

Greg and Jenny Tod – Hearing Presentation

22 March 2022

My name is Greg Tod and this is my wife Jenny.

We totally oppose Plan Change 68 as proposed.

Some background on us: We have both worked in environmental science. Jenny 10 years and myself 18 years.

We have been business owners operating from our property at 349 Trents Road for 24 years and more importantly we have lived in this community for 27 years.

Does this make us experts, who knows?

Our concerns are stated in our submission but we would like to highlight some of our major concerns.

We are concerned about:

1. The placement of the “Spine Road” running between Hamptons and Trents Roads egresses onto Trents Road directly opposite our business entrance. This will strongly affect our business and our lifestyle amenity. It will affect our privacy, security, safety and mental health and is a complete 180 degree change to the reason we chose to live here. Regularly our business has 18-wheeler trucks unloading at our gate/road side as well as trucks and other vehicles reversing from our property into the proposed intersection. We note that in Mr Collins Transport Report section 7.1 Table 2. it is stated that this “*may be an infringement of the district plan rules*” he continues to say “*in my view it may be unsafe for these activities to be occurring in the existing environment therefore I have discounted any effect PPC68 may have on them. Should this activity be permitted/consented...*” He continues to

say he would then consider it.

2. Mr Collins, are you saying that you can't park a truck on the side of the road without a consent? Well Mr Collins there will be a lot of businesses and truck drivers around the country breaking the rule. While Davie Lovell-Smiths report paragraph 12.59D states that the design process for the new intersection would consider the needs of the submitter to ensure truck movements are facilitated by the design. I would be amazed if our above concerns about the location of the intersection are not considered a problem. Please see attached images.

We are concerned about the environment:

3. In brief, the RMA is about the "adverse effects on the environment". PC68 creates adverse effects in so many ways. Lost of vegetation, visual deterioration, air quality etc.
4. The loss of the Rural Environment, plus there is a large increase in traffic volumes bringing both noise and air pollution, light pollution from within the subdivision, the effect of air pollution from log burners - there could be potentially 820 log burners in the subdivision.
5. The urbanisation of Trents Road with a large number of residential driveways entering Trents Road, and we support the suggestions from other submitters for a setback along Trents and Hamptons Road which should be planted out if PC68 is approved.
6. The density of this subdivision is not fitting for the rural environment and could have been better thought out for the community. We have only been given an outline plan which doesn't show anything other than some lines on a map.

7. We have not seen any comprehensive environmental reports covering any of these issues.

We are concerned about:

8. Potential water pollution – Contrary to Mr Halls report a groundwater level of 5m is not deep enough to protect it from direct stormwater discharge to land, particularly when soil permeability is classed as slow to rapid within the area (Landcare soil maps).

We are concerned about:

9. Climate change
10. The loss of vegetation as carbon absorbers and the increase in carbon emissions from cars and log burners. The effect of an urban heat island which is well documented with impacts on climate and human health. The Selwyn District Council Climate Change Policy states they need to *“take a leadership role in assessment of climate change impact on its communities....”* And they will align their activities with the Climate Change Response (zero carbon) Amendment Act 2019. The reverse sensitivity of this urban heat island may have a negative effect on our nursery. There has been no full report into this effect tabled.
11. There are a number of ways that climate change effects can be mitigated and they should be considered

We are concerned about:

12. The effect PC68 will have on wildlife. Wandering cats and stray dogs having an effect on surrounding stock, native birds such as fantails, Quails, Pheasants, Bellbirds, Wood Pidgeon's and owls. Once these birds are gone, they are gone for good, and here we are as a country

trying to plant out more areas that create habitat corridors to encourage bird life. Let's be honest, on the section sizes proposed there is no room for trees and large shrubs that encourage bird life and provide habitat.

We are concerned about:

13. The Reverse Sensitivity that we may have on the subdivision and the reverse sensitivity it may have on ourselves.
14. A Reverse Sensitivity comment by Jonathon Cleese (Paragraph 120) and referred to by Patricia Harte that plant nurseries are "*common features in urban environments*" and they were unaware of any reverse sensitivity issues, I think they are both confused as there is a big difference between a plant nursery like Trents Nursery, Morgan & Pollard Nursery and ourselves Parva Plants to a garden centre. There are activities carried out at the above businesses that do not occur in garden centres.

We are concerned about:

15. The loss of Productive Land. This land is important, the only reason it is not productive is because the land owners chose not to farm it. In the 1990's the owners of Kingcraft Subdivision Sections were forced by the council to have "economically viable activities" carried out on them. There were cut flowers, tomatoes, olives, vegetables, cucumbers, nurseries, potatoes and asparagus to name a few all carried out on 1-3 hectares of land and people made a living from them.
16. The company "Leader Brand", New Zealand's largest broccoli grower is erecting a 11 hectare greenhouse to grow salad crops year round in Gisborne. Having been in the horticultural industry for some years we know that you don't need greater than 50 hectares as stated in the

versatile soils report (point 9.35) to be productive. The proposed National Policy Statement for Highly Productive Land should be considered.

We are concerned about:

17. The vague Comments within the tabled reports.

18. There are a lot of assumptions and unfinished work that needs to be completed.

19. There are constant comments by the applicants and their consultants.

Comments like:

- Can be improved
- Currently exists
- Will be considered
- Potentially
- I believe
- May be able to
- I assume

All scattered throughout their reports. These comments do not address the matters of environment change, climate change or infrastructure.

They are empty comments with no commitment.

20. A lot of the above comments are associated with the Prebbleton infrastructure there is misleading information and a lack of consideration to the greater picture of Selwyn's growth.

21. There is unfinished soil testing work at 232 & 250 Hamptons Road.

Local rumours say that there is asbestos buried on this property, is this why it hasn't been tested?? Is this effecting the groundwater? Who knows, there is no testing being done and no environmental report.

22. As for our concerns on infrastructure and traffic I don't think that we have enough time for that today but as a local the traffic will be a nightmare it is now, and will only get worse. Yes, the new roundabouts will help with safety but they don't alleviate the traffic volumes and that is where the problem lies. I noted that the applicant has had discussions with the Ministry of Education regarding the inclusion of a school. Has there been any traffic report on this and the effect it may have??
23. As for infrastructure, well what community infrastructure is going to improve it's going to get stressed and overloaded as there is no commitment to improve it.
24. We also have an issue of submitters changing their submissions during the process. Mr Chen last week stated he would want his land rezoned if PC68 was approved. We think this is unfair to his neighbours and the community to change this after he submitted his submission. This does not allow other submitters or the public to oppose or support it. This comment of his should be disregarded.

To conclude our presentation:

25. There is sufficient capacity available that is already approved within the Selwyn District to meet the growth and this growth has already been considered in the Selwyn District Councils future infrastructure plan. Plan Change 68 is not considered necessary for this growth. Plan Change 68 will create an urban peninsular squeezing past rural and rural residential land and will be bounded by rural land/lifestyle blocks on three boundaries.
26. Having no sections in Prebbleton should not be a reason why PC68 is approved. The only reason there are no sections available in Prebbleton

is because they are sold to housing companies off the plan to generate cash flow for the developers and then sold as land and house packages with a markup.

27. There is no consideration for the negative effect that this plan change will have on the amenity of the community and the environment.

28. The applicants and consultants talk about Prebbleton Village this “village” is what they are taking away. We will lose the lifestyle we have had for 27 years- is this fair? A wise person once said to me “they (the applicants) are more worried about the people who are not here than the people who are already here”

29. You have the power to consider everything presented at this hearing and even though the applicant may have ticked all the right boxes it does not make it right. Please consider our concerns as we, as lay people, don't have boxes to tick which is an uneven playing field.

30. We are community members that have contributed to and built Prebbleton to the way it is today and we know what is wanted and needed and this plan change is not wanted. Prebbleton is not ready for this in so many ways. Please consider our mental health and our way of living, it is our neighbourhood. The attached Map shows the closest properties to PC68 that submitted and opposed it. As you can see most of the neighbouring properties have asked for it to be declined. We are definitely not against change we just want appropriate change for the area. Surely, we have a say in what effects our lives.

I ask you to please read our submission again. With all of the inaccuracies and abuse of the environment within the proposal I hope that you will consider

our concerns and decline this Private Plan Change 68 and don't take our lifestyle away from us.

We are the community.

Any questions?



**Position of New Spine
Road directly opposite
our Business Entrance**

Tod Evidence



**Position of New Spine
Road directly opposite
our Business Entrance**

Tod Evidence



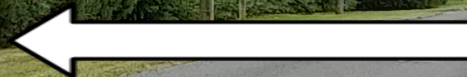
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