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To: [Audrey Benbrook](#); [Peter Wilson](#)
Subject: Additional Submission - Stream 10A - Submission 314.1
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Attachments: [0.png](#)

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Dear Hearing Panel,

In my original submission #314.1, I requested that the 3 waters be provided at the boundary of the Bellgrove Subdivision, as a safe guard to the future use of my land and would give me more options moving forward if I wanted to sell, this unfortunately didn't happen.

Belgrove's Stage 2 subdivision on the western boundary of the properties is being rezoned Residential (Medium Density Rule). We will be left out in the cold and vulnerable to low valuations by potential developers if we remain just a "Development Area" on the District Plan.

It makes more planning sense to include Golf Links Road into a rezoned Residential area, as we have Belgrove Subdivision on our back western boundary of the property.

The Rangiora town boundary is on the front of my property, ie: the white line painted in the middle of Golf Links Road defining the town boundary.

With this huge subdivision on the boundary, our rural properties have lost all the qualities which attracted us to purchase in the first place. They are no longer rural, our quiet rural landscape no longer exists having been replaced by Residential homes. We've lost beautiful views across farmland to the foothills and across to the Southern Alps.

Noise pollution has and will increase with families moving into the houses. Traffic volume has already increased on the narrow rural road. There is already significant damage to the road and shoulder by heavy trucks and trailer units accessing the Belgrove development from Golf Links Road. Light pollution will also increase with the large amount of housing and street lighting at night. Having enjoyed evenings outside watching the stars and the night sky's, this is now no longer possible.

We moved here from suburban Chch 35 years ago to pursue a rural lifestyle, only to come full circle and be surrounded by suburbia again!

The western boundary of Rangiora township still affords a rural outlook and the ability to sprawl. But we are now contained by the physical boundary of the Golf Course on the eastern town boundary and Belgrove Subdivision. Not so easy to progress future development in this direction. In effect the properties along Golf Links Road are sandwiched between a rock and a hard place.

With a large subdivision on our boundaries, it has become impossible to utilize our properties for the intention of which they were purchased for in the first place.

I have run my property for equestrian pursuits and producing Champion Show horses. I can no longer continue with my horses, with a property that will be in conflict with the residents that live at the bottom of my paddock.

There would also be disruption to the new residents with farming activities. In terms of making hay in summer, noise from machinery and dust blowing into the Subdivision on the prevailing north east winds. Activities with the horses early morning and late at night.

The stress and additional financial burden, due to dust and noise causing more vet visits is becoming a great concern to me. Horses are for all their size, extremely sensitive, fragile animals. You do not want the general public having even visual access to your property or animals, let alone physical access. I have always kept all gates locked so no animals would end up escaping onto the road.

There's no longer any privacy on my bottom boundary, as a public pathway has now been created which runs along the entire length of my boundary fence.

Another main concern I also have is that my hay barn and stables are located on the corner of my boundary, which is adjacent to this new path. I'm becoming increasingly anxious for the potential harm to my property and horses, which I have always kept out of sight, as I value my privacy and safety.

The whole area of Eastern rural Rangiora has forever changed, with properties already being acquired for the new Hockey pitch, the Mainpower Sports Stadium and the newly formed Coldstream Tennis Club (Formerly Rangiora) having sold their previous land in the township for residential houses, and with a future 1300 Residential houses being developed. I feel that Golf Links Road should now with Belgrove's Stage 2 be rezoned to Residential.

With the shortage of housing throughout the Greater Christchurch area and central government plan to bring forward 30 years of development land. Now would be the appropriate time to rezone Golf Links Road to Residential as it slots into the Belgrove Subdivision like a glove.

Residential Rezoning would also allow the present residents to be able to move on with their lives and would make it more attractive to developers to purchase our land for future Residential development.

While this Certification process is attractive for future developers, it doesn't afford the present owners the same uplift in value of our land. Buying like for like is going to be difficult to achieve

I would also request, that a Rates Exemption for our properties is applied, until the area is developed. This will safe guard us from carrying the financial burden of being a Residential land area.

Thank you, for considering my submission in these matters.

C Hamlin

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