

David Smith

From: j.t.wood@clear.net.nz
Sent: Thursday, 30 June 2011 12:23 a.m.
To: Submissions
Subject: PC 24 Silverstream Submission
Attachments: PC 24 Submission.pdf

See attached submission opposing PC 24 Silverstream Darfield Plan Change Proposal.

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

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

1. Full name of submitter: Trevor Wood

This is a submission on the following proposed Plan Change:

PC 24 Silverstream (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: Zoning changes to the Darfield District Plan

(give details).

3. *My submission in ~~SUPPORT~~ / OPPOSITION is: I oppose the proposed rezoning of Living 2A (Deferred) land to Living 1. The undeveloped land zoned Living 1 and much of Living X (Deferred) in the existing District Plan is more suitable than the Silver Stream proposal due to its central location - proximity to schools, shops and reserves.

I oppose the proposal that the road access for the initial stage of the subdivision is just from the corner of Mathias and Cardale Streets. This would significantly increase the traffic problems that occur at the intersection of SH73 and Mathias St. The visibility is poor if coming from Mathias St and Chch traffic is often still slowing. Much of the traffic data used in supporting documentation is old. The Silver Stream proposal does refer to roads connecting to Crayke and Telegraph, but these are likely only in future stages of the development.

I oppose the proposed requirements to erect 2.2m to 3.0m high fences, if Living 1 developments occur near the existing Cardale St businesses. I would be surprised and concerned if fences this high would be permitted under the District Plan.

I don't believe the proposed rezoning of the existing Cardale St Business 2 land to Living 1 would be in the best interest of Darfield. This area is already largely

*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.

occupied by businesses and will likely become an increasingly valuable business location. If Darfield continues to grow as recently forecast, it might be necessary to

rezone additional land for business, such as the SH73 land proposed by Silver Stream Estates.

4. I seek the following decision from Selwyn District Council:
- 1) Don't re-zone the Living 2A (Detached) land to Living 1.
 - 2) If a significant sized subdivision takes place, ensure a connecting road from Cordale to Greyke is built at the time.
 - 3) Don't permit fences higher than 1.8m.
 - 4) Ensure more thorough consultation and planning before allowing existing Business 2 land to be re-zoned as Living 1.

†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.  29 June 2011
Signature of submitter (or person authorised to sign on their behalf) Date
8. Address for service of submitter: 13 Churchless Place
Dartfield 7510
- Telephone: 03 318 7097 Fax:
- Email: j.t.wood@clear.net.nz
- Contact person: Trevor Wood Title (if appropriate)