

## ASHBURY GROVE SUBDIVISION - TINWALD

This submission is made on behalf of the Evan Collins Family Trust owners of the property on the Southside of "Grove Street Park" playground and shown as Lot 13 on the plan in picture 3 of your consultation document. This is at present the subject of discussion for exchanging for an alternative site in the proposed subdivision to allow for roading development. Evan Collins and his partner purchased their property approximately 19 years ago and the Park then (as is now) shown as a Recreation Reserve established under the Town and Country Planning Act 1953. It is understood the Council is to consider the exchange option after the subdividers have presented more definitive information on the size and location of the land to be exchanged in relation to the proposed subdivision. Evan Collins wishes the Council to know that he is against any change of category or exchange for an alternative site which would allow for roading development alongside his property. To support this submission the following matters are outlined for consideration. Peter Collins (Evan's father) was a member of the Borough Council staff when the first full "Town Planning Scheme" was adopted by the Borough Council in the mid- 1950's. He remembers well the-then Town Planning Officer Graeme (Mac) McPherson (no connection to Bruce McPherson, the sub-dividers agent) comments that the scheme would as much as possible try to alleviate cross intersections, as these were one of the largest causes of road injuries and deaths with speeding through vehicles colliding with unsuspecting vehicles. Should the sub-dividers' request be granted this would create the exact position that "Mac" avoided by creating a "paper road" a few hundred metres north to allow access to any future developments of the back land which was then part of the County. A recreation reserve was made on the area that would be a Catherine Street extension. Any provisions such as this was done in conjunction with the County Council before the plan was finalised. This was done and accepted by both Councils. The sub-dividers were aware of this and should have taken it into consideration with their proposals. Catherine Street would become a very busy street with home-coming workers (after a congested crawl on Archibald Street) seeing a clear home straight, putting their foot down for the last lap to the residences in the new development. No street signs would alleviate these situations and accidents would be unavoidable. Catherine Street again for outward bound traffic would be inclined to take a straight-through route and at peak times create a greater than existing problem for right hand turning onto Archibald Street with a buildup of waiting vehicles on Catherine Street. This situation would be reduced to a great extent with traffic leaving the proposed subdivision via the "paper road" having a choice of right turning and exiting via Jane Street or Grahams Road. The existing playground reserve is considered adequate for mothers/fathers with young children with a larger playground to be of any significance needed to be capable of holding rugby, hockey etc. The playground equipment offered by the sub-dividers is merely a replacement of what they intend to have taken away. Why should a commercial development for Capital gain be able to take away from long term residents the "reason they established themselves in the area" when the developers have an alternative choice to complete their objectives? The developers were aware of the access provided under District Scheme with the paper road as were the adjacent property owners whereas the affected owners in this case did not know that this situation could develop. The land to the East of the proposed subdivision will no doubt be opened up for residential development in the near future and this may be a more appropriate time to consider a larger reserve. If the exchange was agreed to it would appear that safety was being given away for an amenity that already existed. Please decline the application for the land exchange.

Thank you for considering this submission.