

**SUBMISSION ON PLAN CHANGE 9 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
P O Box 90
Rolleston 7643



Name: Dryden Trust
C/ R G & B M Geddes
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Late Submission:

We apologize for the late submission, but under the circumstances, we feel you should give some leniency under the following circumstances:

Firstly as we are Dairy Farmers, in the middle of calving (and don't follow the papers for your submission requests).

Secondly we have just been through a once in a life time (we hope) earthquake, or earthquakes.

Thirdly we would ask, Why would the Council want to change their proposal of the existing plan changes, that no doubt cost the council and rate payers a large sum. Therefore why would we have expected the council to have changed their minds about the existing plans, with- out sending letters to affected owners of that land. As we are a directly affected party, we thought the council should have sent us a letter to ask us if we wanted to put in a submission. We shouldn't have to read the newspapers from back to front every day.

Our Response:-

We oppose Plan Change 8 & 9 in its entirety.

The reasons for our response are outlined below.

PC8 & 9 are contrary to sound resource management practice and the Resource Management Act 1991, including Part 2 (Purpose and Principles), s31 (Functions of territorial authorities, in particular with regard to integrated management) and the requirements of s32 (Alternatives, costs and benefits)

Our particular concerns are:-

We have 36 hectares of land on Springston- Rolleston Road, (within the Long Term Council Community Plan). Subdivision of this land was 2017 which has been put out to 2043. We believe that the area to be developed should be within the Springston- Rolleston Area not the Outer Plains.

Also D L Geddes owns 36 hectares adjoining our block, which would make a large subdivision within the Long Term Council Community Plan, without having to go outside of the existing plan to get a large block.

Ownership of land the subject of PCs8 &9 is 30% owned by Selwyn District Council and the balance 70% owned by Christchurch City Council.

Approval of Plan Change 8 & 9 will make a mockery of the integrity of planning, especially when approximately 850 hectares has already been rezoned around Rolleston, to take up projected growth of 50,000 persons by 2045, let alone the rezoned land around other townships such as Lincoln and Prebbleton, further increasing land available for urban development.

If approved, the sites would take up 225 to 600 allocated sites available for the whole of persons wishing to subdivide for residential purposes in Selwyn Council for the next 35 years. This is not equitable. It will also pre-empt and preclude consideration of the most sustainable locations for rural residential development in the Selwyn District, and the opportunity

to provide for rural residential in a range of locations around different townships, rather than just in one location around one Township.

The Inner Plains Zone would also be more suited to rural residential development. After all the 4 hectare sites are recognized as lifestyle blocks where owners enjoy rural living but are not dependant on the land to earn a living. These persons often consider 4 hectares to be too large and would much prefer smaller Lots, which still retain a rural ambience. The significance of this is to cater for those families in the Inner Plains Zone, close to Christchurch, while the Outer Plains Zone, caters for commercial farming. Plan Change 8 & 9 will blur this significance of zoning.

Selwyn District Council will be acting as a planning authority and developer in its consideration of PC8 & 9 and cannot be unbiased. It will have a monetary interest in the matter.

Relief Sought:

I seek that Plan Change 8 & 9 is declined in its entirety.
Bob Paton will be our spoke person in support of the submission

Signed: RG & BM Geddes
(Dryden Trust)

Date:

13/10/10

BM Geddes
RG Geddes