

From: [Tracey Macleod](#)
To: [Submissions](#)
Subject: Plan change 69
Date: Wednesday, 8 September 2021 3:40:07 p.m.

Kia Ora

One of the submitters in favour of this change stated they

‘could not gain an advantage in trade competition through this submission’

Submitter ID: PC69-0184

Submitter Name: Next Level Developments Limited Submitter Address: Level 2, 50
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City/Town: Kaiapoi

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Trade Competition Declaration

I could gain an advantage in trade competition through this submission.

No

In fact Matt McLachlan, of Devcorp, works for a company that provides services to Developers and has had many such contracts throughout Selwyn and Lincoln, including one due to start soon, Brookvale-

‘ Brookvale will consist of 280 residential lots. Innovative pedestrian cul-de-sac ends will encourage outdoor activities and neighbourly connection. Devcorp is completing the earthworks, sewer, stormwater, water, power, communications, roading and landscape construction of the entire subdivision.’

It is at best disingenuous to state there is no advantage to them in this application being approved, at worst deceptive. It is highly likely they will tender for works on this subdivision because ‘ Devcorp is completing the earthworks, sewer, stormwater, water, power, communications, roading and landscape construction of the entire subdivision.’

They contracted to Verdecco Park (Lincoln)

They also have the contract for the aged care development at Brookvale ‘ The Sterling, Lincoln will follow the same profile of works as The Sterling, Kaiapoi, with the determining differing factors being the land and council regulations. Devcorp will complete both the civil and building construction of the project’

Secondly, the Mayor enjoyed a smiling photo opportunity with the Developer, Mr Carter, which puts a question mark over his impartiality. See attached and below

<https://i.stuff.co.nz/business/property/300256988/large-subdivision-plan-could-transform-rapidly-growing-rural-canterbury-town>



SUPPLIED

Selwyn mayor Sam Broughton, left, with Tim Carter, of the Carter Group. (File photo)

Thirdly, I hope the friends and family of the current land owners have identified themselves. On the Developer's website about this subdivision the family refer to farming becoming harder and ' *"People living in the new homes don't realise and accept normal farm operations – this might be fertiliser spreading, or our cows making too much noise."*

I have lived on Jimmy Adams Terrace for 4 years and have heard NO farm operation noise. IF there are no complaints on record, this should be taken with a grain of salt by a family, understandably, keen to get a very good price for their land. It is my experience of my neighbours that far from complaining about rural activity, we moved here for it.

Fourthly, releasing an average of 100 sections a year will not make housing more affordable here. Already the practice of 'offers over' for sections is seeing huge increases in land price. Were they suggesting releasing 500-1000 at a time, at least they might contribute to a holding of land prices. Releasing on average 100 sections over 20 years will do nothing to contribute to housing affordability.

A property less than 2 years old in Verdecco park just sold for \$940,000 - having been built for 640,000 incl land. Carter Group need to be more specific and detailed about how they will ensure the homes built will be affordable.

Regards

Tracey Macleod & Nicki Turner

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Regards



Tracey MacLeod LLB



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