

## Proposed Plan Change 30 - West Melton Business 1 Zone

### Summary of Decisions Sought

#### Introduction

The period for making submissions to Plan Change 30 to the District Plan closed on 23 June 2011. This is the second stage of the public submission process where people have the opportunity to make further submissions.

Further submissions give the opportunity for the public to either support or oppose the submissions received and summarised or aspects of these submissions. Please note it is not another opportunity to make fresh submissions on the Plan Change itself, as a further submission can only relate to a submission which has already been lodged.

The further submission Form 6 is available at all Council offices and online at: <http://www.selwyn.govt.nz/services/planning/planning-forms/form-6-further-submissions> - <http://www.selwyn.govt.nz/services/planning/planning-forms/submission-forms-pdfs/submission-forms>

#### THE SUMMARY

Sub No.	Submitter	Wishes to be Heard	Request	Decision No	Decisions Sought
S01	GW West Melton Limited	Yes	Support	D1.1	Approve the plan change as applied for in its entirety
				D1.2	Retail is confined to the service station, with no business zoned land provided for within the Township
				D1.3	A small local retail shopping centre will meet the needs of the community, without undermining other retail areas in the region
				D1.4	The plan change is an appropriate method to achieve the objectives and policies of the Selwyn District Plan and Canterbury Regional Policy Statement
				D1.5	The plan change achieves the purpose of the Resource Management Act as it enables the West Melton community and surrounding residents to provide for their economic, social and cultural well-being
				D1.6	The plan change will have an overall benefit by providing a convenient commercial focus for the Township, which will reduce trip distances and energy consumption, encourage walking and cycling and enable greater convenience
S02	F Green	No	Support	D2.1	A local shopping centre will provide some services within the Township, such as hairdressers, doctors, lawyers and café/restaurants, which will reduce the need to travel to other centres
				D2.2	The business zone will enhance the small 'hub' already in West Melton, providing another meeting place for locals
				D2.3	West Melton is growing rapidly and a shopping centre will be a valuable resource
S06	A Douglas	Yes	Oppose	D6.1	Concerned at the lack of planning for business zones in the Township to respond to increased demand and population pressure.
				D6.2	No commercial development should be zoned until a long term development plan is put in place to avoid the poor outcomes evident in Rolleston
S09	A & D Henderson	Yes	Oppose	D9.1	Fails to promote the sustainable management purpose of the Resource Management Act
				D9.2	The proposed rules are not the most appropriate way to achieve the objectives of the District Plan
				D9.3	Fails to give adequate consideration to all the alternatives, costs, and benefits and risks

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				D9.4	PC30 will lead to a range of adverse effects on the environment that cannot be avoided, remedied or mitigated (including in particular traffic and access, character and amenity, infrastructure, consistency with PC29 Design of Development in Business 1 Zones, and had sufficient regard to Change 1 to the Regional Policy Statement
				D9.5	The public notice is misleading as the site is opposite the Primary School not the Service Station
				D9.6	The submitter has not been consulted
S10	R Shakespeare	Yes	Oppose	D10.1	Reject the plan change due to adverse effects on the environment, in particular: (a) Adverse noise effects associated with traffic movements, external air conditioning and chiller units, 24 hour operations and patrons/customers dining outdoors or visiting convenience stores; (b) Offensive odour associated with rubbish and food waste from potential tenants (butchers, fish and chip outlet, safe, dairy...); (c) Increased volumes of traffic and impacts on the State Highway intersection and proximity to the school and daycare; (d) The height and bulk of the proposed commercial premises that may reduce outlook and increase shading; (e) Decreased property values; and (f) Lack of surety around the extent of development and the effects that may occur if the zoning is approved
				D10.2	If approved, PC30 should be subject to confirmed building design, locations, function and carparking controls
S11	S Booth (Clanick Ventures Ltd)	No	Oppose in part	D11.1	Retain the section closest to the submitters boundary as residential (proposed Lot 3 of the proposed subdivision of Part RS 6543 - 1132 West Coast Road), which is currently being subdivided into four separate parcels
				D11.2	The requester purchased the narrow residential section off the submitter to avoid adverse building setback effects
				D11.3	Provide a 3m or 4m building setback from the boundary of the proposed Business 1 Zone and the submitters land and apply the recession plane from this point
S14	J Wylie	Yes	Support	D14.1	Local shopping centre will enhance the Township and be a focal point for the community
				D14.2	The growing wider community has no amenities, but would be serviced by the proposal
				D14.3	The business zone would reduce travel times and distances
S15	D Booth (Clanick Ventures Ltd)	No	Oppose in part	D15.1	Retain the section closest to the submitters boundary as residential (proposed Lot 3 of the proposed subdivision of Part RS 6543 - 1132 West Coast Road), which is currently being subdivided into four separate parcels
				D15.2	The requester purchased the narrow residential section off the submitter to avoid adverse building setback effects
				D15.3	Provide a 3m or 4m building setback from the boundary of the proposed Business 1 Zone and the submitters land and apply the recession plane from this point
S16	M Vitel	No	Oppose	D16.1	Retain the existing residential zoning to preserve the 'rural' feel and aspect of West Melton
				D16.2	Business zoning will detract from the quality of living that has become to be expected in West Melton, including in particular: (a) Litter problems; (b) Congregating area; (c) Increased foot traffic through Laird Place and West View Crescent to the Primary School; and (d) Reduce the small, friendly and rural village atmosphere of West Melton
				D16.3	The business zoning will create the following traffic problems: (a) Increased traffic on Weedons Ross Road, particularly around the Primary School; (b) Through traffic will create congestion and place increased pressure on the State Highway intersection; (c) Increased and undesired foot traffic through the village, particularly through Laird Place

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				D16.4	The business zoning is not necessary for the following reasons: (a) 'Fast food' and Takeaways are available at the West Melton Tavern; (b) Bread, milk, eggs and other household basics are available at the BP Service Station; (c) The Rolleston and Templeton shopping centre are only 8 minutes away; (d) Submitter has lived in West Melton for 22 years and has managed without a shopping centre over this time