

Planning Unit Notice of Submission on an Application for Designation Resource Management Act 1991 - Form 21 Send or deliver your application to: Selwyn District Council, PO Box 90, Rolleston 7883 For enquiries phone: 0800 SELWYN (735 996) For enquiries email: contactus@selwyn.govt.nz

Submitter Details

Name of Submitter(s) (state full name(s)):	Helen and Thomas John Fraser
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Application Details

Application Reference Number: D200088

Name of Applicant (state full name): Selwyn District Council

Application Site Address: 27 Hamptons Road, Prebbleton

Description of Proposed Activity: To designate land for recreation reserve purposes to provide additional land that is necessary to meet the demands of the Prebbleton and Selwyn communities.

Submission Details

I / We: Support all or part of the application	No
Oppose all or part of the application	oppose parts of the application
Are neutral towards all or part of the application	

The specific parts of the application that my / our submission relates to are: (give details, continue on a separate sheet) **see separate document attached**

The reasons for my / our submission are: The decision I / We would like the Council to make is: (give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought.) **see separate document attached**

Application Reference: D200088 Updated: June 2020

Submission at the Hearing

I / We wish to speak in support of my / our submission.

Yes

I / We do not wish to speak in support of my / our submission.

If others make a similar submission I / We will consider presenting a joint case with them at the hearing.

No

Pursuant to section 100A of the Resource Management Act 1991 I / We request that the Council delegate its functions, powers, and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Council. (Please note that if you make such a request you may be liable to meet or contribute to the costs of the commissioner(s). Requests can also be made separately in writing no later than 5 working days after the close of submissions.)

5. SignatureT J Fraser..... Date:29/07/20

..... Signature:

..... Date:

Submission on “Notice of requirement for a Recreation Reserve Designation

Proposed reserve 27 Hamptons Road Prebbleton

General:

I Understand that the proposed reserve will be alcohol, drug and smoke free. Is this correct?

Upper Dawsons Creek:

This is an old stock water race that comes from a long distance before entering the proposed reserve and this water race does not become Dawsons Creek until the Eastern boundary. It travels through farmland and along side roads. Many farmers spray the edges of this race with many different chemicals that will make their way into to water. There is also many hedges and shelter breaks that are trimmed and the slash drops into the race and rots away over time. These factors will probably result in poor water quality at various times throughout the year. However, the main concern is that at some stages this race runs dry due to various circumstances and trying to establish and maintain fish etc. in this waterway will be extremely difficult.

The water table on the proposed reserve is very close to the surface and at times surface water will be present for long periods over winter and early spring in some years. There has been some surface water this spring, particularly on the eastern side, even though this year has been a dry autumn and winter (less than 75% of average rainfall). Drainage may also be severely limited as this block of land has had a long history of cropping and soil structure will be very poor.

Detailed:

Buildings

Changing rooms: 350 sqm is not small (page 30)

I understand this just a changing room? Sometimes it gets referred to as a clubroom. These are very different usages for a building.

Visual Effects:

Page 30. No mention is made of the Light towers. I understand there will be 10 of these and they will have a significant visual effect.

Page 10:

The proposal states: “practice at night during winter months” So I take it this means, no official games at night and practice during the winter months. June July August.

Page 12:

Service connections.

Stormwater discharge. Proposed to discharge to land via soakpits. As stated, the water table is very close to the surface and any discharge into this aquifer may have an impact on the water quality. Discharge water from the carpark area will contain many contaminants. The rural households

surrounding the proposed reserve pump their drinking water from these aquifers and any discharge into these aquifers will have an impact on the water quality.

Public toilets: No mention of connecting to sewer system. If it is proposed to discharge into septic tanks then this will have a major effect on the water quality due to the high-water table and I would strongly oppose this.

Vehicle access:

The proposed vehicle access of Birchs Road will create an extremely dangerous situation. This will result in through traffic on Birchs road, vehicles entering and exiting (from the same access point) from the proposed reserve as well as cyclists and walking traffic along the cycle track. Traffic on Birchs Road has probably increased by 100% over the past 10 years and with the continuing residential development in Lincoln there will be a further significant increase in the coming years.

A better solution would be to have access to the reserve coming off Hamptons Road. A small roundabout at the corner of Birchs and Hamptons roads would make this a much safer option.

In Appendix F CPTED Assessment.

There were only 2 site visits to provide an overview of the potential crime prevention and 1 of these was at night when the weather was wet. The conclusion were that there was no traffic on Leadleys Road (point 36) There is moderate traffic on Leadleys road in the evenings.

Point 42: Parallel parking on Leadleys Road. Stated that this should be discouraged.

Any designated parking on the roadside will encourage other parking on the roadside verges both along Birchs and the remainder of Leadleys Road. There is plenty of space within the proposed reserve to provide for all parking requirements.

Leadleys Road runs west to east and during winter times there is significant sun strike on this road. For cyclists using this road (travelling west to east in the morning and east to west in the evenings) the dangers of accidents with people opening car doors would be significant

Leadleys road is already being used by “boy racers” and if an area of parallel parking is provided then this will encourage this activity with the associated crime and noise levels being greatly increased. Having an unlocked car park on Leadleys Road would also provide an area for people to congregate.

Point 76: Recommends gated access to all car parks. This needs to be a priority to discourage people congregating in these areas.

This recommendation should be adhered to in the design planning.

Point 85: There is no existing shared path along Leadleys road

Appendix H Integrated Transport Assessment:

Point 14. The only bus stop is on the western side of Birchs Road. There are no provisions for any bus stop on the eastern side of Birchs Road

It is stated that the carpark off Leadleys Road will be metalled. This park will probably have more vehicle usage on an annual basis than the main carpark. This park should be sealed from the start.

Buildings

Changing rooms: 350 sqm is not small (page 30)

I understand this just a changing room? Sometimes it gets referred to as a clubroom. These are very different usages for a building.

Noise:

We have lived in this quiet rural area for the past 50 years and while we accept that progress must be made, we strongly object having our peace disturbed particularly in the evenings.

Page 3. Mention is made of Clubroom maybe considered in the future and evening games. Both of these are not mentioned in the Notice of Requirement document. What is correct?

Page 6. Point 2.5

I understand that we should be considering the Selwyn D.C District Plan standards.

These are very clear and there is absolutely no reason to bring into consideration what other District Plans may have in place. In fact, when considering definition of daylight hours etc. there is sound reasoning to go with what is the common definition for this. One hour after sunset to 1 hour prior to sunrise.

Point 2.7

We strongly object to this recommendation. Stick with Selwyn D.C. District Plan

Point 3.1.2

As there is no plan for the changing rooms at this stage so the conclusion that the doors will open towards the sports fields is just a conjecture. There should be a scenario taking into account that there are doors opening towards Birchs Road.

Table 3.2 We don't understand how there will be lower noise levels at 176 Birchs road than at 32 Hamptons Road when the building (changing room) is much closer to 176 Birchs Road.

Figure 3.3 and table 3.4 Noise levels from dog exercise areas. This states the hours between 2200 and 0700 hours.

I would have assumed that these areas would be closed at night. Should this table relate to daylight hours?

The consultants that prepared this report seem to understand that there will be a problem and are bending over backwards to find reasons to go outside the Selwyn District Plan regulations.

This appendix was very difficult to understand and where they get their conclusions from is also vague. Noise travels further than is indicated in this document.

Helen And Thomas John Fraser

From: [Tom Fraser](#)
To: [Submissions](#)
Subject: Submission Prebbleton Recreation Reserve
Date: Wednesday, 29 July 2020 2:44:05 p.m.
Attachments: [Hamptons Road reserve June 20.docx](#)
[Hampton road reserve submission.docx](#)

Please find attached documents re submission re Proposed Recreation Reserve for consideration

Thank you

Tom Fraser