

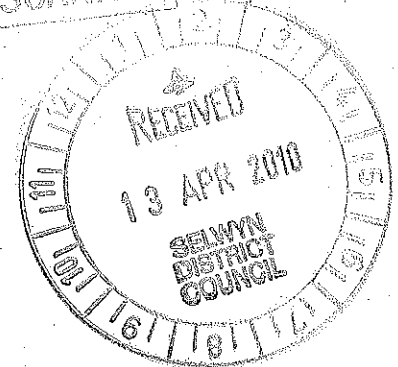
Form 5

Submission on publicly notified Plan Change

Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

SCANNED



To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Vicki Henderson + Ruben Groot

This is a submission on the following proposed Plan Change:

Plan Change 7 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:
Specific policies for Rolleston - Policy B4.3.68
Outline Development Plan Area 2
(give details).

3. *My submission in SUPPORT / OPPOSITION is: we wish to have this specific part of the plan change amended as follows:
Point regarding transition strip of housing between existing and medium density housing to read:
"Identification of the whole of this ODP area as a medium density housing area, apart from a strip adjacent to existing dwellings to the west where lots of at least 600m² be located to provide an area of transition between the existing dwellings and higher density units."
Add the following point:
"Lots within this transition strip to have single storey dwellings only."

The reason for these amendments is to provide improve the transition between existing living dwellings and proposed medium density housing and protect existing lots from undue reduction in sun, privacy & outlook.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

Continued on following sheet:

4. †I seek the following decision from Selwyn District Council: That the points on the
transitional housing zone detailed above be included in
the Policy points for ODP 2.

That the Council consider what constructive changes
could be made to improve pedestrian safety on
Matham Way and whether SDC should introduce
30km/hr zones in closed residential subdivisions.

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I ~~WISH~~ / DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing ✓ We will
(delete if you would not consider presenting a joint case)

7. Vicki Henderson 13-4-2010
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 4 Landor Common
Rolleston 7614

Telephone: 03 347 4050 Fax:

Email: vicki.ruben@paradise.net.nz

Contact person: Vicki Henderson Title (if appropriate)

Vicki Henderson and Ruben Groot:
Submission on Plan Change 7 continued

Having chosen to live in Living zone 1, existing owners should not have new medium density development on their boundary adversely affecting the value of their property, or its amenity value.

The points already included in the Policy for ODP 2 seek to address this, but we do not think they go far enough to ensure a graceful transition between one zone and the other.

Roading for ODP 2.

As a separate comment, traffic on Markham Way will increase once this development proceeds.

Council should give some consideration to road safety in this area.

Particularly where pedestrians are expected to cross Markham Way to Wilbur Close, visibility around the curve towards Tennyson St is limited and traffic often sweeps around this corner with little warning already travelling at 50km/hr or more.

Higher traffic volumes will only increase the hazard to pedestrians and cyclists here.

Possibly a lower speed limit or speed bumps should be considered.

Similarly for the access road from Markham Way into the new medium density development, SDC could show initiative and limit speed here to 30km/hr.

There is then potential for a shared road area for vehicles, bikes and pedestrians, saving on space.