

# Invitation for Comment on Faringdon South West and South East Development

Faringdon South West and South East Development is a Referred Project under the COVID-19 Recovery (Fast-track Consenting) Act 2020

<b>Application name</b>	Faringdon South West and South East Development
<b>EPA reference</b>	FTC000032
<b>Applicant/s</b>	Hughes Developments Limited
<b>Comments due by</b>	19 July 2021
<b>Accessing the application</b>	<a href="https://www.epa.govt.nz/fast-track-consenting/referred-projects/faringdon/the-application/">https://www.epa.govt.nz/fast-track-consenting/referred-projects/faringdon/the-application/</a> .

An application has been made by Hughes Developments Limited (the applicant) under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the act) for resource consent for Faringdon South West and South East Development (the project).

To comment on the project application, please fill in the details on the attached form and:

- **Email** the form to [Faringdon.fasttrack@epa.govt.nz](mailto:Faringdon.fasttrack@epa.govt.nz). Please mark in the subject line: "Comments on Faringdon South West and South East Development Fast Track Application (Your name/organisation) by **19 July 2021**"; or
- **Post** the form to Faringdon South West and South East Development Fast Track Application, Environmental Protection Authority, Private Bag 63,002, Waterloo Quay, Wellington 6140 in time for the form to be received by the **19 July 2021**; or
- **Deliver in person** to Environmental Protection Authority, Grant Thornton House, Level 10, 215 Lambton Quay, Wellington by **19 July 2021**. Please note that due to potential changes in COVID-19 Alert Levels our reception may not be open to the public. We suggest phoning ahead to check.

Comments must be received by the EPA, on behalf of the Faringdon South West and South East Development Expert Consenting Panel, no later than **19 July 2021**.

If your comment is not received by the EPA by **19 July 2021** the Panel is not required to consider your comment (although it may decide to). Under the COVID-19 Recovery (Fast-track Consenting) Act 2020 there is no right to seek a waiver of the time limit.

If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application, and choose to include comments from the hapū with any comments you may wish to provide.

## Important information

Your personal information will be held by the EPA and used in relation to the project consent application process. You have the right to access and correct personal information held by the EPA.

A copy of your comments, including all personal information, will be provided to the Expert Consenting Panel and the applicant.

All comments received on the application will be available on the EPA website.

If you are a corporate entity making comments on this application, your full contact details will be publicly available. For individuals, your name will be publicly available but your contact details (phone number, address, and email) will not be publicly available.

Please do not use copyright material without the permission of the copyright holder.

All information held by the EPA is subject to the Official Information Act 1982.

More information on the fast-track consenting process can be found at <https://www.epa.govt.nz/fast-track-consenting/about/>.

# Your Comment on the Faringdon South West and South East Development

All sections of this form with an asterisk (\*) are mandatory.

## 1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	N/A
*First name	Martin
*Last name	Towers

## 2. \*We will email you draft conditions of consent for your comment about this application

I can receive emails and my email address is correct

I cannot receive emails and my postal address is correct

## 3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

## **Faringdon Development**

Specifically to this proposal:

The footpath on the Springston-Rolleston Road is on the Verdeco Park side of the road. Another one on the same side as Faringdon and the Schools would reduce the number of pedestrians crossing the road twice.

The most direct route to town from South Rolleston is Selwyn Road – Shands Road. Improvements are in progress but there is still a high crash junction to be dealt with. Also Selwyn Road joins Shands Road at a T Junction on a bend. Is this likely to become a problem at higher traffic volumes.

Question the proposal that the number of crashes at a junction can be reduced by lowering the speed limit. Lower speed will reduce the number of fatalities but will it have much effect on the number of “failure to give way”?

## **Generally**

This development is a continuation of the construction of a chain of residential developments around the City at about 20Km radius. Pegasus, Kaiapoi, West Melton, Rolleston, Lincoln and even Tai Tapu. This is a quick and economical way of addressing the housing shortage but what will the long term effects be on the structure of the city. I fear that it will become a suburban sprawl 35Km wide with long slow travelling times, outlying communities connected by radial motorways. It is a high carbon solution.

The extra distance to the City makes cycle journeys longer, bus journeys more expensive and longer. It's a long way to walk too. So cars will be the most popular way of getting to work for many years to come.

The developments will generate commuter traffic into town. The distance is about 26Km to the city centre. Consider whether this long distance commute falls in line with the spirit of current government policy on environmental matters including.

This would be a high energy model with consumption of tyres, concrete, tarseal. It would be stressful and therefore a challenge to mental health. The agony of retrofit infrastructure such as light rail and motorways is being demonstrated in other cities.

Electric cars will reduce the consumption of hydrocarbons but they still wear out tyres and need roads and junctions, and they need battery replacements. The journey time and time spent in traffic hold-ups will be the same, that's where the mental health comes in; the frustration and loss of a valuable chunk out of the day.

The above general comments relate to all the developments at wide radius from the city, particularly those that are to come. I would consider it unfair to apply them to the current Faringdon application; it is clear that the developer has made a proposal based on current requirements and policies. This 1000 houses is a drop in the ocean.

Thank you for your comments