

Form 5*Clause 6 of Schedule 1, RMA 1991***Submission on notified proposal for plan changes:****Proposed Plan Change 82 to the Selwyn District Plan**

TO: Selwyn District Council (**Council**)
Via the Councils Website or Email: submissions@selwyn.govt.nz

SUBMITTER: **Hill Street Limited**
Contact: Jatinder Pal Singh
Phone: (mob) 021 270 2494
Email: jpnznz@gmail.com

ADDRESS FOR SERVICE: C/- Cavell Leitch
P O Box 799
Christchurch 8140
Attention: A J Schulte

Introduction

1. This submission is made on the following proposed change to the Operative Selwyn District Plan:
 - 1.1. **Plan Change 82** – a private plan change request that seeks to rezone approximately 110 hectares of land at Rolleston zoned Rural Outer Plains to Living MD and Business 1 (**PC82**).
2. Hill Street Limited (**HSL**) could not gain an advantage in trade competition through this submission.
3. This submission relates to the plan change in its entirety.
4. HSL is supportive of PC82 for the following reasons, subject to the identified provision of a potential future road linkage, to the land identified below, remaining part of the proposed outline development plan (**ODP**).

Reasons

5. HSL is in the process of purchasing land at 984 and 986 Selwyn Road, Burnham (**the land**). These properties are under contract as at the date of this submission. The land is situated at the corner of Selwyn Road and Edwards Road, and bounds Edwards road

for approximately 1.22km from the Selwyn Road/Edwards Road/Ellesmere Junction Road/Swamp Road intersection. See figure 1 (the land is contained within the red border).

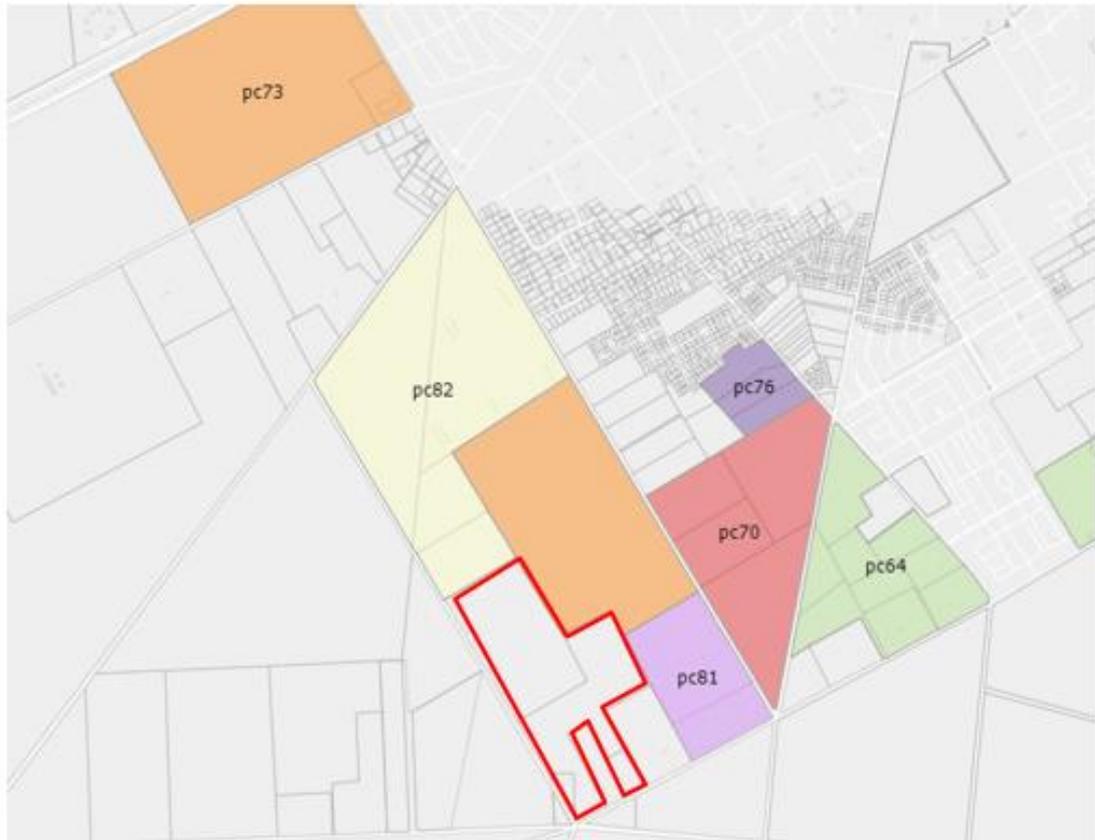


Figure 1.

6. The medium-to-long term intention for the land that HSL is purchasing is that it will, in time, complete the westward 'edge' of Rolleston.
7. That intention also has flow on effects in terms of PC82, at least insofar as the common boundary with the land does not require specific consideration in terms of reverse sensitivity as it is intended that only compatible activities will be carried out on the land.
8. Otherwise, it is understood that given the growth pressures that Rolleston has experienced, and appears likely to continue to experience, that decisions as to the logical and eventual whereabouts of the westward edge of the Rolleston need to be made. HSL supports the contention that eventual development to Selwyn Road to the south and Edwards Road to the west (or south west) would create sensible edges, provide additional housing options, and form part of a logical extension to Rolleston while maintaining a consolidated urban form for the future.

9. In addition, the proposed ODP included with the plan change already shows a road corridor that would extend onto the land. This is considered crucial for future connectivity.
10. Provided the connection shown in the proposed ODP is maintained (or might be added to), HSL fully supports these plan changes.

Decision sought

11. HSL seeks that PC82 be allowed to proceed subject to an ODP that continues to include roading connections from the land included in PC82 to the land that constitutes the remained of the block to the Selwyn Road/Edwards Road corner.
12. HSL wishes to be heard in relation to this submission.
13. It is also willing to consider presenting a joint case with any submitters that make a similar submission.



Signature of person authorised to sign
on behalf of Hill Street Limited

Date: 9 May 2022