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PC73-0008

FORM 5

# Submission on Proposed Plan Change 73 to the Operative Selwyn District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

To: Selwyn District Council



## Note to person making submission

You can make this submission by filling in an online submission form which you can find on Council's website at [www.selwyn.govt.nz/pc73](http://www.selwyn.govt.nz/pc73)

The submission period for the Proposed Plan Change 73 closes at 5pm Monday 3 May 2021.

Your submission (or part of your submission) may be struck out if the Council is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## 1. Submitter details

Please note: all fields marked with an asterisk (\*) are compulsory.

Name of submitter(s)\* MR M J GREEN

Submitter address\* 222, DUNNS CROSSING ROAD,

City/Town\* ROHESTON Postcode\* 7614

Contact name (if different from above) 03 (347 2043)

Contact organisation (if different from above) \_\_\_\_\_

Contact email address \_\_\_\_\_

Contact address (if different from above) \_\_\_\_\_

City/Town \_\_\_\_\_ Postcode \_\_\_\_\_

Contact phone number 0211 624159

**Please note** that by making a submission your personal details, including your name and addresses, will be made publicly available in accordance with the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to the Council.

While all information in your submission will be included in papers which are available to the media and the public, your submission will be used only for the purpose of the Plan Change Process.

## 2. Trade competition declaration\*

I could gain an advantage in trade competition through this submission.

☒ Yes ☐ No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

☒ Yes ☐ No

**Note:** If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

## 3. Hearing options\*

Do you wish to be heard in support of your submission? If you choose yes, you can choose not to speak when the hearing date is advertised.

☒ Yes ☐ No

If others are making a similar submission would you consider presenting a joint case with them at the hearing? You can change your mind once the hearing has been advertised.

☒ Yes ☐ No

#### 4. Submission details\*

☒ Yes, I am enclosing further supporting information to this submission form.

Provision to which my/our submission relates: <i>(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to)</i>	My position on this provision is: <i>(Select one option)</i>	The reasons for my/our submission are: <i>(Please give details)</i>	The decision I/we want Council to make: <i>(Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)</i>
	<input type="checkbox"/> Oppose in part <input checked="" type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full	<div style="transform: rotate(-30deg); font-size: 2em; font-weight: bold;">SEE ATTACHED SHEETS</div>	
	<input type="checkbox"/> Oppose in part <input checked="" type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full		

Signature of submitter (or person authorised to sign on behalf of submitter) Michael J Green Date 30.4.21

*Note: A signature is not required if you make your submission by electronic means.*

Please return this form no later than **5pm Monday 3 May 2021**. You can:

- scan and email it to [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz) (Subject line: Proposed Plan Change 73)
- post it to Selwyn District Council, Freepost 104 653, PO Box 90, Rolleston 7643, Attention: Proposed Plan Change 73
- deliver it to a Council service centre in Darfield, Lincoln, Leeston or Rolleston.



Submission **AGAINST** additional housing and re zoning of land in the area of Dunns Crossing Road.

1) Excessive transport speeds of Lorries and Cars down Dunns Crossing Road are a disaster waiting to happen. They never stick to the suggested speed limit and ongoing consideration should be given to children walking to school, the elderly living in the retirement village, cyclists, as well as other pedestrians. No path available for pedestrians past Boulez Mews and the road is very badly maintained with poor lighting.

2) Policing and Crime is continually escalating in Rolleston due to high density housing which encourages this sort of behaviour. Evidence of this is written on a regular basis in the weekly Selwyn Times. We were promised a local police station that would be manned 24 /7 but this has never come to fruition. The police cars just sit in the station or on driveways and residents feel more and more vulnerable. An increase in house building will encourage similar behaviour. Boy racers can be heard at all times of the day.

3) Infra structure such as water, drainage, sewage and waste management cannot cope with the additional houses suggested. During increased dry periods throughout the year we are asked to conserve water and use it sparingly. There is also a noticeable fluctuation of water pressure during these times. If we cannot cope now what will happen with additional dwellings. No doubt this will be reflected in a price rise of our water rates. Why should we pay higher water rates to subsidise new dwellings? Poor water drainage can also be found in the middle of Rolleston.

4) Land and house packages were purchased in Dunns Crossing Road for their semi rural aspect not to be surrounded by high density housing. Searches were undertaken by solicitors before purchase identifying that any additional development would be in keeping with existing properties such as 6000 square metre sections. Zonal land changes will also affect property prices.

- 5) Medical facilities in the area are full to capacity and residents are being redirected to outside areas such as Lincoln.
- 6) Major problems will be experienced by traffic congestion, especially at rush hour trying to access main high ways. Road infra structure cannot support the area. More traffic lights and roundabouts are not the solution they only create more backlog and traffic jams making movement of vehicles even slower and frustrating.
- 7) Our roads in Rolleston are badly lit and maintained. Even when the council are approached to do something about road maintenance they take over 6 months to respond.
- 8) Services such as fire, ambulance and police will be stretched to capacity.

I still can't understand why our rates continue to spiral upwards looking at all the properties that already exist. I am reluctant to subsidise through my OWN rates the developing infra structure to accommodate even more houses in Rolleston. According to Sam Broughton Rolleston has made substantial economic growth, compared to other surrounding areas. I wonder WHY? These high density areas are becoming rabbit warrens encouraging abundance of crime bringing in even more council rates are you never satisfied. I am not proud of living in Rolleston the area is deteriorating due to overcrowding and lack of foresight regarding future planning. Do councillor's wages reflect the high density of population and the ever increasing rates they bring in? I wouldn't be a bit surprised if they did?

**From:** [Karen Green](#)  
**To:** [Submissions](#)  
**Subject:** Re: Plan Change 73 - Clarification Trade question  
**Date:** Friday, 7 May 2021 1:27:55 p.m.

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Thank you for your response to our submission on proposed plan change 73  
When we asked for clarification of page 2 on the submission form the lady in charge suggested we tick all boxes yes. We are not involved in any trade competition so our answer to the first question would be no. We are not unintelligent but very confused about this part of your document. We are basically a resident living in Dunns Crossing Road and totally against the proposed plan.  
Please feel free to contact us regarding any further information.  
Karen and Michael Green.

On Wed, 5 May 2021, 16:34 Submissions, <[submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)> wrote:

Hi Karen,

Your submission for Plan change 73 has been received.

Your submission on the Proposed Selwyn District Plan has been assessed for completeness under the First Schedule of the Resource Management Act 1991.

I would like to clarify point 2 – Trade competition declaration.

You ticked Yes to “I could gain an advantage in trade competition through this submission”-I have attached a copy of your submission

Can you please clarify whether you intended to tick yes to this question? If not, please put this in writing by reply of this email.

Please respond by Monday 10 May 2021.

Kind regards,

Tina Van der Velde