your submission applies to both requests, and if not, specify whether it relates to either PC8 or PC9.

1. The specific provisions of the proposal that my submission relate(s) to are:

This submission relates to both plan Changes 8 and 9.

.....(give details).

2. \*My submission in SUPPORT / OPPOSITION is:

I am not totally opposed to Plan Changes 8 and 9 as proposed. My main concern relates to the number of lots the Plan Changes would allocate to Selwyn Plantation Board in view of the limitation to 600 lots currently being provided for Rural-Residential development through Plan Change 1 to the Canterbury Regional Policy Statement. Such a large allocation also pre-empt's Selwyn District Council's own Plan Change 17 process.

Plan Change 17 has identified that the Rural Residential growth should be limited to not more than 600 allotments over a 35 year planning period. Proposed Plan Changes 8 and 9 propose that some 250 allotments should be allocated to specified locations on the western side of Rolleston within the first two sequencing periods to 2026. This represents a significant proportion of the 200 allotments proposed in each of the three sequencing periods, which are to be allocated to a number of townships within Selwyn District, and has no regard for any additional locations surrounding Rolleston where Rural Residential lots should be located.

Considerations in proposed Plan Changes 8 and 9 of the "possible Locations for Rural Residential development" are overly simplistic in dismissing locations for such development, other than Rolleston. While it is acknowledged that some Rural Residential development should be allocated to Rolleston, there can be little justification for the disproportionate allocation of sites to the one locality.

I also take this opportunity to make the following comments:

- a) I have concerns that a corporation owned by Selwyn District Council and Christchurch City Council seek Plan Changes which appear to undermine the Plan Change 1 process which both Councils purport to support.
- b) The recent earthquake should result in a review of stable locations for Greenfield development, which needs to be a consideration for these Plan Changes (8 & 9), Plan Change 17 (in draft), and Plan Change 1 to the Canterbury Regional Policy Statement.

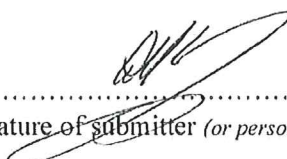
*\*Include whether you SUPPORT or OPPOSE specific parts of one or both of the plan changes or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

3. †I seek the following decision from Selwyn District Council:

Significantly reduce (by at least 50%) the number of lots allocated to Selwyn Plantation Board through Plan Changes 8 and 9. This could be achieved by deleting either one of Plan Changes 8 or 9.

*Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.*

4. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
5. If others make a similar submission, I will consider presenting a joint case with them at a hearing  
(delete if you would not consider presenting a joint case)

6.  ..... 24 September 2010  
Signature of submitter (or person authorised to sign on their behalf) Date

Address for service of submitter:

c/o CPG NZ Ltd, PO Box 13 875, CHRISTCHURCH 8141

Telephone: 374 6515 Fax: 374 6516

Email: [graham.fowler@nz.cpg-global.com](mailto:graham.fowler@nz.cpg-global.com)

Contact person: Graham Fowler

Title Survey Manager

**SUBMISSIONS CLOSE AT 5PM FRIDAY 24<sup>th</sup> SEPTEMBER 2010**

Responses to be:

***Posted to:***

Craig Friedel, Policy Planner  
Selwyn District Council  
P.O. Box 90  
Rolleston  
Christchurch 7643

***Delivered to:***

A Council Service Centre in Darfield,  
Lincoln, Leeston or Rolleston

***Emailed to:***

[submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)