

Introduction:

1. My full name is Adam Roger Pollard I am speaking on behalf of Sarah Elizabeth Pollard and myself.
2. Our Property is 681 Shands Road situated on the corner of Shands Rd and Trents Road.

Summary:

We primarily oppose the plan change 68 in its entirety as it submitted presently. For the following reasons –

Traffic

1. Accumulative effects of traffic pressure – Shands Road is already a very busy road add to this Faringdon South West and Faringdon West with approximately 1000 section the possibility of if PC69 is added another 2000 sections being added from Lincoln will increase substantially the amount of traffic. Adding 820 houses to Trents Road and Hamptons Road will compound this further.
2. While a new roundabout is proposed in 2022-2023 we are yet to be informed by the Selwyn District Council as to impact on our property, Including 70 year old Totara and Cabbage trees on our boundary. In our initial discussions with the Selwyn District Council they indicated they were planning a single lane roundabout which would have significantly less impact on our property. The reason for increasing to a two lane roundabout looks to be due to PC68. As we do not have actual plans as yet we have provided possible plan (**see attachment A**) of what the impact of a two lane roundabout would be on our property. **SEE Photos D,E&F**
3. We agree with Mr Fletcher's comments in regards to the age of data used for traffic movements as we have seen a considerable increase in vehicle movements in the past three years.
4. Mr David John Roberts Smith stated in paragraph 4.1 that the submitters had not provided any new technical transport evidence. The reason for this is that due to 3 developers being involved resulting in every local consultant we asked had a conflict of interest or wouldn't respond. I would have thought that the most up to date information would be used by a consultant and not wait for a submitter to provide it.

Subdivision Density

5. The proposed Living Zone Z is not consistent with the other new development at the northern end of Trents Road from Kingcraft Drive North, as per the photos attached numbered Photo B & C
6. Mr David Compton-Moen urban design and landscape stated in the Q&A that larger sections are now no longer desirable, but did not given any evidence to this effect when asked. Recent sales from the large sections in Pemberley such as – 15th of July 2021 two sections sold, one 5118m2 sold for \$932,500, a 5000m2 section sold for \$870,000. The last section of 6000m2 sold on 19th Jan 2022 for \$955,000. For this reason we believe larger sections are very much in demand in this area.

7. We pump both our drinking and irrigation water from a 31m deep well. In Mr Andy Hall's Q&A he was asked about possible leaching into Mr Chen's well from storm water runoff and he did not know the depth or if Mr Chen had a well, but did state we could connect onto the Prebbleton town supply. I would surmise he would state the same about our property. This supply limits both quantity and water pressure making irrigating impossible therefore have a major detrimental effect on our business.

Impacts to our Business

8. We purchased this property as a rural block with the ability to grow trees and Turf as well as run our landscaping business from, which employs 62 permanent staff and 10 seasonal staff. The reason for purchasing a rural block is that as part of the maintenance and operation of our business we use earthmoving and other equipment that would not be able to be operated in a residential zoning due to noise and dust. We are also able to burn suitable material from trimming our hedges and trees etc. We believe that with the submitted plan change this will cause complaints and in the long run make it impossible to run our business on this property.

Impact on native wildlife

9. We have a number of native birds such as Bell bird and Fan Tails / Piwakawaka that reside in our and other rural properties in this area. The applicants have not provided any information or impact studies in relation to native birds and animals in the area. A number of these birds require canopy cover flight corridors. With the intense development and the losing of mature trees and intensification of residential dwellings their travel around the Prebbleton area will be adversely effected.

Second preference –

While we do primarily oppose the plan change 68 in its entirety as it is submitted. In our submission we proposed our "second preference" to have larger sections as you move north as is the case on the Eastern side of Trents Road. Not being involved in this process before it's now our understanding that the Commissioner only makes a recommendation on the Plan Change 68 Living Zone Z application and is not able to recommend a change to different type of zoning from what has been applied for.

This being the case we have the following points to make –

10. If the Living Zone Z is recommended by the Commissioner then we would request that our property be rezoned as per the whole block as it does not make sense to leave a corner out when we would be unfairly effected by the rezoning.

11. There has been quite a bit of discussion around the properties in the Trents / Shands corner being incidentally or consequentially affected by the plan change. The experts have not explained how these effects would be managed or negated if the plan change was to proceed without including these blocks.
12. Mr Simon Shamy's submission suggested that his block be included if the plan change was recommended as it made sense given his two boundaries bordering the proposed plan change. We were unaware of impact of this submission to us until reading paragraph 143-145 of the 42A report that was circulated. We were unaware of the process whereby we could oppose parts of his submission if we chose too.
13. If Mr Shamy's property was to be included then the same argument could be made for Mr Trevor Holder's, Mr Chen's and our properties as having three outlying properties surrounded by development would seem very problematic for the landowners and Selwyn District Council. **See Figure 1 – Location Map**

Thank you for your time.

14. Attachements –

- A Roundabout overlay
- Photo B – Entrance to King Craft Lane
- Photo C - Entrance to Pemberly from Trents Road
- Photo D – Shands Road Looking East into Trents Rd
- Photo E – Shands Road / Trents Road intersection
- Photo F – South Down Trents Road
- Figure 1 – Location Map

Attachment: A – Roundabout Impact



Photo B – Entrance to Kingcraft Drive



Photo C – Entrance to Pemberly from Trents Road



Photo D – Shands Road Looking East into Trents Rd



Photo E – Shands Road / Trents Road intersection

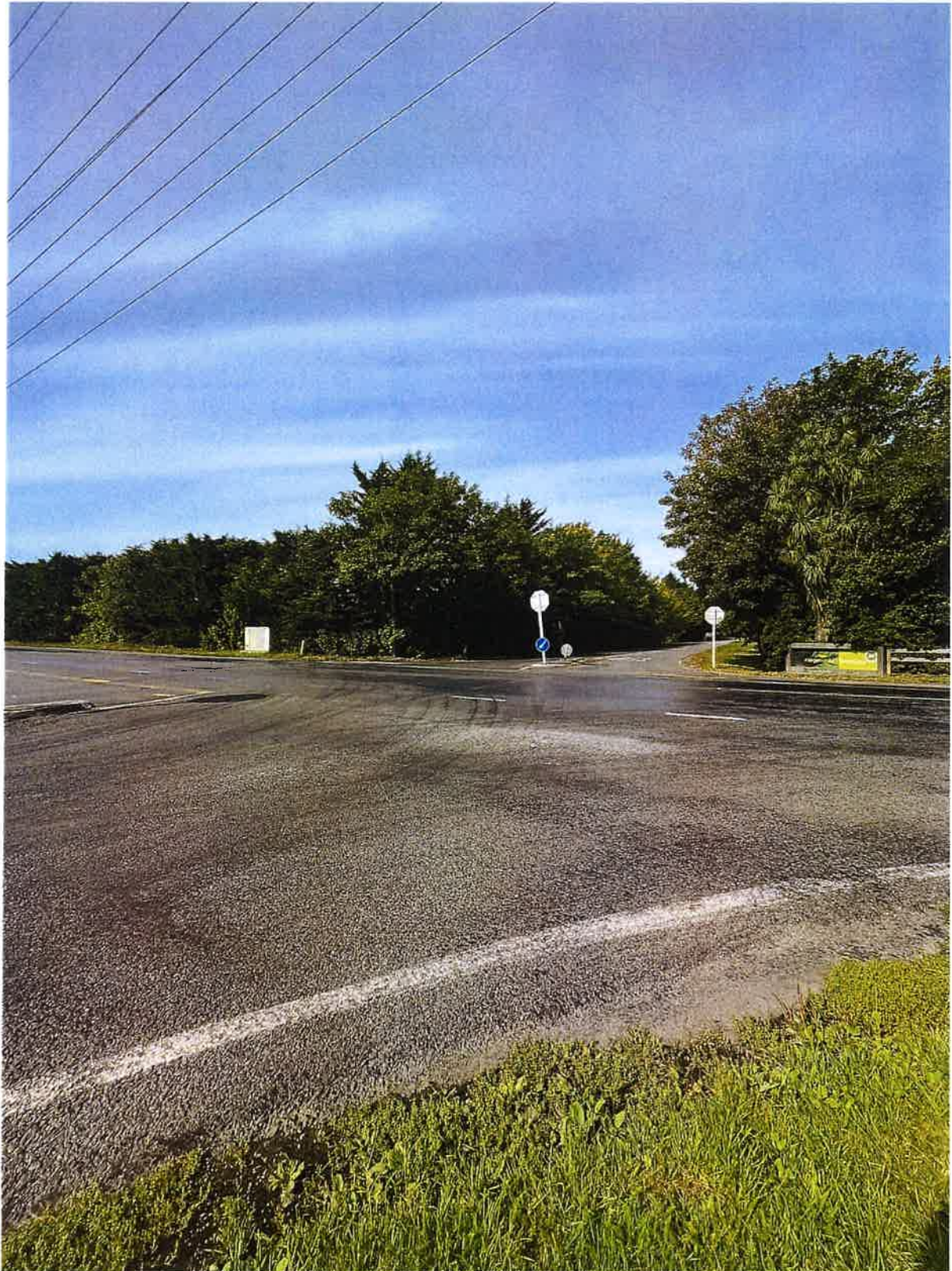


Photo F – South Down Trents Road

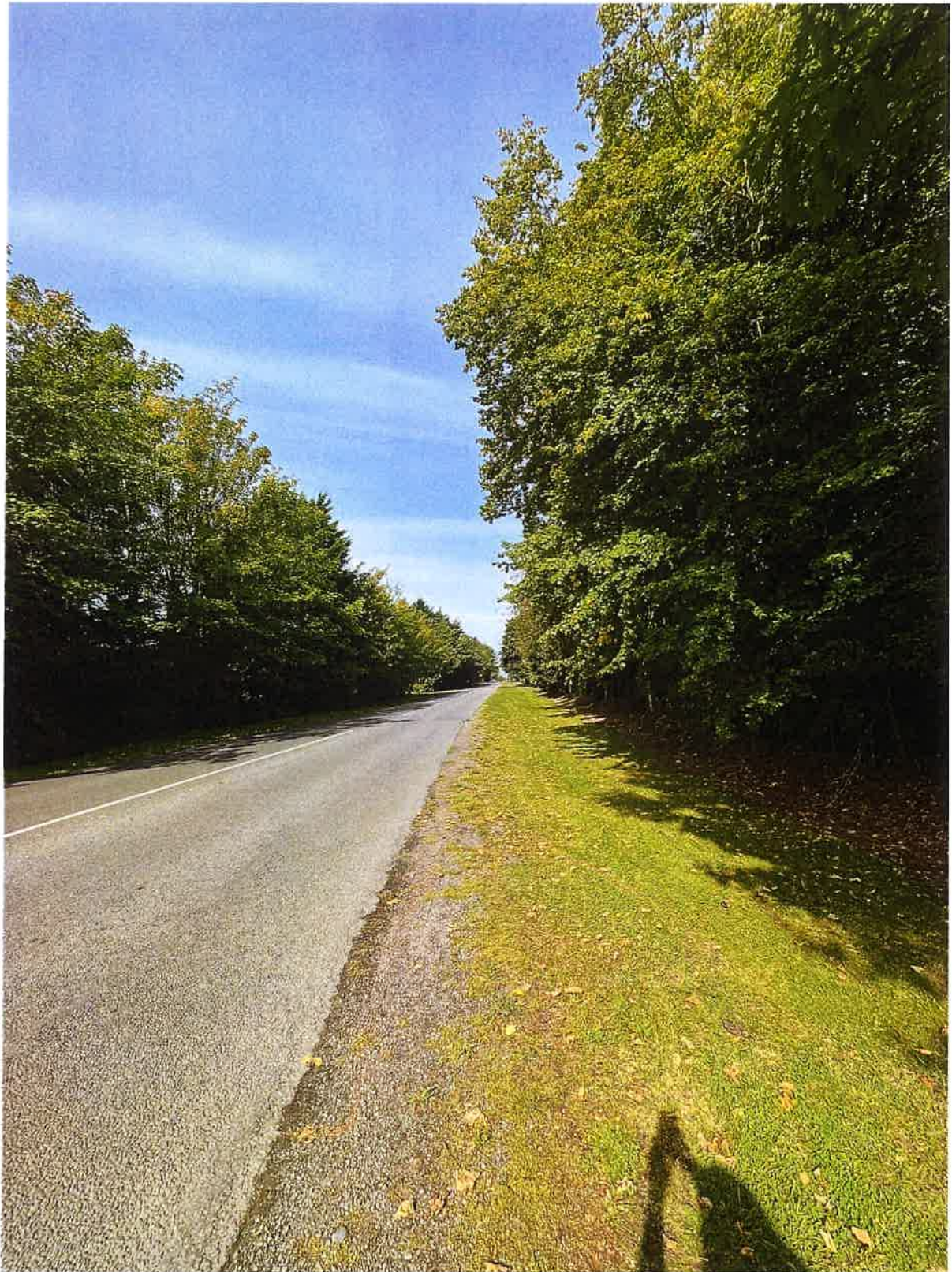


Photo D – Looking East Shands Road

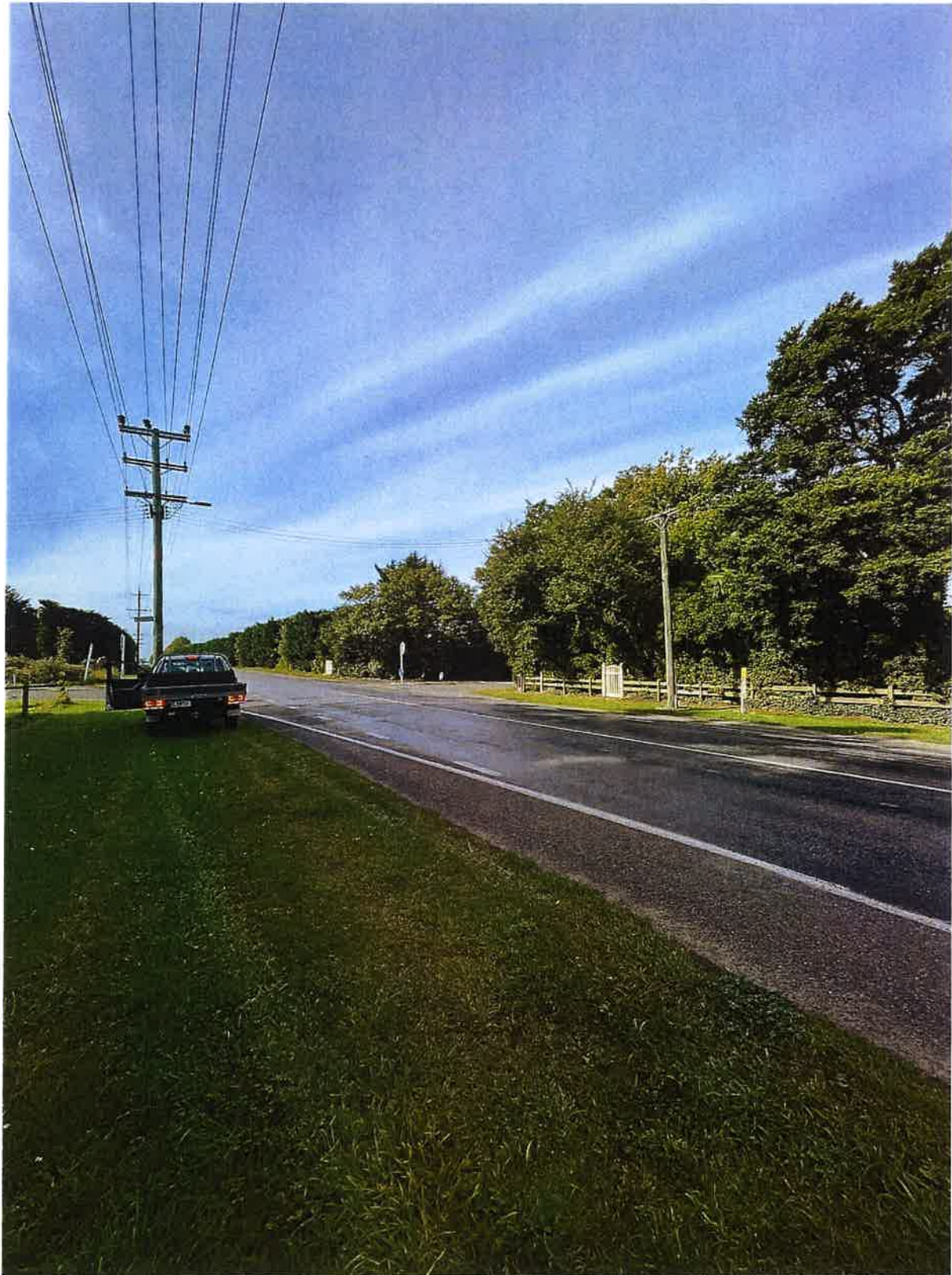


Figure 1 - Location map

