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SCANNED

23 June 2010

Selwyn District Council
PO Box 90
ROLLESTON

Attn: David Smith
Team Leader, Policy and Strategy

Dear David

SUBMISSION ON PROPOSED PLAN CHANGE 30 TO THE SELWYN DISTRICT PLAN – REZONING OF CURRENT LIVING 1 ZONED LAND EAST OF WEEDONS ROSS ROAD TO BUSINESS 1 ZONE

Please find enclosed a submission from **AM & DM HENDERSON**, on Proposed Plan Change 30 to the Selwyn District Plan.

Can you please acknowledge receipt of this submission to Aurecon, PO Box 1061, Christchurch, Attention: Melanie Muldowney, at your earliest convenience.

Yours sincerely

Melanie Muldowney
Planner

Enc: AM & DM HENDERSON SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 30

cc: AM & DM Henderson
c/- West Melton Service Station Limited
Main West Coast Road
RD1
CHRISTCHURCH

Attn: Diane Henderson

FORM 5

SUBMISSION ON A PROPOSED PRIVATE PLAN CHANGE UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

TO: Selwyn District Council
PO Box 90
ROLLESTON

SUBMISSION ON:	**Proposed Private Plan Change 30 to the Selwyn District Plan**
SUBMITTER DETAILS:	
Full Name:	**AM & DM HENDERSON**
ADDRESS FOR SERVICE:	
Address:	Aurecon New Zealand Limited PO Box 1061 CHRISTCHURCH
Contact Person:	Attention: Melanie Muldowney
Telephone No:	03 366 0821 Fax: 03 379 6955
E-mail:	muldowneym@ap.aurecongroup.com

INTRODUCTION

- The submitter owns and operates the West Melton BP Service Station, located on the corner of Weedons Ross Road and Main West Coast Road.

1. This submission relates to:

- The whole of Proposed Plan Change 30 ('PC3') including all rules, reasons for rules, and planning map amendments. In particular, but without limitation to the above, the submitter opposes:
  - The proposed rezoning of the site from Living 1 to Business 1, primarily on the grounds of adverse traffic effects.
  - The proposed extent of future built form on the site in respect to the character and amenity of the West Melton township.
  - The lack of a supporting infrastructure assessment to determine whether the proposed change in use can be adequately serviced.

2. The submission opposes Proposed Plan Change 30 for the following reasons:

General

- Approving PC30 would not promote the sustainable management purpose of the Resource Management Act 1991.
- The proposed rules contained within PC30 are not the most appropriate way to achieve the objectives of the District Plan, having regard to their efficiency and effectiveness.
- The proposed rules are not the most appropriate means of achieving the purpose of the Act.
- Failure to give adequate consideration to alternatives, costs, benefits and risks as required under the Act.
- The reasons for incorporating the proposed rules are not adequately explained or justified in the section 32 analysis accompanying PC30.
- Approving PC30 will lead to a range of adverse effects on the environment that cannot be adequately avoided, remedied or mitigated by the methods of implementation proposed.
- It is considered that the Council's public notification notice for PC30 was misleading in that it stated that the plan change land is located opposite the BP service station when in fact the site is located opposite the West Melton Primary School.
- PC30 states that consultation has been undertaken with a number of surrounding landowners with discussions relating to: site access, building locations, the nature of future businesses, amenity effects, fencing design, landscaping and parking. The PC30 requestor did approach AM & DM Henderson, however, they were only told that a plan change was being sought to re-zone the land in question and were not provided with information regarding the design aspects of the proposal as stated.

Traffic and Access

- The layout of the BP service station is such that vehicles are able to enter and exit the site via Weedons Ross Road, however, there is an entry only access point provided from the State Highway so vehicles are required to re-enter the highway via the Weedons Ross Road/State Highway 73 intersection. This intersection often becomes congested at peak times of the day. It is therefore considered that PC30 has the potential to introduce a significant increase in traffic volumes within the road network, with potentially significant adverse effects on the safety and efficiency of the Weedons Ross Road/State Highway 73 intersection. These potential adverse effects may need to be mitigated in the form of upgrades to this intersection.
- The PC30 site is located opposite the West Melton Primary School and it is likely that future commercial development on the subject site will result in additional demand for on street car parking, thus reducing the current level of on street car parking available along Weedons Ross Road. This could be particularly problematic during school start and end times when there is high utilisation of the on street car parking.
- The Traffic Assessment prepared by Traffic Design Group and submitted as part of the plan change request is based on indicative concept plans which identify that the site could accommodate a total building footprint of approximately 2,050m^2 Gross Floor Area. However, the proposed PC30 rules allow a total building footprint of up to 3,400m^2 Gross

Floor Area as a permitted activity. The inconsistency between the proposed rules and the Traffic Assessment is misleading.

- The location of the PC30 site is inappropriate due to its close proximity to a primary school and early childcare facility, giving rise to potential adverse cumulative effects in terms of traffic congestion and road safety.

- Overall, it is considered that PC30 has the potential to create significant adverse effects on the safe and efficient functioning of the existing roading network.

Character and Amenity

- The site is presently zoned Living 1 which provides for low density residential living opportunities with a minimum allotment size of 800m^2. The change in use of the site could compromise the existing and future anticipated character, and amenity of the site and surrounds. It is foreseeable that commercial use of the site will result in increased noise and traffic, loss of privacy and negative impact on visual amenity.

- Failure to provide an adequate assessment of the proposed change in use from residential to commercial activity. Furthermore, the proposed plan change request does not provide an urban design assessment or landscape assessment, nor does it propose any provisions to ensure an appropriate level of visual amenity is maintained within the site and that future buildings will respect the surroundings. It is noted that there is no specific requirement for onsite landscaping in the B1 Zone, only that the area between the road boundary and principal building is:

  - Paved or sealed; or
  - Planted in lawn; or
  - Landscaped with shrubs, bark chips or similar materials...

- Any proposed commercial development will generate increased traffic to and from the site, over and above that anticipated by a complying residential use of the site. It is considered that the increase in traffic volumes could result in significant adverse effects on the character and amenity of the surrounding residential area.

Infrastructure

- PC30 states that there will not be any servicing infrastructure capacity issues associated with any onsite commercial development due to the provision of services at the time of the underlying subdivision. However, no evidence has been provided within the proposed plan change identifying whether the reticulated sewer and water connections in the area are sufficient, if indeed currently available, to provide the desired capacity to service future development on the site;

- Appropriate services need to be in place so as to ensure that any adverse effects on the Christchurch groundwater aquifer recharge area are adequately mitigated, and no evidence is provided within the plan change document which addresses effects on groundwater quality.

Selwyn District Council: Proposed Plan Change 29 (Design of development in Business 1 Zones)

- This Council initiated plan change was designed to improve the standard of development in commercial areas by ensuring that buildings are visually attractive. Careful attention to the interface between buildings and public space, and the layout of buildings on larger sites is central to the plan change.

- The plan change has been publicly notified and further submissions on the plan change recently closed. It is recognised that only limited weight can be applied to the proposed provisions of PC29 as notified, however, PC30 makes no attempt to demonstrate how the proposal can incorporate urban design elements in order to respect the character of the surrounding living zone.

- PC30 does not provide an assessment against the provisions of PC29 however, it is evident that the PC30 requestor is aware of PC29 as they lodged a submission in opposition to the same.

Proposed Change 1 to the Regional Policy Statement ('RPS PC1')

- PC1 provides for a total of 570 residential allotments to occur within the Urban Limits at West Melton. The plan change site is located within the Urban Limits which also encompasses the Preston deferred zone and Gainsborough Rural Residential area to the north, and land to the south.

- The numbers of residential allotments allocated to West Melton within PC1 was based on the existing residential zoning and density provided within the District Plan. The site is located within the urban limits, and the density of development provided by the current zoning was considered appropriate by the Urban Development Strategy and PC1 both in terms of the number of residential allotments provided, and in respect of maintaining the character and amenity of West Melton.

- The PC30 site has therefore been identified to accommodate future residential growth and the proposed re-zoning from residential to commercial has the potential to reduce the number of residential living opportunities available in West Melton.

- Development of the subject site creates the potential to compromise the function, vitality and amenity of the remaining residential growth areas in West Melton, as identified by PC1 and the existing zoning of West Melton.

3. **Relief Sought - The submitter seeks the following decision from the local authority:**
   - That PC30 be deleted in its entirety.

4. **The submitter wishes to be heard in support of their submission.**

5. **If others make a similar submission, the submitter would be prepared to consider presenting a joint case with them at any hearing.**

.....

(Signature of person making submission or person authorised to sign on behalf of person making submission)

23/06/11

.....

(date of submission)

TITLE AND ADDRESS OF SERVICE FOR PERSON MAKING SUBMISSION:

AM & DM Henderson
c/- Aurecon New Zealand Limited
PO Box 1061
CHRISTCHURCH 8140

Attention: Melanie Muldowney

Telephone: (03) 366 0821
Email: muldowneym@ap.aurecongroup.com