

Submission on Publicly Notified Plan Change Form 5

Please complete the form below, to make a submission on a Plan Change. All fields are compulsory, unless otherwise indicated.

Your Details

Proposed Plan Change No:

Please enter the Proposed Plan Change No for example PC 10

44

First Name:

Please enter your preferred name.

Geoff + Julie

Surname

Stevenson

Organisation Name

Optional - Please enter the name of your organisation here

Contact Name

Optional - If submitting on behalf of an organisation, please add the contact person's name here.

Geoff Stevenson

Email Address

Please enter an email address.

spott@hug.co.nz

Box/Road/Street Number and Name/Property Name

P.O. Box 36645

Suburb

Merivale

Town/City

Christchurch

Post Code

8146

Phone Number

Optional

027 2244114

Fax Number

Optional

Trade Competition

Trade Competition Declaration

**Required The Act requires you to declare any trade advantage you may gain through this submission*

- ☐ I could gain an advantage in trade competition through this submission
- ☐ I am directly affected by an effect of the subject matter of the submission that adversely affects the environment
- ☒ I am directly affected by an effect of the subject matter of the submission that does not relate to trade competition or the effects of trade competition

Hearing Options

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

If you choose yes, you can choose not to speak when the hearing date is advertised.

- ☒ Yes
- ☐ No

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

You can change your mind once the Hearing has been advertised.

- ☒ Yes
- ☐ No
- ☐ Maybe

Submission

My/Our Submissions is:

Maximum Characters 3000. If you wish to make a longer submission please attach as a separate file below.

See attached

I/We seek the following decision from the Council for the following reasons

Limited to 3000 Characters. If you wish to include more information, please attach below.

See attached

If you are attaching your submission separately, do so here

If you wish to upload more than one document, either zip it to send, or email them to submissions@selwyn.govt.nz

no file selected

Supporting Information

Please add any Reports or Maps that you want included with your submission here. If you wish to upload more than one document, either zip it to send, or email them to submissions@selwyn.govt.nz

no file selected

Once you submit your submission, you will receive an immediate reply, summarising the submission you have made. If you don't hear back from us, please ring, to confirm that your submission has been received.

Please note that submissions are public. While all information in your submission will be included on papers which are available to the media and the public, your submission will be used only for the purpose of the Plan Change Process.

Thank you for taking the time to tell us your views. If you have questions or queries regarding this, please [contact](#) the Duty Planner.

Please enter the letters shown below into the box ([Why am I being asked to do this?](#))



[Use accessible validation](#)

Can't read the security key? [Click here to get a new key](#)

Submission on Private Plan Change 44 of the Selwyn District Council.

Submitted by GK & JA Stevenson.

We own a five hectare block of land on the Southern boundary of the applicant's land which is operated as a horse breeding and rearing operation, this is reasonably successful in that we have bred horses that have won twenty six races to date in the space of six years. Like the applicant we also operate machinery.

At no stage have we been approached by the applicants agents even though we are an affected party, the first time we knew about the plan change was when we received the letter from the Selwyn District Council Strategy & Policy Planner Jess Tuilaepa.

Issues we wish to raise in relation to the amended copy are;

1. Under the heading "Overview" paragraph 1.8 refers to the established rural shelter belts (tall poplar trees) and also in other paragraphs there are references to the rural shelter nature of the area. We wish to point out that these trees are in fact trimmed shelter belts and with the plan submitted there will be a lack of ability to trim these from the applicant's side and also there is no mention of covenants re the compulsion to trim these. Naturally if they are not trimmed they will soon become a liability to land owners on both sides of them. We have blue gum trees planted on our western boundary which we are able to trim because the applicant has a six metre laneway giving access from Levi Road to the twenty hectare block, so this will allow us to maintain those trees.
2. "Overview" paragraph 1.13 refers to "creating reverse sensitivity issues" which this plan change has the ability to create for our operation if it subdivided as per the plan submitted by the applicant. I would have thought that the higher density of houses would have been in the centre of the subdivision to lessen the effects of reverse sensitivity issues. Otherwise we will be faced with having to subdivide our land once the precedent is set by this plan change.
3. Assessment of effects on the Environment paragraph 4.3 refers to the potential conflict on adjoining rural land to the east and south (us) and goes on in paragraph 4.8 to state that the effects are minor, I disagree with this statement as we have the potential to be facing the reverse sensitivity that is high lighted by the applicant.
4. Assessment of effects on the Environment paragraph 4.21 (Storm water) and paragraph 4.25 (discharge of contaminants) are the two issues that are the most frightening for us because our house and our three neighbors are supplied from our own individual bore's which are down stream of the applicants land. In our own case we had to install \$14,000 worth of equipment to purify our water so that we could obtain the Code of Compliance for our house and thus meet potable water standards.

