

From: [Plan Change 71](#)
To: markjchambers@gmail.com
Cc: [Submissions](#)
Subject: Copy of your further submission on the Proposed Plan Change 71
Date: Thursday, 16 September 2021 2:31:39 p.m.

Submitter Details

Submitter ID: PC71-0012

Submitter name: Mark Chambers

Submitter address: 136 Levi Road Rolleston 7614

Contact email: markjchambers@gmail.com

Contact phone number: 274054561

Grounds:

I am a person who has an interest in the proposal that is greater than the interest the general public has

The proposed development is directly opposite my property and the impact on myself and the surrounding community are significant.

Wish to be heard: No

Consider joint case: Yes

Point 1

Submitter ID to which my/our further submission relates:

PC71-

Submission point to which my/our further submission relates:

001

My/our position on this submission point is:

Oppose

The reason for my/our support of opposition are:

Development falls outside of CRPS:

We do not believe there is a need for the intensive development of the land as the demand for housing in Christchurch and surrounding districts has reduced following the earthquakes. However, perhaps zoning the land as rural-lifestyle for less but larger sections would better manage the impacts of the development. A lack of developed green/park spaces in this area is a concern and it is noted that land was set aside for the under the CRPS.

Traffic planning and management:

The impacts on traffic, including access to public transport, have not been adequately addressed and cannot be overstated. At the moment traffic backs-up from the Levi/Masefield/Lowes Road roundabout back past Ruby Drive most weekdays between 4-5:30pm. It is also difficult to get on to

Levi Road in the morning between 7:30-8:30am and the addition of 660 properties using that section of road has not been properly considered or addressed. Levi Road is also very narrow with no room for parked cars or turning traffic; we have had a car damaged that was parked outside our property on Levi Road. A significant increase in traffic turning in/out of a road opposite Ruby Drive will have a significant impact. Cycling access across SH1 via Levi/Weedons Road is also a hazard due to increased traffic on Levi Road and no considered infrastructure. This would also become considerably more dangerous with the addition of 660 properties and the associated traffic. Without considerable investment into roading infrastructure, issues will only be compounded.

Additional notes:

We note from other submitters that the proposal does not consider, and the developers have not consulted with; the Ministry of Education on the impact on schools, the CIAL on the flight path controls, Waka Kotahi on the impacts on roading, ECAN on the impact on water and sewage. We believe that the proposal needs to be refused at this point and the developers need to reconsider their plans as per above. Rapid and large scale development without consideration of the necessary infrastructure demonstrates poor long term planning from the council and will degrade services and accessibility for residents going forward.

The decision I/we want Council to make:

Reject the plan. It falls outside the CRPS. If it is not rejected, considerable development of infrastructure needs to occur prior to the development occurring..

Point 2

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 3

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 4

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 5

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 6

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 7

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 8

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 9

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 10

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 11

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 12

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 13

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 14

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 15

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 16

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 17

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 18

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 19

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 20

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make: