

**From:** [C a Hawkins](#)  
**To:** [Submissions](#)  
**Subject:** About a plan change 54 submission  
**Date:** Monday, 2 July 2018 10:19:50 p.m.

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Ben Rhodes  
Strategy and Policy Team Leader.

Dear Mr Rhodes,

I have tried to submit further submissions about plan change 54, doing it online. And partly failed.

I was not able to write a first submission, so was glad that further submissions are possible. One of them, further to Pam and Pete Aldersley's submission, I think went smoothly. But the second, about Nicky Snoyink's submission, shows only part of what I had written. I tried again and the same thing happened, the last part wouldn't paste in. (I only sent it once though)

Maybe it all went but only part shows on my copy on your site? I calculated that it was less than the limit of 3000 words.

Also it wouldn't accept any version of my phone number, so I have left it out in the form. (My phone numbers are 03.318 4844 and 027.521 6108)

Are you able to let me know whether the full version went through?

Thank you.

Caroline Hawkins.

Anyway in case I have not understood what has happened, (and I am not too sure about doing an attachment reliably) the full version of my writing was as follows:

My submission is further to Nicky Snoyink's submission and also opposes the proposed plan change.

When we walk or cycle around Springfield the relatively compact town makes for a feeling of community and involvement.

To then arrive at the Pockocks/Annvale road intersection with the amazing and distinctive view across a huge open paddock to the closeness of Mt Torlesse is breathtaking and memorable.

And it is also worth preserving.

I moved to Springfield with my family in 1976 and since then have seen our small town go through several major social changes in those forty years. The latest has been since the Christchurch earthquakes when many families have moved out from the city, and now more people commute eastward to work. Springfield now has a lively, go-ahead community feeling with lots more young families with children.

So much of the Canterbury Plains towards Christchurch is being swallowed by division into "lifestyle" blocks and this eating up spreads further and further outwards with very little advantage to most of the people, infrastructure and landscape of the Plains.

In proportion to the area of land used lifestyle blocks add relatively little to a town's feeling of community.

For children to grow up in a small community surrounded by openness and farmland is priceless. But to grow up among more and more lifestyle blocks is like living in the outskirts of the city.

There appears to be very little need for the proposed subdivision. Sections ready for building within the township have been slow to sell, the lower cost sections and houses sell well enough now but there has been very little demand for the larger blocks.

Even if there could be shown to be a demand for such low-density housing, or even for other, maybe industrial uses, this is not in itself enough of a reason for subdivision to sprawl across nearby farmland without consideration of the value of the landscape. To lose the the amazing views that are so accessible to our town would be a significant loss.

Page 5 of the Landscape and Visual Effects Assessment Report Prepared for Ballymena Holdings Ltd. shows in Figure 6 the wonderful huge paddocks with Mount Torlesse to the west.

This assessment also quotes "To many New Zealanders the Plains landscape is the very essence of Canterbury. The contrast between the unmodified 'natural' hills and the manicured patchwork quilt of the plains has been recognised as distinctive through literature, art and visitor data"

This landscape is not only worth respecting but definitely worth appreciating and making sure that at least Springfield's best parts of it are kept.

No matter how nicely "landscaped" a new development could be, it should not replace this distinctive plains farmland landscape backed by mountains which should remain.

Particularly in this area where the closeness of the town to the mountain makes the view especially dramatic.

The views across hedges and buldings would be just a mountain behind a subdivision, not the same thing at all.

Once the landscape is "developed" it is unlikely, probably impossible, that it ever returns to the openness that we value now.

The visual and landscape effect of large paddocks is destroyed when the land is divided and built on. Not only by the dwellings but driveways, outbuildings "landscaping" and random plantings, but especially by many hedges.

Although the land may then have some production or interest or industry, the openness and stark beauty will have gone forever.

The landscape character of the plains has gradually developed and established since early European settlement, to become the familiar and famous patchwork of paddocks. But now it is being dramatically and very quickly altered.

To have Springfield surrounded by, or even bordered by, lifestyle blocks makes an irreversible and permanent change to the countryside that we love.

The desire to live on a block of land may seem an ideal to many people, but to live in a small town with good infrastructure is far more practical and sustainable.

This decision is our Council's chance to keep the iconic visual value of this area and also emphasise the particular character of Springfield.

It makes much more sense to plan Springfield's future development with any future subdivisions towards the east, aiming for a relatively compact town with open aspects toward the west.

For all of these above reasons I oppose the proposed plan change and ask that you decline the change.

In addition I support Nicky Snoyink's points about the water and discharge issues, sustainable use of productive land and the earthquake fault. These are each very relevant issues.

Thank you for considering my submission.

Caroline Hawkins.

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Thank you for considering my submission.

Caroline Hawkins.

**From:** [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)  
**To:** [Submissions](#)  
**Subject:** Further Submissions  
**Date:** Monday, 2 July 2018 8:48:37 p.m.

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**\*\* Your Details \*\***

Plan Change Number: : 54  
First Name : Caroline  
Surname : Hawkins  
Organisation :  
Box/Road/Street Number & Name/Property Name : Box 30 Springfield 7649 or 10 Queen Street Springfield.  
Suburb/Rural Delivery Number :  
Town/City : Springfield 7649  
Area Code : 7649  
Contact Name : Caroline Hawkins  
Email: : sea.hawk@xtra.co.nz  
Phone Number :  
Fax Number :

**\*\* Submissions \*\***

My/Our Submission is: : In addition to my submission in support of Nicky Snoyink's submission, I also support that of Pamela and Peter Aldersley.

In particular I support their points as:

- a. The cutting up of productive farmland is destructive and unnecessary.
- b. and c. There is no shortage of land to the east of Springfield and towards Sheffield and Darfield, still productive land but not between Springfield and the mountains. To drive through the open uncluttered wide spaces before approaching Porters Pass gives a memorable impression of the Canterbury landscape. And to live with such wide clear spaces nearby is wonderful.
- d. Please see the part in my submission about Nicky Snoyink's submission about the visual effect of subdividing into lifestyle blocks.
- f. I agree that the suggestion that the landscape effect of divided land may be in any way an improvement is ridiculous. There may be nice gardens or plantings, but as I said in my other submission, what had been openness and beauty are permanently gone.

Please decline the proposed plan change.

Thank you for considering my submission.

Caroline Hawkins.

I/We seek the following : Please decline the plan change.

Supporting Information : No file uploaded

**\*\* Hearing Options \*\***

Do you wish to be heard in support of your submission : Yes

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

**\*\* Person of Interest Declaration \*\***

I am (state whether you are): : a person representing a relevant aspect of the public interest. In this case, also specify below the grounds for saying that you come within this category; or

Enter your grounds for interest in the proposal here : My relevant aspect of the public interest is my forty years of living and working in Springfield, raising my children here, being interested in and appreciating the worthwhile aspects of living in a small community.

I am concerned when things change detrimentally without local residents being aware of the effects of the change until they cannot be undone.