

**From:** [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)  
**To:** [Submissions](#)  
**Subject:** Form 5 Submission  
**Date:** Tuesday, 18 February 2020 6:12:58 p.m.

---

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

Proposed Plan Change No: : 62  
First Name: : Sharon  
Surname : Farrant  
Organisation Name :  
Contact Name :  
Email Address : sharonfarrant@xtra.co.nz  
Box/Road/Street Number and Name/Property Name : 33 Leeston Dunsandel Road  
Suburb : Leeston  
Town/City : Leeston  
Post Code : 7632  
Phone Number : 0212526063  
Fax Number :

**\*\* Submission \*\***

My/Our Submissions is: : 1. To lift the deferral on Lot 2 deposited plan 451172  
2. To intensify the zoning from Living 2 to Living 1 on Lot 2 deposited plan 451172  
3. That walk ways and cycle ways be added to the plan so Students can access Ellesmere College via the proposed reserve and along Leeston Dunsandel Road  
I/We seek the following decision from the Council for the following reasons : 1. To lift the deferral on Lot 2 deposited plan 451172

The land was given a deferral as it was deemed a flood risk.  
However since I have owned the property significant work has been undertaken to improve drainage including sink holes on the property.

In Appendix 6 Flood Hazard Assessment, there are 2 photographs that show the effectiveness of this, proving that in major flooding events, my property does not flood. Photographs 0408 shows my property (poplar trees boundary on south side and Ellesmere College to the north) dry when all surrounding areas are flooded. The closer photo 0802 also shows my property with large white shed, implement shed, paddock with poplar trees on boundary and house with light green roof) as not being flooded.

I ask that the deferral be lifted on my property as it is not a flood risk due to work that has been completed to improve drainage over a number of years with the effectiveness of this work proven in aerial photographs 0408 and 0802 in Appendix 6 of the proposed plan change.

2. To intensify the zoning from Living 2 to Living 1 on Lot 2 deposited plan 451172  
I request that the Living 2 zoning be intensified to Living 1

In the proposed plan change, the property will change from being surrounded by open fields, to being surrounded by Living 1 housing.

The re-zoning of surrounding land to Living 1 will also have an effect on the continued use of farm buildings on my property and whether it is a suitable environment for stock. Being surrounded by residential properties & the associated noises (natural and unnatural) can be a issue for sensitive livestock, and residential density can lead to gates being left open, people cutting through paddocks (especially as my property will lie between the housing & the College) & it will change the appreciation & use of my property

Another reason for intensifying the zoning would be to allow for future community needs such as Student accommodation. The College has been given a \$30 million rebuild which will attract more people including

international Students to the community. The location of my property next to the College would be an ideal place for a Student facility.

Another future community need relates to safe monitored housing for the general aging population. I believe there is already a need for a gated community for people over 60 who may appreciate independent living in a safe monitored environment with communal gardens surrounded by smart technology, easy care homes.

Thirdly my property lies between the township & the proposed Living One residential zoning. In general, there is intensified housing in the township, then graduating out to Living zones, and then rural. I am asking for consistency in the planning of future growth to be maintained.

My request to the Council is to intensify the zoning on my property from Living 2 to Living 1 due to location and the future benefits that the intensification could hold for the Leeston community.

If you are attaching your submission separately, do so here : No file uploaded

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

#### **\*\* Trade Competition \*\***

I could gain a competitive advantage in trade competition through this submission : No (please skip to Hearing Options)

If yes, I am directly affected by an effect of the subject matter of the submission that (a)Adversely affects the environment; and (b)Does not relate to trade competition or the effects of trade competition : No