

Form 6

Further submission in support of, or in opposition to, submissions on
publicly notified Plan Change 54 to the Selwyn District Plan

Clause 8 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

Name of person making further submission: Louise Davis

This is a further submission in support of (or in opposition to) a submission on Private Plan Change 54
Ballymena Holdings Ltd: Support.

I support (~~or oppose~~) the submission of: Micky Snogink.

The particular parts of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal].

See attached.

The reasons for my support (or opposition) are:

[give reasons].

See attached.

I seek the following decision from the local authority:

[give precise details].

Decline plan change 54
See attached.

I wish (~~or do not wish~~) to be heard in support of my further submission.

- * 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.~~

Form 6

Further submission in support of, or in opposition to, submissions on publicly notified Plan Change 54 to the Selwyn District Plan

Clause 8 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

Name of person making further submission: Louise Davis
This is a further submission in support of (or in opposition to) a submission on Private Plan Change 54
Ballymena Holdings Ltd: Support

I support (or oppose) the submission of: Peter & Pamela Aldersley
Support

The particular parts of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal].

Please see attached.

The reasons for my support (or opposition) are:

[give reasons].

Please see attached.

I seek the following decision from the local authority:

[give precise details].

Decline Plan change 54.

See attached.

I wish (or do not wish) to be heard in support of my further submission.

- * 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.~~

D6.1 The proposal to develop 16 units on 30 ha of good food producing land is a frivolous waste of a precious resource

I strongly agree with the above. In a time when areas of good productive land are being given over to sprawling lifestyle blocks it would be frivolous to see this productive block craved up.

D6.2 There is more than sufficient Living-zoned land in Springfield to cope with demand for at least the next 15 years.

The land at the South west corner of Pocock Rd, and the land that runs between Regent St and Station Rd would be better developed for residential use. Also, there are still many larger sections for sale on the Rilco Ln subdivision.

D6.5 Reverse sensitivity effects on existing dairy farm and honey processing operations.

The Honey factory that is currently being built on the opposite side of Annavale road will be an asset to the community. It has thoughtfully been built on the side of the road that has already been developed. Along with the neighbouring dairy farm it could create effects the new residents of the proposed subdivision dislike and disrupt both the honey factory and dairy farm's operations.

D6.6 Potential adverse amenity effects if the lots are developed for semi-industrial activities and yards for trade/ heavy machinery.

I strongly agree with this. The sections are just big enough to start a firewood business or wrecking yard or any number of other noisy non-residential activities.

D6.7 Proposal is counter to the views, openness, low building density, low night-time lighting, and rural character and amenity that is valued by current Springfield residents.

As a Springfield resident I do strongly agree with the above. Many of us love the rural surrounds of the village, and feel that the loss of this would alter how the village feels to live in. The loveliness of going for a short walk and finding yourself in the middle of idyllic rural NZ is something that we would not get back.

The council has worked hard to preserve the high country's special amenity, notably with the Castle Village development keep compact as to reduce it's affect on its surrounds. Springfield considers itself the gate to the High Country and special consideration should be given to the character and special amenity of the township and it's relationship to the high country.

Louise Davis
3 Tawera Lane
PO Box 78
Springfield
7649

033184117
0211308682

Form 6
Further submission in support of, or in opposition to, submissions on
publicly notified Plan Change 54 to the Selwyn District Plan

Clause 8 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

Name of person making further submission: Louise Davis.
This is a further submission in support of (or in opposition to) a submission on Private Plan Change 54
Ballymena Holdings Ltd: Support

I support (~~or oppose~~) the submission of: Dave & Zoe Morey

The particular parts of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]. See attached

The reasons for my support (or opposition) are:

[give reasons].

See attached.

I seek the following decision from the local authority:

[give precise details].

Decline - See attached.
Plan change 54.

I wish (~~or do not wish~~) to be heard in support of my further submission.

* 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.~~

Zoe & David Morey 48 Pocock Rd, Springfield 7681

D3.1 Will create light pollution spoiling views of the alps and stars at night.

The Development of the lots with infrastructure & private housing will bring increased light pollution to the village. It would also diminish the appealing rural surrounds of the village.

D3.2 Will increase demand on local water supply that has already been subject to boil water notices.

I strongly agree that the demand on an already poor water system will put extra risk on the system.

D3.3 Removal of the hedge bordering Pocock Rd will result in increased wind and changes to character.

The hedge has been there for many decades is an effective and existing wind break for the houses along Pocock Rd and the west section of Tramway road. Given the severe wind Springfield experiences regularly it would be short sighted to remove it.

D3.4 Little demand for additional lots with slow sell-down leading to an unfinished construction site

It would be better to wait until the existing undeveloped residential areas of the village are developed before looking at development further west. The DOC land along Regent St would be a more sensible area to see developed or the land on the south east corner of Pocock Rd and SH73. As it is already in the village boundaries it could more easily connect with the existing infrastructure.

D3.5 New access roads to Pocock Rd will create extra traffic, noise, and the 100kph speed limit should be reduced.

It is ridiculous that the section of Pocock Rd between SH73 and the Midland rail line is a 100km zone, and to have more traffic using the area is a recipe for a serious accident.

D3.6 Will completely change the valued countryside setting and landscape.

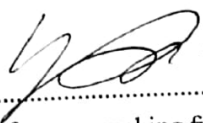
The SDC has in the past used the view looking west towards Mt Torlesse along Annavale Rd in council information (See link below). It shows a view across a beautiful rural setting. This is one of the things that I love about Springfield. It is a compact village and has the lovely rural outlook surrounding it.

<https://www.selwyn.govt.nz/council/plans/long-term-plans-previous/long-term-plan-20152025>



Louise Davis
3 Tawera Lane
PO Box 78
Springfield
7649

033184117
0211308682


.....
Signature of person making further submission
(or person authorised to sign on behalf of
person making further submission)

22.6.18
.....
Date

Address for service of person
making further submission:

PO Box 78, 3 Tawera Lane, Springfield 7649

Telephone: 03 3184117

Fax/email: Louise.davis1976@gmail.com

Contact person: [name and
designation, if applicable]

Louise Davis

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after making the further submission to the local authority.

FURTHER SUBMISSIONS CLOSE AT 5PM 4th DAY APRIL 2017

Responses to be:

Posted to:

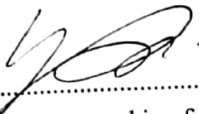
Ben Rhodes, Strategy
& Policy Team Leader
Selwyn District Council
P.O Box 90
Rolleston 7643

Delivered to:

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

Emailed to:

submissions@selwyn.govt.nz


.....
Signature of person making further submission
(or person authorised to sign on behalf of
person making further submission)

22.6.18
.....
Date

Address for service of person
making further submission:

PO Box 78, 3 Tawera Lane, Springfield 7644

Telephone: 03 3184117

Fax/email: Louise.davis1976@gmail.com

Contact person: [name and
designation, if applicable]

Louise Davis

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after making the further submission to the local authority.

FURTHER SUBMISSIONS CLOSE AT 5PM 4th DAY APRIL 2017

Responses to be:

Posted to:

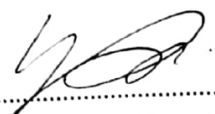
Ben Rhodes, Strategy
& Policy Team Leader
Selwyn District Council
P.O Box 90
Rolleston 7643

Delivered to:

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

Emailed to:

submissions@selwyn.govt.nz


.....
Signature of person making further submission
(or person authorised to sign on behalf of
person making further submission)

22.6.18
.....
Date

Address for service of person
making further submission:

PO Box 78, 3 Tawera Lane, Springfield 7644

Telephone: 03 3184117

Fax/email: Louise.davis1976@gmail.com

Contact person: [name and
designation, if applicable]

Louise Davis

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after making the further submission to the local authority.

FURTHER SUBMISSIONS CLOSE AT 5PM 4th DAY APRIL 2017

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

Nicky Snoyink PO Box 64, Springfield 7681

D5.1 No demonstrated demand for lifestyle blocks with the need (if any) being for affordable housing

As demonstrated by the Princess St subdivision that looks like it has just about sold out, there has been demand in the village for affordable modern houses. The larger sections on Rilco Ln have been much slower to sell.

D5.2 Residential development should not be contemplated over a possible fault line

It is never a good idea to build on a fault line. More research should be done on the particular fault line before building is considered.

D5.3 The Springfield water supply is already inadequate and requires upgrading. The proposal is also inconsistent with the findings of the Havelock North Drinking Water Inquiry into safe water supplies

Springfield water needs to be upgraded and a possible new or deeper source found. To put even more pressure on an already questionable supply is ill advised.

D5.4 Given the size of the lots and proximity to the rail line it cannot be assumed that these lots will be used for living rather than industrial uses which would undermine landscape and amenity values.

Given the development of the other side of Annavale Rd with the new honey factory, there is no assurance that the new lots will not be seen or used as light industrial. The prevailing wind in Springfield is from the north/north west, this would mean any noise from industrial activities would drift towards the village.

D5.5 The proposal is inconsistent with maintaining a compact town shape.

As previously stated one of the great things about Springfield is the compact layout of the village, with a lovely central reserve separating the bulk of the residential area from the highway and commercial area. To have the village to continue to sprawl out west would be disappointing and change the feel of living here.

D5.8 The sprawling nature of the proposal reduces the ability to provide efficient and cost-effective infrastructure.

I strongly agree with this. As I have said before developing the existing residential zones into affordable sections would both be more cost effective and attractive to potential new residents.

*Louise Davis
3 Tawera Lane
PO Box 78
Springfield
7649*

*033184117
0211308682*