

## Submissions

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**From:** Tracey Macleod <tracey@ntmc.co.nz>  
**Sent:** Sunday, 8 May 2022 5:30 pm  
**To:** Submissions; Cr Grant Miller; Cr Jenny Gallagher; Cr Murray Lemon; Cr Nicole Reid; Sam Broughton; Cr Shane Epiha  
**Subject:** Re: Selwyn District Council - Private Plan Change 69 - Lincoln

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Please consider this and my prior emails to be my feedback on his recommendations.

ANY development of that size must include provision for primary and high schools and day care centre

Transport infrastructure in place before completion certificate is signed off? Is this staying it must be in place before the FIRST home is completed or something else.

The Commissioner and/or SDC and/or the developer are going to direct costs be split between the Developer and every ratepayer. Before this development is accepted every ratepayer has the right to know the exact cost, when the infrastructure will be done, how cost will be distributed between ratepayers and Developer and how much our rates will be as a result of this decision.

On Fri, 6 May 2022 at 4:38 PM, Tracey Macleod <[tracey@ntmc.co.nz](mailto:tracey@ntmc.co.nz)> wrote:

Kia Ora

I note to date not a single person has acknowledged my email.

Please provide me with the definition of 'affordable' that each of you will rely upon when considering the Commissioner's recommendation for Plan Change 69?

Affordability underpins/drives NPS-UD - and lack of affordability drives the release of the most recent version of this document by the Government.

IF the Developer is not building affordable properties, provides no evidence for how they will ensure the properties are affordable, how can they apply for an exception to Council's current plans?

Not a single Development in Selwyn in the last 5 years has resulted in more affordable homes becoming available. 5 years ago a house and land package, in Rolleston could be obtained for between \$450k and \$550k. Today the land alone costs this. Several applications (2 or 3?) have been refused despite application under NPS-UD in Rolleston and yet the more expensive Lincoln has been recommended. Houses adjacent to the new development have recently sold for

\$1.81m

\$1.45m

\$1m

Awaiting sale price to be made public of one near the \$1.81m home

The Developer has stated the development will progress over 20 years. That's less than 100 sections per year. How will that shift these properties to 'affordable'.

So again I ask, what definition are you using for 'affordable' when considering making an exception for this development under the Affordability NPS?

I assume the Mayor will recuse himself from any discussion and vote due to his mind having been made up a before this process began and is clearly pro development but he does seem confused (not to be mistaken for impartiality)

‘ "Government regulations for Aotearoa New Zealand mean we now have less local community voice in decisions about where development occurs.

"I am also mindful of the need to protect the productive land that sits around our towns and across the rural areas of Selwyn.

"So there are many outcomes that need to be balanced," Broughton said.'

The Commissioner explicitly gave no weight to community voices or the need to protect productive land- essentially stating that there is productive land in other parts of Selwyn so build in Lincoln on it.

<https://i.stuff.co.nz/the-press/news/128361469/bid-to-build-2100-new-homes-in-canterburys-rolleston-turned-down>

This photo op gives lie to the Mayor's claims to be neutral- I look forward to receipt of the definitions of 'affordable' you will be basing your decision on accepting or rejecting the Commissioners report. Hopefully quicker than your respective acknowledge of my first email



Selwyn mayor Sam Broughton, left, Carter Group. (File photo)

On Tue, 3 May 2022 at 7:14 PM, Tracey Macleod <[tracey@ntmc.co.nz](mailto:tracey@ntmc.co.nz)> wrote:

It will be very helpful, in future, if SDC keeps residents/submitters informed of changes made by the Applicant during the process and during oral hearings. Many people took time off work to make points made redundant due

to concessions made by the Applicant. This process is heavily tilted toward moneyed applicants- emailing a database of submitters of every change as it happens is not much to ask of a democratically based organisation.

I urge you to consider again the views of residents, almost all of whom have not objected to other development here in Lincoln.

Soil versatility is an issue and part of the lifeblood of Lincoln and the University. The Commissioner found the applicant's expert significantly under calculated this %. This point alone must play into a decision to make a proper (unbiased) calculation and to reduce significantly the amount of land to be rezoned.

As for Sports Hubs, and 2 extra cricket pitches and a football field in Prebbleton- where is the support for womens sport. By requiring us to travel to Prebbleton and Rolleston you are encouraging greater use of cars.

Homes are now regularly going for \$1m+ - no developer is going to sell in that market for a discount.

We are mere citizens unable to afford the plethora of experts of the Applicant- and that was telling. The commissioner even gave weight to a real estate agent sure to gain by new homes being built and sold!

Not my first Rodeo and sadly, like all the others, is made for moneyed Applicants and bureaucrats  
Tracey

On Tue, 3 May 2022 at 4:57 PM, Submissions <[submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)> wrote:

Good afternoon,

#### **Private Plan Change 69 – Lincoln**

The Commissioner's draft recommendation and a further Minute have been uploaded to the plan change webpage and are available to view online at [www.selwyn.govt.nz/pc69](http://www.selwyn.govt.nz/pc69).

For further information please contact Jocelyn Lewes, Strategy and Policy Planner on 0800 SELWYN (736 996) or [jocelyn.lewes@selwyn.govt.nz](mailto:jocelyn.lewes@selwyn.govt.nz).

Kind Regards

**Emma Robertson**  
DISTRICT PLAN ADMINISTRATOR

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**Nga mihi**



**Tracey MacLeod LLB**



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