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**Submission to The Selwyn District Council**

**Re:** Plan Change 7 – Growth of Townships, Urban Development, and Implementation of the Lincoln Structure Plan

**Name:** Mr G.J. & Dr. S.P. Worner

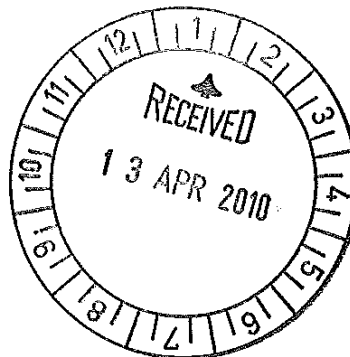
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Tuesday 13 April, 2010

Mr Cameron Wood  
Selwyn District Council  
PO Box 90  
Rolleston  
Christchurch 7643



**To Whom it may concern**

Dear Sir

Please accept this letter as a **third** submission from Graeme and Sue Worner, owners of 'Danescroft', a 0.9 ha property on Springs Road (rapid number: 082 1472) 1 km south of the roundabout at Lincoln University. Our property falls in ODP Area 5. The two previous submissions related to the draft plan change 7. This submission repeats the concerns expressed in the previous submissions.

The property owners affected by the proposed rezoning of ADP Area 5 to Business 2, for future industrial purposes, object to this change for the following reasons:

- there is no indication given as to what sort of business activities would be permitted in this area.
- there is no rationale given as to why ADP Area 5 is the best possible location for future industrial premises
- no consideration appears to have been given as to why absolutely premium agricultural land would be used for industrial complexes
- traditionally, Lincoln as a township has been seen as a 'greater campus', supporting the incredibly valuable asset that is Lincoln University, a centre for national and international research. Although the proposed amalgamation with AgResearch is no longer going ahead, any future mergers such as this would further strengthen the position of Lincoln University (and Lincoln township) as a place of higher learning and economically valuable research. So why is the SDC zoning the land **neighbouring** Lincoln University as industrial ?

- we have major concerns about how any future industrial activity will impact on what we would regard to be the necessities of life: water and air quality. The residents of this area draw water from wells. There must be assurances that this water supply will not be affected. Similarly air quality, with respect to any contaminants released.
- how will noise levels of possible 24 hour a day industrial activity be monitored and enforced?

At present, despite all the very positive proposals included in the Draft Plan, the placement of future industrial complexes seems like a hasty assessment, that will significantly impact on and disadvantage a very small number of long term residents. As it stands now the proposed industrial zoning only affects five property owners. Three of these properties are 1000m<sup>2</sup> or less, our property is 9000m<sup>2</sup>, and all of these properties are bounded by the farm land of Mr Dennis Woods. I know through conversation with Mr Woods that he has been under pressure from at least one developer to sell the 30 hectares that now, coincidentally, appears zoned as industrial.

We understand that if rezoning needs to take place to allow for future industrial activity, the land proposed looks on the surface to have few residents and is conveniently placed. Unfortunately, the five households affected by this change not only feel very disadvantaged by the proposal, but feel aggrieved that no personal contact was made prior to the release of the Draft Plan.

Was Lincoln University consulted with regard to the proposed change?

From a purely selfish point of view, Sue and I are gutted that the bush restoration project that we have worked on for 15 years (to provide more habitat for native birds), may be surrounded by and affected by industrial businesses. We have developed our property with the long term view in mind, and have spent a considerable amount of money setting up our house and grounds so we can retire peacefully here in four years time. It is an appalling prospect to us that in four years time our property may be impacted on by surrounding industry.

This could have a major impact on us in the future, and we strongly object to this rezoning proposal.

At any time in the future, we would expect to be part of the consultation process with respect to this proposed change.

Yours sincerely

Graeme and Sue Worner