

Form 5

Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
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Rolleston
Christchurch 7614
FAX: 03-347-2799

4. Margaret McDrury 13 B Roblyn Pl Lincoln D 22 Drury
5. Kevan + Penny Zymont 21 Roblyn Place Lincoln 3253242

1. Full name of submitters: Patrick and Helen Aldwell, 19 Roblyn Place, Lincoln, Canterbury 7608
2. MARGARET + DAVID HANNAN 1 Roblyn Place Lincoln CANTERBURY
3. Margery (Baker) 7 Roblyn Place Lincoln

This is a submission on the following proposed Plan Change: **Plan Change 7 – Growth of Townships, Urban development and Rezoning of Land for Urban Purposes including the introduction of a new Living Z Zone at Lincoln and Rolleston**

2. The specific provisions of the proposal that my submission relates to are:

That part of Outline Development Plan (ODP) Area 6 at Lincoln known as the Vege Block that is "...not required for community purposes..." and is being proposed for Medium Density Housing. The area "... covers the eastern half of Lot 1 DP 301682 ...". In this submission we shall refer to this area as "the site".

3. *My submission in **OPPOSITION** is:

3.1 That we oppose the proposal to change the designation of the site from one of conventional housing density of an average of 10HH/Ha to one of Medium Density Housing (MDH) which has an average density of 15 HH/ha.

We understand that the current plan is for 12 dwellings on the site. The MDH plan would have 18-19 dwellings on the site.

Reason

3.1.1 As our back boundary backs on to the site we are concerned that MDH will result in housing right up to our back boundary. The draft Design Guide for Medium Density Housing (DGMDH) includes two storey dwellings, semidetached housing and houses behind each other among other layouts. The DGMDH notes in PART TWO introduction (page 8, para 3) notes that there are rules "designed to protect adjoining land owners from the effects of more intensive development, which can be more **intrusive** than for conventional subdivision." **It is this intrusiveness that is our primary concern.** In particular we are most concerned that any multi storey dwelling, semi detached dwelling or having dwellings on back lots will intrude on our privacy and quietness / peacefulness of our homes and sections.

Please note that at least three Roblyn Place houses backing on to the site are two storey dwellings. These dwellings have sleeping quarters on the second level and overlook the site.

3.2 That we oppose the sale of this parcel of land currently owned by SDC to a private owner / developer.

Reason

3.2.1 Adding to this concern is that we have been told by Mr Lyall Matchett and others that the site will be sold to developers to help defray costs incurred with the so called Community Centre". If this sale proceeds there is even less opportunity of us to have recourse to any problems that might occur with the developers and the dwellings that they construct. We are especially concerned because our experiences with the Community Centre NOR demonstrated that we cannot trust contractual arrangements to be correct. (The Community Centre building contract specified different construction hours from those specified in the NOR. It was only because of our persistent actions with Lyall Matchett that we managed have the NOR followed, And this is with a council project!) Thus our issue in this case is that we cannot trust SDC contracts, guidelines and development plans. We have even greater distrust of private developers and we are concerned that we will not be able to get them to correct / change actions that contravene agreed plans / guidelines.

**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.*

4. We seek the following decision from Selwyn District Council:

- 4.1 That the site is not changed to Medium Density Housing
- 4.2 That the site is designated as L1 and allows a maximum of 12 dwellings
- 4.3 That no back sections and back section dwellings are permitted
- 4.4 That the site is not sold to a developer or other private body and is retained in SDC ownership in perpetuity
- 4.5. That a 3 metre buffer zone is created along the back boundary of the Roblyn Place residents to help maintain privacy from the Vege Block developments.
- 4.6 That the 3 meter buffer zone is planted in trees and that planting density and species are designed to maximise the privacy of the existing dwellings in Roblyn Place.
- 4.7 Should any one of these items (4.1 to 4.6) not occur, then Roblyn Place residents have the right to veto and modify any developments that result in intrusion on their existing residential properties.

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

5. We WISH to be heard in support of our submission (delete as applicable)

6. If others make a similar submission, I will consider presenting a joint case with them at a hearing

(delete if you would not consider presenting a joint case)

7. PHB Aldwell 12.4.2010
Signature of submitter (or person authorised to sign on their behalf) Date
Helen Aldwell 12-4-2010

8.1 Address for service of submitter:

Patrick and Helen Aldwell

Telephone: 325 2144 or (mobile) 027 2419803.....Fax:

Email: aldwellz@ihug.co.nz

Contact person: Patrick..... Title.....(if appropriate)___

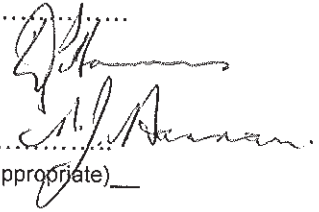
8.2 Address for service of submitter:

1 Roblyn Place Lincoln

Telephone: 03 325 2588 Fax:

Email:

Contact person: David Howard Title (if appropriate)



8.3 Address for service of submitter:

21 Roblyn Place
Lincoln

Telephone: 325 3242 Fax: 325 2692

Email: Kevan.Zygmant@ct.co.nz

Contact person: Kevan Zygmant Title UP (if appropriate)

8.4 Address for service of submitter:

Telephone: Fax:

Email:

Contact person: Title (if appropriate)

8. Address for service of submitter:

Telephone: Fax:

Email:

Contact person: Title (if appropriate)