

Form 5  
Submission on publicly notified Plan Change  
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council  
Attention: Ben Rhodes, Strategy & Policy Team Leader  
PO Box 90  
Rolleston 7643  
FAX: 03-347-2799

Full name of submitter: DR BRUCE HARMER SMITH

This is a submission on Private Plan Change 54 Ballymena Holdings Ltd.

1. The specific provisions of the proposed plan change that my submission relates to are:

Rezoning lots 1 & 2 DP 400509 from outer rural  
zone to Living 2 Zone to accommodate 15 new lots  
plus the original dwelling lot.  
.....(give details).

2. \*My submission in ~~SUPPORT~~ / OPPOSITION is: .....

as per attached sheet




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

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

To refuse the proposed zone change on both  
lots 1 and 2.

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

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

6.  30 MAY 2018  
Signature of submitter (or person authorised to sign on their behalf) Date

7. Address for service of submitter: .....  
Box 12 Darfield 7541

Telephone: 021 242 5974 Fax: .....

Email: .....

Contact person: ..... Title .....(if appropriate)

**SUBMISSIONS CLOSE AT 5PM WEDNESDAY 30 MAY 2018**

Responses to be:

**Posted to:**

Ben Rhodes, Strategy & Policy Team Leader  
Selwyn District Council  
P.O. Box 90  
Rolleston 7643

**Delivered to:**

A Council Service Centre in Darfield,  
Lincoln, Leeston or Rolleston

**Emailed to:**

[submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)



Selwyn District Plan  
Private Plan Change 54  
Ballymena Holdings Limited

Rezoning application for Lots 1 & 2 DP 400509 from Outer Plains Rural Zone to a Living 2 Zone to accommodate 15 new lots plus the original dwelling lot.

Submission by Dr Bruce Smith  
32 Pococks Road,  
Springfield.  
30 May 2018



Sir or Madam

I oppose this proposed change for the following reasons:

1) I came to live in the country just outside the edge of a small township. I do not want to live in a town. In buying my property, my expectation was that Rural Outer zoned land would stay as such.

2) The Planning Department of Selwyn District Council has demonstrated its hidden policy is to expand investment in Selwyn rather than observe the Law that directs it to protect the environment. As a consequence, we now have a large factory being erected on Annavale road (present maximum permitted size of 2087 m<sup>2</sup>) on land that was clearly zoned to be only for use for either rural farming or as a residential block.

In what can only be described as a deceit, the SDC planner described this large factory as "a shed for a honey packaging and distribution business."<sup>1</sup> A non-notifiable consent was then granted meaning (as I was abruptly informed by a member of the planning Dept) those not conjoined with the actual property plot had to take the matter to court to then register their dissent to what was being done to them.

The rest of us have to put up with what has been dumped on us, including permission to generate maximums of 85 decibels of noise during the day and 70 decibels of noise at night, seven days a week. Even the fact that the traffic this would put onto the local roads would exceed the "permitted activity threshold for a formed local road" was minimised in the report on the basis that this would continue throughout the night.

In other words, the planner involved effectively sought to act as agent for the developer and the industrialist, and not to protect the environment of the rate-paying residents in the area. I was told at the same time by the Planning Department that the Council regards the rural as an industrial zone.

This blot on the landscape is directly opposite the proposed rezoning subdivision.

I personally find this attitude and treatment of existing residents repugnant. I find I am not alone in this in the Springfield community.

Given this sleight of hand and intent, it seems very likely this same deceit could be used for some of the plots proposed in this further zone-change subdivision. In other words, this subdivision could potentially become a partial industrial estate, despite the

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<sup>1</sup> Kate Bonifacio, Planning Report: Resource Consent Application 165220, Planners s42A Report, 94 & 106 Annavale Road, Springfield, Lot 4 & 5 DP 368347, Selwyn District Council, 5<sup>th</sup> September 2017.

failed past attempts of the Springfield Township Committee to get land at the other (east) end of Springfield to be designated for industrial or light industrial purposes.

3) There is a faultline right across this site. The report on this in the request for zone change appears to seek to minimise the importance of this geological feature. As those on Christchurch can attest, however, a faultline not showing above ground does not mean there is no faultline. Here in Springfield we get minor earthquake movements so small they do not register on the Geonet network of seismographs. Presumably this means this faultline is potentially active. Given the way the national dialogue has progressed over the leaky homes saga and how councils have been represented as having legal liability for inspecting and signing off millions of dollars of homes that have subsequently failed, it seems possible that if this known faultline then has a major movement, those whose homes are damaged might well determine to try to impose some legal blame on the SDC for allowing this subdivision, thus putting legal costs on the SDC ratepayers.



Dr Bruce Smith