

**From:** [Plan Change 73](#)  
**To:** [xanthed@yahoo.co.nz](mailto:xanthed@yahoo.co.nz)  
**Cc:** [Submissions](#)  
**Subject:** Copy of your submission on Proposed Plan Change 73 PC73-0012  
**Date:** Saturday, 1 May 2021 5:35:07 p.m.

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Submitter ID: PC73-0012

Submitter Name: M & X Bentley  
Submitter Address: 1 Boulez Mews  
City/Town: Rolleston  
Postcode: 7614  
Contact Name: M & X Bentley  
Contact Organisation:  
Contact Address: 1 Boulez Mews  
City/Town: Rolleston  
Postcode: 7614  
Contact Email: [xanthed@yahoo.co.nz](mailto:xanthed@yahoo.co.nz)  
Contact Phone Number:

#### [Trade Competition Declaration](#)

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

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.**

#### [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.*

No

**If others are making a similar submission would you consider presenting a joint case with them at the hearing?**

Yes

#### **Point 1**

Provisions to which my/our submission relates:

Points 2.1, 2.2, 2.3 and 2.4 of request

My position on this provisions is:

Oppose

The reasons for my/our submission are:

Rezoning this land to Living Z would negatively impact properties and residents on/around Dunns Crossing Road, who currently enjoy a rural outlook and quiet area.

Selwyn District Council is currently in the process of developing the new 'District Plan'. This plan is currently in the 'Further Submissions' stage and is likely to be enacted in whole/part. It is therefore prudent to consider the Proposed Selwyn District Plan in any decision on this plan change proposal, as any development on this land

is likely not to be completed before the new District Plan comes into effect.

The Proposed Selwyn District Plan contains articles specifically pertaining to the land on which this plan change is requested. DEV-RO7 and DEV-RO8 of the Proposed Selwyn District Plan outline the future development to be permitted on these sites. The Proposed Selwyn District Plan would permit only 97 lots on the Holme Farm Block and 51 lots on the Skellerup Block. This allows for some development, while considering the surrounding rural area and supporting the gradual shift westward from residential suburban to rural and the blend of the landscapes. These elements of the Proposed District Plan are very similar to those in the Operative District Plan appendices 39 & 40, which show that the council, advisors and public have no wish to allow further development in these areas to the proposed degree.

The suggested plan change for approximately 1,150 lots on the Holmes Farm Block and 950 on the Skellerup Block is so far removed from the above, at over 14x denser.

Rezoning this land will take the suburban area of Rolleston too far to the west. If the development of this land goes ahead, this will push the transitional properties (large lot type residential) even further west, blurring the boundaries of Rolleston and Burnham.

Rezoning this land to Living Z would also put greater stress on local schools, specifically West Rolleston Primary School, which is already at/over capacity. The children here also enjoy the fact that their school is slightly rural, and not surrounded by development on all sides.

The suggested rezoning would also put more traffic on Dunns Crossing Road, which already struggles with poor upkeep with current use.

Rezoning this land to Living Z would put added pressure on the intersection of SH1 and Dunns Crossing Road. This intersection is already busy and unsafe with the current number of vehicles using it on a daily basis to cross or enter SH1. The proposed rezoning would see hundreds of additional vehicles using this intersection, an increase in backed up traffic at peak times (potentially interfering with school crossings and the ability of parents to safely drop off and collect children) which will lead to increased risky maneuvers due to driver impatience. The proposal pg.55 mentions the installation of a roundabout and traffic lights, which may improve things at the current level of usage, but with over 2,000 new homes worth of extra vehicles, is unlikely to be adequate.

The decision I/we want Council to make:

Retain the the current zoning and provisions, reject the proposal in full.

## **Point 2**

Provisions to which my/our submission relates:

Point 2.4 of request

My position on this provisions is:

Oppose

The reasons for my/our submission are:

These changes would affect many properties in the Selwyn District, not just those for which the change is being sought. Removing/changing all of these provisions takes away nearly all restrictions currently held on Living 3 zones, leaving developers free to do as they wish with these areas.

The decision I/we want Council to make:

Retain the current provisions

**Point 3**

Provisions to which my/our submission relates:

The addition of Business 1 zones in the proposal

My position on this provisions is:

Oppose

The reasons for my/our submission are:

There is already a new commercial block close, on Stonebrook Drive, which has a dairy and some empty shops. Those empty shops show that the need is not there. Residents in this area have the new dairy on Stonebrook Dr, a hairdresser on Dunns Crossing Rd near the school, and live within a few minutes drive of the centre of Rolleston (where there are also empty stores), adding further shops/schools/commercial operations so close detracts from the rural residential feel of the area and they are just not needed. This is a residential/rural area of Rolleston and adding a Business 1 Zone would detract from that.

The decision I/we want Council to make:

Retain the current zoning, reject the addition of Business 1 zoning in this area

**Point 4**

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

**Point 5**

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

**Point 6**

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

**Point 7**

Provisions to which my/our submission relates:

My position on this provisions is: