

attn John Reid – Major Projects Property Manager c/o Fiona Small via e mail [Fiona@incite.co.nz](mailto:Fiona@incite.co.nz)

RE: Proposed Prebbleton Reserve (D200088) – 27 Hamptons Road Prebbleton – Lot 2 DP 365486 / Rural Section 39793

Further to my initial discussions and correspondence with SDC I am a keen supporter of the Selwyn Council's proposal to develop 27 Hamptons Road into a quality reserve for the benefit of the community and applaud all of the SDC effort and investment towards that goal to date. I also welcome the SDC inviting comment from the community in general as this will help shape the development more fully towards making a reserve that the community has been able to play a part in developing. My understanding is that the residents of Leadleys Road will also do their submissions.

As an **"affected owner and / or occupier of land adjoining the site being designated"** I will be submitting my comments in line with the invitation to do so from Jessica Tuilaepa and her letter dated 25<sup>th</sup> June 2020.

It is a significant project which as I understand could involve up to \$12,000,000 not including the cost of the land. We are very fortunate to have the opportunity to be discussing this type of project for our community and the Selwyn District. There will be very many positives to come from all of this and when built and operating I am convinced it will be successful and well supported.

However more specifically I would like to share my particular concerns on some of the "negatives" and the security related issues to the reserve development by SDC and its impact on my own rural and agricultural activities and operations. I have tried to assess as best as I can given the time frame I have had to take the opportunity to investigate and understand so that my comments to SDC are considered with seriousness and in earnest.

Essentially Leadleys Road which is adjacent to the entire length of the proposed reserve is clearly identified and designated as a "rural zone" and is largely agricultural being dominated with farms and stock rearing activity. It has had that type of designation for well over 100 years plus now. The advent of a reserve as welcome as it is changes that "rural zoning" designation and it will most certainly bring a different feel and activity to what is a very quiet agricultural road.

With the projected numbers of visitors, increased traffic and various activities planned it will have a serious impact on my operations which would most definitely not be considered "rural activity/agricultural activity".

The reserve will bring with it a lot of positive benefits but very unfortunately it will attract an element of modern day behaviour that will certainly behave negatively and without respect towards it. Sadly that is almost an expectation and it should not be ignored or not planned for.

Even without the reserve I am dealing with daily littering some of which is thrown into my paddocks where my livestock are. Metal cans, ring pulls, bottles, paper, used contraceptives and bottle tops are among the type of litter. If ingested by the livestock, some of it is capable of injuring or killing a cow/steer as would be verified by the local vet.

Speeding is a very serious factor as Leadleys Road is long straight Road sometimes used by individuals in speeding cars for whatever purpose with speeds well over the current stated limit of 80kph.

There is parking on the berms at all hours as the road is dark and without lighting. That has contributed to damage and vandalism on my property with the cutting/slashing of my irrigating equipment. I have also had theft from the fields all of which the local police will verify.

My point of ensuring you are aware of this "negative behaviour" is quite simply that once the reserve is established I am of the opinion that more negative behaviour will follow with the increase of activity and visitors. The majority of visitors will be most welcome and will respect and enjoy the incredible facility as

well as my own property. Sadly a small element will not and they will bring issues that will impact not only the reserve but threaten my own livelihood and well being of my livestock.

With the absence of a Reserve Management plan in detail clearly identifying the policy that would be implemented to secure the reserve and my own property I can only be broad in my concerns and comments.

Independently of my agricultural involvement at Leadleys Road and the reserve development, I have been a board member of Mainland Football for 12+ years now and as a Federation we have been involved in various quality developments for clubs in the Mainland Region as well as National Developments such the FIFA U20 World Cup.

As such as a board we have had the opportunity to be involved with parks development and some excellent investment of grounds, clubrooms, changing rooms, facilities for supporters etc at club and regional level and national level. In 2015 FIFA held various stages of the FIFA U20 Men's World Cup in Christchurch. Substantial investment was made to accommodate the professional facilities required to stage the event. the entire community of Christchurch and surrounding communities welcomed and wholeheartedly supported the event. Sadly there were instances of the negative behaviour I refer to such as cars driving on the designated pitches causing enormous damage as well as damage to facilities. Facilities have been vandalized causing thousands of dollars of damage as well as being set alight. Sadly vandalism had featured in this developments as well as regional club level and community sports events despite the majority in the community only seeking to enjoy and respect the facilities. I do not wish to be negative about this wonderful development by SDC – merely practical and they need very serious consideration and forward planning for.

My point in mentioning this element of behaviour in my introduction is that I fear the impact/threat of vandalism on my adjacent property will be significantly increased as a result of the reserve development and increase in visitors / activity. If measures are not taken to at least try and prevent the vandalism, its costly effects which is why my submission seeks to bring this element up for discussion and consideration. Locating the reserve where it is means any undesirable behaviour will also have a very access to my own land and operations being immediately opposite to the reserve for the full length of the 500 metre joint boundaries.

I have been operating in Leadleys Road since August 2010 when I purchased 264 Leadleys Road. Peter Ashworth, purchased 282 Leadleys Road with 10+ acres in 2015. We have jointly started a rare breed livestock operation involving a breed called Speckled Park. Fairly new to New Zealand they are becoming more popular as a beef cow and are gentle in nature.

At present we are in year 3 of breeding a rare breed beef cattle called Speckled Park. I have 17 acres located at 264 Leadleys Road and Peter Ashworth and I share that with his own land of 11 acres and 47 acres rented at 282 Leadleys Road and we are also renting further land from 302 Leadleys Road.

The land in Leadleys Road of 7.7 Hectares (19 Acres) opposite the proposed reserve (Lot 1, DP 522829) was purchased by myself to become a nursery for pregnant / calving mothers as it has a watering consent enabling good quality grass to be available with irrigation. It is also implementing a chemical free farming approach for grass fed beef and ensuring we become a leader in this particular breed which would be unique to our area.

I am very concerned that our operation and livestock will now be subjected to negative behaviour by the small element of vandals that would be attracted to the reserve. My understanding is that there will be several public toilets plus changing facilities as well as car parking. One of the toilet facilities plus several parking facilities will be directly opposite my adjacent boundaries.

As such I wish to be heard as a community member as well as a rural agricultural business within the immediate proximity of the proposed reserve. I am more than happy

**From:** [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)  
**To:** [Submissions](#)  
**Subject:** Form 21 NOR  
**Date:** Wednesday, 29 July 2020 3:32:56 p.m.

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**\*\* Your Details \*\***

First Name : Eddie  
Surname : Clark  
Organisation Name : Eddie Clark / Fuseon Graphics NZ Limited  
Box/Road/Street Number & Name/Property Name : DP  
Suburb/Rural Delivery Number : RD 4  
Town/City : Prebbleton  
Post Code : 7674  
Contact Name : Eddie Clark  
Email Address : [clark22@xtra.co.nz](mailto:clark22@xtra.co.nz)  
Phone Number : 021711277  
Fax Number :

**\*\* Submission \*\***

**Designation Details :**

My/Our Submission is: : attn John Reid – Major Projects Property Manager c/o Fiona Small via e mail  
[Fiona@incite.co.nz](mailto:Fiona@incite.co.nz)

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I/We seek the following decision from the Council : I would ask council to consider my detailed word document ref: Prebbleton reserve Ref D200088.docx

Please confirm receipt.

If you are attaching your submission separately, do so here : No file uploaded

Supporting Information : No file uploaded

**\*\* Hearing Options \*\***

Do you wish to be heard in support of your submission? : Yes

If others are making a similar submission would you consider presenting a joint case with them at the Hearing :  
Yes