



506

Form 5
Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

30/6/2011

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: EVAN MILES AND MAUREEN JORIS FREW

This is a submission on the following proposed Plan Change:

Selwyn District Plan Private Plan Change 24 (name and number of Plan Change)
Silverstream Estates Ltd, Creyke Rd, Danfield

2. The specific provisions of the proposal that my submission relates to are:

The rezoning of Living 2A deferred land to
Living 1 and Business 2
.....(give details).

3. *My submission in SUPPORT / OPPOSITION is: Attached

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: Attached

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†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. ~~I WISH / DO NOT WISH~~ to be heard in support of my submission (delete as applicable)

6. ~~If others make a similar submission, I will consider presenting a joint case with them at a hearing~~
(delete if you would not consider presenting a joint case)

7. E M Frew Edna 30/6/11
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 13 Avoca Pl
Danfield

Telephone: 027 222 4925 Fax:

Email: frews@ihug.co.nz

Contact person: Evan Frew Title(if appropriate)

Our submission in opposition is:

1. We object to rezoning 45.3ha Living 2A deferred land specified in the application to Living 1 because there is already plenty of Living 1 zoned land in Darfield – enough for approx 400 lots (as outlined in “Darfield Development Co-ordination Resource” prepared for Darfield Township Committee and SDC by Context Urban Design in 2008). It is desirable that the Living 1 zones should be near the town centre with its shops, schools and community facilities.
2. We object to rezoning the existing B2 zoned land on Cardale St as this street forms the direct access to Mathias St from Telegraph and Greendale Rds for commercial vehicles – it is not desirable to create more residential lots along that street. Also the existing businesses in Cardale St are important to Darfield and should not be forced to relocate if they wish to expand their operations. This land has been zoned B2 since the 1970s. The applicant states that the proposed new B2 land to the east of Mathias St will have minimal effect on the existing businesses along the main street - where is the evidence for this?
3. Traffic Flow. The main entrance to the proposed Silverstream subdivision from central Darfield would be from the Mathias St/Cardale St corner which would be a problem. This will also create a huge amount of traffic at the intersection of Mathias St and State Highway 73 – already a dangerous corner. A roundabout or traffic lights may be needed.

Question 4

We want the Council not to create any new Living 1 land at this time.

We want the current B2 land on Cardale St, including that owned by the applicant, to remain as B2. We support the rezoning of some L2A deferred land east of the existing B2 land on Mathias St (ie adjacent to FTL yard) to B2. However, this should be a special B2 zone which would include industry but exclude retail. This would require an extension of Cardale St to provide access to the new B2 land and an extension to Mathias St through to Creyke Rd for access to the current (and ongoing) L2 deferred land to the south.

If any additional B1 or B2 land is required in the centre of Darfield then the current B1 zone along the south side of South Terrace from Ritso St to Bray St should be extended south in order to keep all the B land together. Further expansion could be accommodated by the rezoning of some L2 Land south of Mitchells timber yard on SHW73 between Cridges Rd and Bangor Rd. The existing economic centre needs to be protected and have the ability to expand in order not to fragment the township.

EMZ
U. Brown