

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
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

Attn: Ben Rhodes, Policy and Strategy Planner

1. Full name of submitter: Southbridge Advisory Committee ("SAC")

This is a submission on the following proposed Plan Change: ***PC 34 –Roxburgh Property Developers Limited - Southbridge***

2. The specific provisions of the proposal that my submission relates to are:.....
- (a) The general merits of the proposal:.....
 - (b) The buffer zone between B2 zoned land and the proposed Living 1 area;.....
 - (c) Concerns about effect of relocatables on amenity value.....
 - (d) cost neutrality.....(give details).

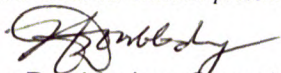
3. *My submission in SUPPORT / ~~OPPOSITION~~ is:
set out in the attached word docx.

*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: Approval of Plan Change 34 submitted
by Roxburgh Property Developers Limited to rezone the site bordering High Street/Brook Street
and Robinson's paper road from Rural - Outer Plains to Living 1 with additional rules, assessment
criteria and an ODP (i.e. Option 2)
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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)



Lieuwe Doubleday, Secretary, Southbridge Advisory Committee 11th November 2014

7.
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: Southbridge Advisory Committee,
Secretary, 17 St John Street, Southbridge 7602
.....

Telephone: 324-2992 (or 021 166 3540) Fax:

Email: Southbridge.Advisory@clear.net.nz

Contact person: Lieuwe Doubleday Title Secretary(if appropriate)



Southbridge Advisory Committee

Chairman: Wayne Palmer 027-560-5550 **Sec:** Lieuwe Doubleday 324-2992 17 St John Street, Southbridge 7602

Submission of Southbridge Advisory Committee

On Plan Change 34

The SAC support the proposed Plan change for the following reasons:

- a. There is a dearth of residential land available for development in Southbridge. But for a plan change either by the SDC or a developer any future growth is reliant on ad hoc in fill subdivision or the construction of residences on the odd vacant section within the township boundary.
- b. The construction of new residences in the township will likely refresh building stocks in the township and provide an opportunity for those on larger sections to downsize to smaller more modern units, while still living within the township.
- c. Increased occupancy in the township will likely enhance use of existing infrastructure in the township e.g. school, swimming pool, clubs and societies in the area, parks.
- d. Development contributions and an increased rating base will over time spread the burden of infra structure maintenance and development in the township;
- e. New housing stock may well bring more employees into the township to live and the proposed section sizes will offer a wider choice compared to the typically larger section sizes in the township;
- f. An increase in the number of residents will likely provide increased support for service activities in the township e.g. dairy, pub, garage, play centre etc.
- g. An increased population over time may bring more resources into the township e.g. bus services, medical services, retirement villas.
- h. The population changes arising from the Canterbury earthquakes mean that now is a good time to make land available for residential development.

Please note:

- The SAC has not surveyed the township in relation to the proposed plan change. Residents of Southbridge are however free to make submissions.
- The Committee's support for the plan change was passed by majority. The majority consider the plan change is in the best interests of the township for at least the reasons outlined above.
- The Committee understand and expect that the plan change and its consequences will be cost neutral to the township.

Housing Quality

The SAC do not support the introduction of relocatables into the township unless new or of very high quality in terms of their ability to meet the current (2014) building code. The SAC is concerned about amenity value. Comparatively recent experiences with the SDC allowing

Committee Members: Wayne Palmer (Chairman), Peter McLean, Susan Stewart, Geoff Allan, Martin Wellby, Lieuwe Doubleday (Secretary), Donald McMillan (Reserves) **Councillors:** Pat McEvedy, Nigel Barnett



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poor quality relocatables to come into the township without any safeguards to ensure that properties being sited in the township satisfy ‘new’ building standards for insulation, double glazing, foundations, landscaping, and earthquake resilience have been a major concern. We accept that aesthetically there are many relocatables that have a character and finish which is desirable to many. If relocatables were to be allowed we would ask that stringent and measureable safeguards be put in place to ensure (a) that only houses of good quality are brought in and (b) they are required to meet the current building codes for new buildings. Our preference is for only ‘new’ relocatables or near new relocatables which meet current building standards.

Reverse Sensitivity Buffer

We support the creation of a reverse sensitivity buffer space between the proposed development and McMillan Specialist Drilling Services (“McMillans”). McMillan’s is a significant employer in the township and we have no desire to see their B2 position undermined by noise complaints from ‘new’ residents in a rezoned L1 area.

We support covenants on the reverse sensitivity buffer space protecting and preserving its function so long as McMillan’s remain on the site and the land retains its B2 zoning. While the buffer could entail a earth bund with a fence on top. Aesthetically a bush/tree buffer might be preferable but this could raise concerns down the track if properties to the south of the buffer complained in a future time about trees blocking sun to their sections. Regardless, we support covenants which ensure the function of the buffer is preserved.

The suggestion that the buffer zone retain a Rural zoning is a useful suggestion and perhaps one way of protecting the division between the B2 zone and proposed L1 zones. We also liked the suggestion that the land be given a reserve status thereby providing a walking link from High Street, through to Robinson’s Road and then to the Pound Reserve but were uncertain of the mechanics and what costs this would generate (if any) for the township. We note, as acknowledged in the report, Southbridge has a shortage of passive reserve space.

The Pound (incidental comment in response to the SDC 30 July 2012 letter)

The SAC support the retention of St John Street “Pound” (the “Pound”) as a recreational reserve (NB. We understand that the land is designated as a ‘Reserve’ but not a “recreational” reserve). Accordingly the SAC does not support any suggestion that the Pound be disposed of (noted as a possibility in the SDCs letter of 30 July 2012 set out in Appendix B.) On the other hand to the extent feasible the SAC do support the development of the Pound into a more user friendly recreational reserve and its possible linkage to the proposed subdivision.

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