

# Fiona Aston Consultancy Ltd

## Resource Management & Planning

PO Box 1435 Christchurch 8140 Ph 03 3322618 Email [fiona@fionaaston.co.nz](mailto:fiona@fionaaston.co.nz)

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6<sup>th</sup> June 2014

### **SELWYN 2031 - DRAFT DISTRICT DEVELOPMENT STRATEGY**

Submitter: MG & JM Austin  
Address for Service: Fiona Aston Consultancy Ltd  
PO Box 1435  
Christchurch 8140  
Attn. Fiona Aston P 03 3322618 / 0275 332213  
E [fiona@fionaaston.co.nz](mailto:fiona@fionaaston.co.nz)

We would like to be heard in support of this submission.

### **Introduction**

Mr and Mrs Austin own 12.5452ha of land immediately adjoining the western edge of West Melton Township adjoining State Highway 73 along the southern boundary, The Austin's property is zoned Rural Inner Plains and immediately adjoins a Living Zone (to the east).

This submission relates to the Austin's property along with 10ha owned by the Fitzgeralds to the West of the Austin's property, and 14.9733ha owned by the Hughes to the north of the Austin's property. The Hughes property also adjoins Halkett Road to the north. Together these three properties make up the 'Site' (37 ha) to which this submission applies (see location plan attached as **Appendix 1**).

### **Rural Residential Strategy**

The Austins made a submission to the Rural Residential Strategy (RRS) seeking that the Site be identified as suitable for rural residential development.

The Commissioners recommended that the Site not be included into the Strategy at this stage, but did not discount some form of rezoning at a future date. Current constraints include those relating to servicing (wastewater capacity and water supply), SH access and ability to achieve linkages to the township via the existing Preston Downs subdivision which was not designed for further extensions. However, there is the option of achieving an access link via an existing stormwater reserve on the current west boundary.

The relevant part of the Commissioners' recommendation is as follows:

*Comment*

*199. There is little doubt that inclusion of this land would not inhibit a future growth path – the adjoining urban area is fenced between Halkett road and State Highway 73 with no through connections. However, this means that integration with the township could not be achieved unless some undeveloped sections are purchased or stormwater land is used to provide the necessary through links. The alternative is to use the State Highway and Halkett Road which would compromise their efficiency and discourage walking and cycling. Currently, there is very limited capacity in the local waste water network and a significant upgrade would be required. There are also issues with the quality of the local water supply and there is currently a restriction on the ability to provide a new well in this area. While we do not dismiss the possibility of development in the long term we believe the land faces very difficult problems with its inability to provide access into the township other than through the two main roads.*

**Future Growth of West Melton**

It is understood that the recent rate of uptake of residentially zoned land at West Melton has been approximately double anticipated levels and that the township is now essentially fully developed. There is no remaining unconsented and zoned land for 'standard' residential sized sections.

We also understand that further commercial development is proposed for the township.

The township is identified as a service centre in 2031 Strategy which we support.

We consider that the Council needs to investigate options for further residentially zoned land at West Melton, including our land and our neighbours' properties as identified above. None of the constraints to development identified in the Commissioners' recommendation on the RRS are fatal, and all can be addressed by suitable planning and design, including single combined access onto arterial roads, infrastructure upgrades and relocating the existing stormwater reserve on the west boundary of the township to create a link a new urban area to the west, including our land.

## Chapter 6 of Regional Policy Statement (C6)

The SDC should initiate a request to Ecan for a review of priority greenfield residential areas, including at West Melton under Policy 6.3.11 (4) of Chapter 6 (RPS) on the basis that there must be sufficient residential zoned land located in the **right locations** (our underlining)<sup>1</sup>.

It is understood that the recent rate of uptake of residential land in Selwyn District is approximately double the projected growth rates (including post earthquake recovery needs) which provide the basis for the C6 quantum of greenfield priority land. The fastest growing areas have been Prebbleton, West Melton and Rolleston with all zoned at West Melton now approved for development.

It is important that the supply of vacant land meets market demands, which clearly favours the Selwyn District townships which are closest to Christchurch City and thus within easy commuting distance.

### Amendments to the 2031 Strategy

In accordance with the above, we seek the following change to the 2031 Strategy

**Table 1**

Issue/Action	Amendment sought	Reason
1 Provision of zoned land for Urban growth	In accordance with Policy 6.3.11 of the RPS, make provision for sufficient zoned land in the right locations including additional residential greenfield land at West Melton, including investigating methods for address current servicing constraints; and seek amendments to greenfield priority areas to provide for additional residentially zoned land west of the current township boundary at West Melton under the Monitoring clause of chapter 6 of the RPS.	West Melton is an important District service centre and within easy commuting distance of Christchurch – further residential growth here will meet market demand and make efficient use of the existing and proposed services and amenities of the township.

#### <sup>1</sup> **Policy 6.3.11 Monitoring and Review**

*In relation to development in Greater Christchurch:*

*(1) The Canterbury Regional Council, in conjunction with the territorial authorities, shall undertake adequate monitoring to demonstrate both in the short term and the long term that there is an available supply of residential and business land to meet the Objectives and Policies of this Chapter. ...*

*(4) The Canterbury Regional Council, following relevant territorial authority input, shall initiate a review of the extent and location of land for development if any of the following situations occur:*

*(a) a shortfall in available land is identified by monitoring under Policy 6.3.11;*

#### **Principal reasons and explanation**

*Relocation, population, household and business growth can be affected by a wide range of variables.*

*The policy framework should be responsive to this variation in order to meet any changes in circumstances. Policy 6.3.11 is intended to ensure enough land is available and **in the right locations** (our underlining) to facilitate recovery through to 2028*

Date: 06 June 2-14

Signed:  Principal, Fiona Aston Consultancy Ltd

For: MG and JM Austin

## Appendix 1: Location Plan

