

David & Fiona LEES – Owners of 374 Trents Road – Submitter ID # 35

We, David and Fiona Lees, are the owners of the property at 374 Trents Road, within the area of PC68, application for plan change (marked as #35 on aerial plan). David worked in Civil Engineering, including experience in soil & water and traffic engineering. Fiona is trained in biology and science.

As covered in our submission, we are opposing Plan Change 68. Our broad concerns are:-

- **Council is community's planner**
 - Fundamentally feel that subdivision planning and development should be kept in the hands of our Councils, rather than be driven in an ad hoc, pocket fashion by developers. The Councils have far better access to the big picture and the requirements of the community as a whole. Infrastructure can be planned as a whole. Previous example of laying of fibre optic cable along our verge to service a new subdivision, but not permitted to connect.
- **Density of housing – high density of proposed housing not in keeping with rural environment**
 - People choose to live in Prebbleton area because of rural nature and aspect
 - Further away from the hub, the less dense the housing should be
 - Prefer a gentle merge from higher density to lower, further out to fringe, pattern, not disjointed
 - most people have been attracted to live in the area due to the rural environment
 - The Retirement villages under construction, will have dense housing, near amenities and bus routes, more in keeping and closer to Prebbleton Village hub
- **Cumulative traffic effects – resulting from number and density of proposed change and subdivision, compounding with multiple subdivisions elsewhere in Selwyn District**
 - Funneling of traffic from newer subdivisions on top of growth in Lincoln, Rolleston, Springston, Selwyn and other parts of Prebbleton
 - Increase in traffic
 - Safety to pedestrians and cyclists, children going to school
 - Noise
 - Difficulty crossing road, exit and entry, very difficult to cross Springs Road, with car and as pedestrian
 - Shands Road between Hamptons and Trents Road is already designated and signed as a High Crash Area.
 - Too far from shopping centre and school for most to walk, so cars will be used.
- **Water quality and supply – possible effects on our bore water**
 - Supply - Does the existing SDC water supply system in Prebbleton have the capacity to provide for this number of new properties? If not, what new wells would be required, where, how deep and of what drawing capability? How would the existing domestic wells be affected?
 - Quality - How much study has there been into pollutants from the new urban area percolating down into the aquifers supplying existing domestic wells in and around the proposed subdivision?
 - The plans do not indicate how the significant increase in storm-water runoff will be mitigated. The higher the density of urban housing, the greater the area of hard areas which give a much faster build-up of flood peaks. Without any provision being made for high intensity rain events, flooding problems would extend beyond the proposed subdivision area.
- **Country aspects – that will be adversely impacted by extent and density of subdivision proposed. Quality of life, rural character, currently appreciate:-**
 - Peace and quiet
 - Lack of traffic
 - Vegetation, softening and country 'feel' eg. Trents Road / Shands Road end, much vegetation along Trents Road
 - Privacy, distance away from neighbours, buffer
 - Extensive bird life on our property – part of corridor encouraging bird life
- **Our Family have been in this property for 50 years – locals, know area for significant time, seen many changes**
 - Parents planted trees now 40, 50 years old
 - Value rural area
 - This is where we live – our quality of life
 - Loss of further productive &/or country land
 - Appreciate the history and heritage of the Prebbleton area, both serving on *Prebbleton Heritage* committee, Prebbleton Village was established in 1862, so is 160 years old.
- **Amenities – pressure on existing amenities**
 - Educational facilities - Prebbleton School already full
 - Needs to be cycle safe, surrounding roads for Plan Change, not currently safe for cyclists and pedestrians
 - Should be aiming at climate friendly options, biking, walking, public transport, electric vehicles, solar panels
 - Facilities not currently available for higher density housing, in this location, expectation of new people
 - Amenities are in the village as is the public transport

We were not approached by developers / applicants regarding plan change and whether we wished to be included in plan change or not. We had previously been approached by someone willing to purchase, which does happen occasionally. We weren't aware of Plan Change under way until comments from neighbours.

We are opposing Plan Change 68 as it is, realizing that there may well be subdivision in the future, but that it ought to be an integrated part of a larger plan that works best for the community.