

My Name is John Sheaf.

I and my wife Sue own 142 Birchs Rd and we have lived here for 6 years. I am retired after around 44 years as a full time Priest, in the Christchurch Anglican Diocese. My last full-time appointment was as Vicar of St Peter's, Upper Riccarton and St Paul's Yaldhurst. During that time I was Vicar General for the Diocese (which means that when the Bishop was away I fulfilled that leadership role).

1. I am not sure how many allotments are planned for this subdivision PC79.
  1. Various numbers have been used during the application process. I note that there is suggested (in evidence from Hilary Konigkramer - Social Impact, 20 April 2023) "an upper limit of approximately 856 residential allotments based on a minimum size of 400 square metres. This enables the development of three residential units per site (as a permitted activity), which could equate to approximately 2,586 residential units....".
  2. And a "realistic yield of 527 allotments with an average size of 650m<sup>2</sup>. It would be feasible to develop three residential units per site (as a permitted activity), resulting in a total of 1,581 residential units."
  3. I believe there is a place for such density and it should be sited nearer the centre of Christchurch City so that people can cycle or walk to work, restaurants and their recreational activities.
  4. Such density as detailed in PC79 does not belong in a rural area.
2. When we bought our property on 142 Birches Rd we wanted to live in a rural setting. We checked with the Selwyn District Council and understood that the land around us would always be rural land. It was and still is a small piece of paradise and we have worked hard to care for it.
3. Our house was built in 1963 and had unfortunately been left in need of much repair. We have carefully repaired and updated our house so that it is warmer, drier and more useful. All of the work we have completed ourselves - only relying on tradesmen (electrician, plumber, drainlayer, tiler) for specialist work.
4. Our land was also in need of a lot of work. Over a number of years we have improved the outside by clearing fallen dead trees, removing invasive weeds like old mans beard and ivy and planting to improve its productivity and beauty. Its been a delight to see birds both native and introduced increase.
5. The following points are in response to the document of Ryan Geddes - Company
6. Mr Geddes made only one approach to us. He rang and talked with my wife. I understood that he was going to keep us in the loop by emailing. And never has. I would be hesitant to agree to a contract with Mr Geddes when he signed up a vulnerable elderly couple using a contract that offers no deposit, has an end date that is very loosely defined and has an agreed price that stays the same until the purchase is completed.
7. Our property is productive.
  1. It has about a third in mature Redwoods, Cedars and Macrocarpa as well as other mature specimen trees like Oak, Elm. These are important as they act as a carbon sink.
  2. We have planted over 25 fruit trees
  3. We have planted significant natives to support and encourage bird life
  4. We are nearly self sufficient in vegetables for about half the year.
8. One of Mr Geddes' supporting reports mentioned that there are no trees over 15 m tall. It would appear to me that most of the many established trees are over 15 m.
9. We live over the road from Kakaha Park and to me it has a more rural feel and doesn't have an urban feel. Like other public spaces for sport etc it can stand outside the town. Many people I have met in the dog park come from outside of Prebbleton and the Selwyn District.
10. Kakaha Park in my experience does not feel unsafe at night. Like any rural space at night it's dark and quiet. Having housing next door will not make it safer. Selwyn District Council in their planning and design were happy with it being a safe place.
11. PC79 is not a logical extension to Prebbleton. Hamptons Road is a very natural southern boundary for Prebbleton. It was stated by the commissioner for the development of PC72, diagonally opposite us.
12. I note that our piece of land is TC2 land that the council have previously emailed us that "Your land at 142 Birchs Road has been identified as potentially being at risk from flooding during a one-in-200-year flood event." The reports of Mr Geddes about dispersement of floodwaters do not equate with our experiences. For example last spring a large proportion of one paddock

My Name is John Sheaf.

I and my wife Sue own 142 Birchs Rd and we have lived here for 6 years. I am retired after around 44 years as a full time Priest, in the Christchurch Anglican Diocese. My last full-time appointment was as Vicar of St Peter's, Upper Riccarton and St Paul's Yaldhurst. During that time I was Vicar General for the Diocese (which means that when the Bishop was away I fulfilled that leadership role).

at 144 Birchs Rd was under water for a number of months because the soil does not drain easily. Likewise the swale near the dog park at Kakaha was designed to drain water but has instead remained full.