

Nicole Marshall

From: Warren Young <warren.young24@gmail.com>
Sent: Monday, 18 January 2016 12:47 p.m.
To: Nicole Marshall
Subject: Fwd: District Plan Change 80

> We wish to oppose the proposed change to the rezoning of 16 Punjab St from Open Space A to Residential Outer.

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> We own the house at 24 Punjab St adjacent to 16 Punjab St. When we purchased the land and built our house, we did so on the basis that we would have reserve land next to the property. While we appreciate that there is currently Council social housing on that land, we were led to understand that the current designation of that land would prevent the current houses on it from being rebuilt or sold and that they would be removed at the end of their useful life. We have done a great deal to assist Council's Parks and Reserves in improving the surrounding reserve land, as the park Ranger Matt Robson will confirm, and believe that this proposal undermines those efforts at beautification of the Council's green belt.

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> While the Council proposal is justified on the basis that it will enable the current stock of Council housing to be better managed, the rezoning will in fact allow an area of land that is currently a reserve to be sold off and developed as private housing. That is not required in order for the Council to better manage its stock of social housing and is inconsistent with the Council's obligation to maintain the city's green belt.

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> We would add that the proposed rezoning does not appear to provide access to the land in question other than by way of a lane that is in fact part of the Council's reserve land and is regularly used by walkers up to the water tower and to the walking tracks beyond. While that lane is currently used by the occupants of the houses on the reserve land, it is not a legal right of access. Land should not be converted to residential zoning without legal access to a public road.

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> If a right of way were granted over the lane, we submit that we should also be granted a right of way over that lane, and over the area of roading that is proposed to be part of the rezoning, since we have a back gate to that area and have been responsible for maintaining that area of Council reserve land in consultation with the Manager of Parks and Reserves.

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> We wish to be heard in support of this submission.

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> Warren and Robyn Young

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> Sent from my iPhone