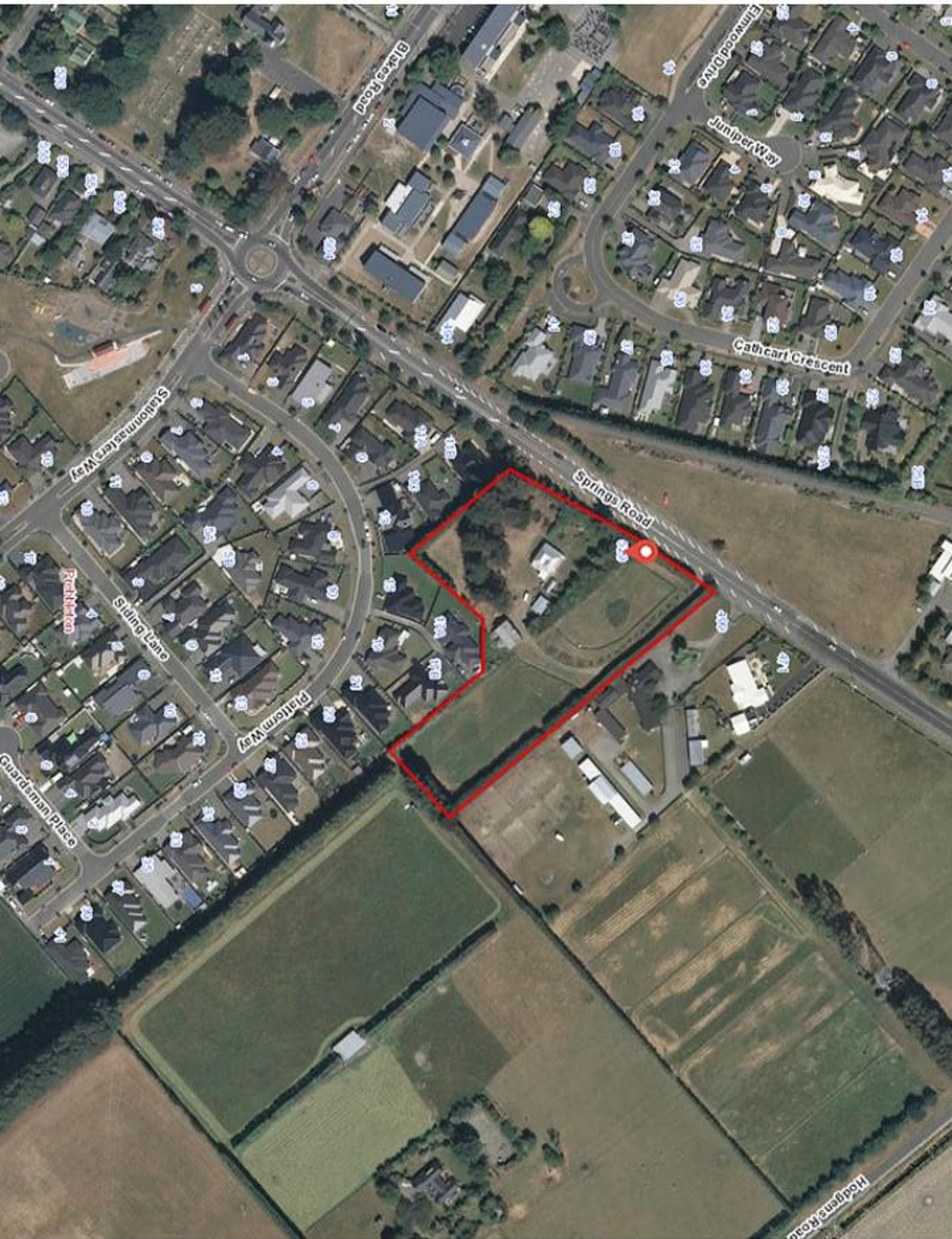


Attachment i



Attachment ii

Mia

From: Craig Friedel <Craig.Friedel@selwyn.govt.nz>
Sent: Friday, 2 December 2011 11:19 a.m.
To: Kalina Rouch (kalina@urbisgroup.co.nz); 'kalina@rgmc.co.nz'
Subject: M Springer - Prebbleton's MUL
Attachments: E31_Prebbleton_Growth.pdf; Map H5 - Notified version.pdf; Map H5 - Decisions version.pdf; RPS Chapter 12A H5.pdf

Hello Kim,

I having spoken to Margaret Springer this morning, who was seeking clarification of the matters to be discussed at the meeting we have scheduled for Wednesday 14th December. The reason for this email is to provide you with a summary of this discussion and the background to the primary issue I was wanting to discuss.

As you will recall, Margaret's property was severed in two by the MUL under Change 1 as notified (Planning Map H5). Council subsequently adopted this MUL in setting the boundary of the Township for the now adopted Prebbleton Structure Plan. Up until recently it was my understanding that Margaret has development rights for the portion contained within the MUL.

In investigating her property further as a result of early stages of preparing PC 21 (proposed plan change for Prebbleton) and reviewing the now operative Chapter 12A, it has come to my attention that the decision version of Change 1, and Chapter 12A as a consequence, has moved the MUL to the south of Margaret's property excluding it in its entirety.

I have sought clarification from ECan as to why this was ever formalised as there is no commentary or direction that I am aware of within the decision issued on Change 1. This apparent error has the consequence of excluding Margaret's land in its entirety and making the Structure Plan and the SDP 'Preferred Growth Option' (SDP - Appendix 31) for the township inconsistent with Chapter 12A. The reason I believe it to be an error is that the Change 1 MUL adopted the 'Preferred Growth Option' for Prebbleton settled by the Court. The notified version of Change 1 reflected this and in doing so incorporated the lower half of Margaret's property. I am investigating a number of options to remedy this issue while I await a response from ECan.

I wanted to meet in person with yourself and Margaret so that she clearly understands the issue and to then work towards refining options moving forward that could potentially be advanced through proposed PC 21. I have **attached** a number of maps and plans to illustrate the history of the MUL in Prebbleton.

I am happy to discuss any queries you may have before the scheduled meeting.

Kind regards

Craig Friedel
Policy Planner
Strategy & Policy Team
Environmental Services
DDI: (03) 347 2827

Selwyn District Council

2 Norman Kirk Drive, Rolleston 7614

Phone: (03) 347-2800 or (03) 318-8338

Fax: (03) 347-2799

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Attachment iii



2 NORMAN KIRK DRIVE
PO BOX 90, ROLLESTON 7643
PH: (03) 347 2800 FAX: (03) 347 2799

REF No

Margaret Springer
870 Hammer Road
Brookside
RD 2
LEESTON

16 June 2008

Dear Margaret

I refer to our recent telephone discussions.

As I recall your property in Prebbleton is effectively split by the proposed Metropolitan Urban Limit (MUL) contained in Plan Change 1 (PL1) to the Regional Policy Statement. I understand that you sought advice from Ecan but unfortunately that advice was not forthcoming until after the submission period for this process had closed.

As I indicated to you there are statements in PC1 that indicate that the MUL should, where possible, follow property boundaries. Accordingly, it is not unreasonable to assume that the location of the MUL in respect of your property is an oversight, although I do not have enough information to confirm this.

In the absence of a submission to address this issue ¹ I suggest the following course of action:

1. That a copy of this letter is placed on your property file.
2. That a copy of this letter be placed on the Prebbleton future structure plan file.

These two actions will allow the following to occur:

1. Any future rezoning proposals concerning your property will be informed by the letter with the view that urban zoning would follow the eastern boundary of your property. Secondly, any search of the property file by prospective purchasers of your property would uncover this letter and perhaps provide the purchaser with a degree of security surrounding the future zoning potential of your land. I should qualify the above statement by adding that a future rezoning of your land to your satisfaction is not guaranteed.

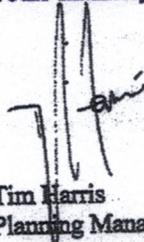
¹ I can confirm that there are no submissions lodged in respect of your property.

SERVICE CENTRES:	LEESTON HIGH STREET, LEESTON PH: (03) 347-2820	DARFIELD SOUTH TERRACE, DARFIELD PH: (03) 318-8338	LINCOLN GERALD STREET, LINCOLN PH: (03) 347-2875
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2. In the next 12 - 18 months a structure plan is planned for Prebbleton. This structure plan will provide a more detailed "map" for future development within the MUL. This structure plan will set out future road linkages, areas of open space, community and recreational facilities, provision for storm water etc. Notwithstanding this level of detail a structure plan could also propose a new location of the MUL in respect of your property. While the structure plan is not a statutory plan (unlike a District Plan or a Regional Policy Statement), it would be a document that would be referred to in respect of a proposal for rezoning and again would lend weight to the urban boundary following the eastern boundary of your property rather than cutting it in two.

As I discussed with you this appears to be as much as I can do to rectify what appears to be an oversight in the location of the MUL. Again I should reinforce the MUL does not rezone your land but rather provides a strong indication where future rezoning should occur. The advice provided in this letter may make available a means by which a future rezoning of your property would follow cadastral boundaries rather than that currently proposed.

Yours faithfully



Tim Harris
Planning Manager

Attachment iv

Attachment v

