

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: G W West Melton Ltd

This is a submission on the following proposed Plan Change:
PC 3a Proposed Business Zone West Melton (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: THE ENTIRE APPLICATION AS PUBLISHED
(give details).

3. *My submission in SUPPORT / OPPOSITION is: REFER ATTACHED

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. I seek the following decision from Selwyn District Council:

REFER ATTACHED

† Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I WISH / DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7. FOR GW WEST WILTON LTD 10 June 2011
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: PO Box 521 CHRISTCHURCH

Telephone: 021 433 467 Fax: N/A

Email: hamish@gwlimited.co.nz

Contact person: HAMISH WITHBLANDS Title DIRECTOR (if appropriate)

3. My submission in support of the proposed Plan Change is:

I support the Plan Change (PC30) in its entirety however more specifically for the following reasons.

Retail services within the West Melton township are confined to the existing service station located on the corner of Weedons Ross Road and State Highway 67. No Business zoned land is currently provided for within the West Melton township. The purpose of the Proposed Plan Change is to enable a suitable central location to provide a local shopping centre for existing and new West Melton residents, catering for the recent and foreseeable growth.

It is considered beneficial that a small local retail shopping centre is provided in the West Melton township to meet the needs of the local community. The proposed Business 1 zoned land will provide convenience shopping that local residents would otherwise need to source in other more distant locations such as Rolleston, Darfield, Upper Riccarton, Riccarton Mall, or Christchurch.

Given the proposed relatively small size of the retail floor area proposed, the centre will not have a major adverse financial effect on the other retail areas within the District or greater Christchurch.

A considerable increase in residential development has occurred and will occur in the future within the West Melton township.

Based on current average household person numbers, a total of approximately 1,900 to 2,000 persons are expected to live within the immediate West Melton residential (Living zoned) area (within the MUL area) by 2041.

The Proposed Plan Change to rezone the Butt site of 8,330 square metres in the centre of the West Melton township is considered to be an appropriate method to achieve the objectives and policies of the Selwyn District Plan, the Canterbury Regional Policy Statement, and to achieve the purpose of the Resource Management Act in a way which enables the West Melton community and surrounding residents in the locality to provide for their social, economic, and cultural well-being.

The Proposed Plan Change will have an overall cost-effective beneficial effect on the West Melton township and surrounding residents by providing a convenient commercial focus to the township, reducing trip distance and energy usage, encouraging walking and cycling, and enabling greater convenience.

4. I seek the following decision from Selwyn District Council:

SDC approve the Plan Change as applied in its entirety.

SCANNED

110526009

S2

Resource Management (Forms, Fees, and
Procedure) Regulations 2003

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991



To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Fay Brenda Green

This is a submission on the following proposed Plan Change:

Private Plan Change 30 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: Rezoning 8330
square metres of land in Weedons Ross Road, West Melton
from Living 1 to Business 1 to provide a local shopping
centre. (give details).

3. *My submission in SUPPORT / ~~OPPOSITION~~ is:

A local shopping centre will provide some services for
West Melton residents that they have to travel further
afeld for at present, such as a hairdresser, doctor, lawyer,
cafe/restaurant.

It will add to and enhance the small 'hub' already in West
Melton and provide another meeting place for locals.

West Melton is growing rapidly and a shopping centre
will be a valuable resource for the future.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. I seek the following decision from Selwyn District Council: To approve the rezoning
of the 8,330 square metres of land in Weedons Ross
Road, West Melton from Living 1 to Business 1 to allow
for the provision of a shopping centre

Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. ~~I wish~~ / DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing ✓
(delete if you would not consider presenting a joint case)

7. F. Green 24.5.2011
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 763 Weedons Ross Road RPB
Christchurch 7676

Telephone: 03 379 3130 Fax:

Email:

Contact person: Fay Green Title Mrs (if appropriate)

Craig Friedel

From: Submissions
Sent: Sunday, 12 June 2011 11:12 a.m.
To: Submissions
Subject: Form 5 Submission

** Your Details **

Proposed Plan Change No: : PC30
First Name: : Alistair
Surname : Douglas
Organisation Name :
Contact Name :
Email Address : alldouglas@xtra.co.nz
Box/Road/Street Number and Name/Property Name : 95 Neave Rd Suburb : West Melton Town/City : Christchurch
Post Code : 7675 Phone Number : 3479085 Fax Number :

** Submission **

My/Our Submissions is: : Having seen the retail shopping area of Rolleston develop in such a thoughtless and user unfriendly manner I would not like to see the same thing happen in West Melton . Apart from the area around the planned retail area being a bottleneck around school arriving and leaving times I can see the sense in such a development. However what is obvious is that the Council has no planning in place for the future business development of West Melton Township . The township area is developing quickly and because of the earthquake is likely to develop even quicker . At a later stage more shops/offices will be needed. There is no more room around this present proposed site. Therefore once again we will see business development in split areas in the future , just like Rolleston. I do not think there should be any retail/office development in West Melton Township area until a long term development plan is in place. The council is having real headaches over the Rolleston retail area . I do not want that to happen in West Melton.
I/We seek the following decision from the Council for the following reasons : That the council defer any decision on this proposed retail area until it has developed a well thought out plan to provide retail/office space that caters for the future growth of the West Melton Township.
If you are attaching your submission separately, do so here : No file uploaded Supporting Information : No file uploaded

** Hearing Options **

Do you wish to be heard in support of your submission : Yes If others are making a similar submission would you consider presenting a joint case with them at the Hearing : No

** Trade Competition **

Trade Competition Declaration : I am directly affected by an effect of the subject matter of the submission that does not relate to trade competition or the effects of trade competition

Aurecon New Zealand Limited
PO Box 1061
Christchurch 8140
New Zealand

T +64 3 366 0821
F +64 3 379 6955
E muldowneym@ap.aurecongroup.com
W aurecongroup.com

110627 P10
aurecon

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

A handwritten signature in black ink, appearing to be 'MM'.

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:		<u>AM & DM HENDERSON</u>	
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:		<u>muldowneym@ap.aurecongroup.com</u>	

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 2,050m² Gross Floor Area. However, the proposed PC30 rules allow a total building footprint of up to 3,400m² 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 800m². 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

8617.
S10

David Smith

From: Submissions
Sent: Thursday, 23 June 2011 2:59 p.m.
To: Submissions
Subject: Form 5 Submission

**** Your Details ****

Proposed Plan Change No: : PC30
First Name: : Ross
Surname : Shakespeare
Organisation Name : Team BM
Contact Name : Ross Shakespeare
Email Address : rasdjs@xtra.co.nz
Box/Road/Street Number and Name/Property Name : P O Box 6688 Suburb : Upper Riccarton Town/City :
Christchurch Post Code : 8442 Phone Number : 021 431834 Fax Number :

**** Submission ****

My/Our Submissions is: : We purchased our site (Lot 40 Gainsborough) because of the 'Country Environment and outlook'. At the time of purchase, the land adjacent to the West was zoned Residential and do not recall it mentioned that the land may be rezoned for Business / Commercial activity. If this had been indicated at the time of purchase an alternative site would have been considered. We have 6 main concerns with this proposed Plan Change. 1, The immediate local effect on noise level in the surrounding environment caused by the condensed traffic movements causing vehicle noise, exiting and entering cars noise, starting vehicles etc). Air conditioning and chiller outdoor units (often mounted on roofs) will cause 24 hour noise in a residential area. The potential of having evening noise from patrons using cafes, fast food outlets will detract from the country environment of the adjacent homes. 2, Smell associated with rubbish (especially food) from possible fast food outlets, dairies, cafes, butcher, fish and chips etc. Even when placed in the required bins etc. The smell from these activities is not 100% contained and will cause offence especially to the homes located to the east side where bins etc will be stored. 3, Also the volume of traffic generated close to the intersection with the Main West Coast Rd, close to the existing school and daycare facility and the associated potential for accidents / injury. 4, The height and bulk of the proposed commercial premises (ie higher than allowed residential). This proposal will create an unappealing outlook from our property towards the West which is our afternoon / evening sun and outdoor living space. 5, We believe that this proposed Plan Change will result in a decrease of value of our property. (We are already seeing evidence of this with having 4 prospective purchasers 'put off' when they have learned of the proposed Plan Change being processed. 6. The Proposed Plan Change gives 'No definite size / location or function / use of the proposed buildings' Options 1 to 3 vary greatly and each option would have a significantly different scale of effects. This very open ended proposal also allows for possible major changes / modification to the final outcome without having to refer back to the local community

I/We seek the following decision from the Council for the following reasons: We request Selwyn District Council to decline the 'Proposed Plan Change 30' due to the environmental effect listed above. If the Selwyn District Council opts to approve the Plan Change 30 then that approval should be subject to confirmed Building design, locations, functions and associated carparking design etc and not approved in the open ended manner of the presented proposal.

If you are attaching your submission separately, do so here: No file uploaded Supporting Information: No file uploaded

**** Hearing Options ****

Do you wish to be heard in support of your submission : Yes If others are making a similar submission would you consider presenting a joint case with them at the Hearing : Yes

**** Trade Competition ****

Trade Competition Declaration : I am directly affected by an effect of the subject matter of the submission that adversely affects the environment

David Smith

From: Submissions
Sent: Thursday, 23 June 2011 1:17 p.m.
To: Submissions
Subject: Form 5 Submission

**** Your Details ****

Proposed Plan Change No: : PC 30

First Name: : sarah

Surname : booth

Organisation Name : clannick ventures ltd Contact Name : saeah booth Email Address : davidbooth@slingshot.co.nz

Box/Road/Street Number and Name/Property Name : 1132 west coast road Suburb : west melton Town/City :

christchurch Post Code : 7675 Phone Number : 033473436 Fax Number :

**** Submission ****

My/Our Submissions is: : We own the block of land on this applications southern boundary. We bought out land knowing nothing of this plan change, and the land in question was zoned living 1, for housing. The land we own is 1 acre in size, and we are in the process of subdividing it down into 4 residential sections. The section we will create from the subdivision nearest Mr Butts land is long and narrow in shape. Lot 3, see attached plan. We will therefore end up with a house that is fairly close to the southern boundary of Mr Butts block, and if he is granted Business use he can build too close to our boundary. I do not wish to have an ugly wall right on my northern boundary, as under current rules if permission is granted with no caveates, Mr Butt can put a 2.5 metres building on the boundary with a 30 degree recession plane, which will be damaging to my enjoyment of this my section.

I/We seek the following decision from the Council for the following reasons : My suggestions are 1. Keep the section closest to my boundary residential (which Mr Butt owns) 2. Mr Butt buy my narrow residential section off me, (Lot 3) so he has the problem he is creating 3. Have a 3 or 4 metres offset from the boundary, so that no building can be put close to my northern boundary, and start the recession plane from this new position.

If you are attaching your submission separately, do so here : No file uploaded Supporting Information : No file uploaded

**** Hearing Options ****

Do you wish to be heard in support of your submission : No If others are making a similar submission would you consider presenting a joint case with them at the Hearing : Yes

**** Trade Competition ****

Trade Competition Declaration : I am directly affected by an effect of the subject matter of the submission that does not relate to trade competition or the effects of trade competition

David Smith

From: David Booth <davidbooth@slingshot.co.nz>
Sent: Thursday, 23 June 2011 1:25 p.m.
To: Submissions
Subject: Plan change 30
Attachments: 9920-31b Vehicle Entrance Aug10.pdf

Hi,

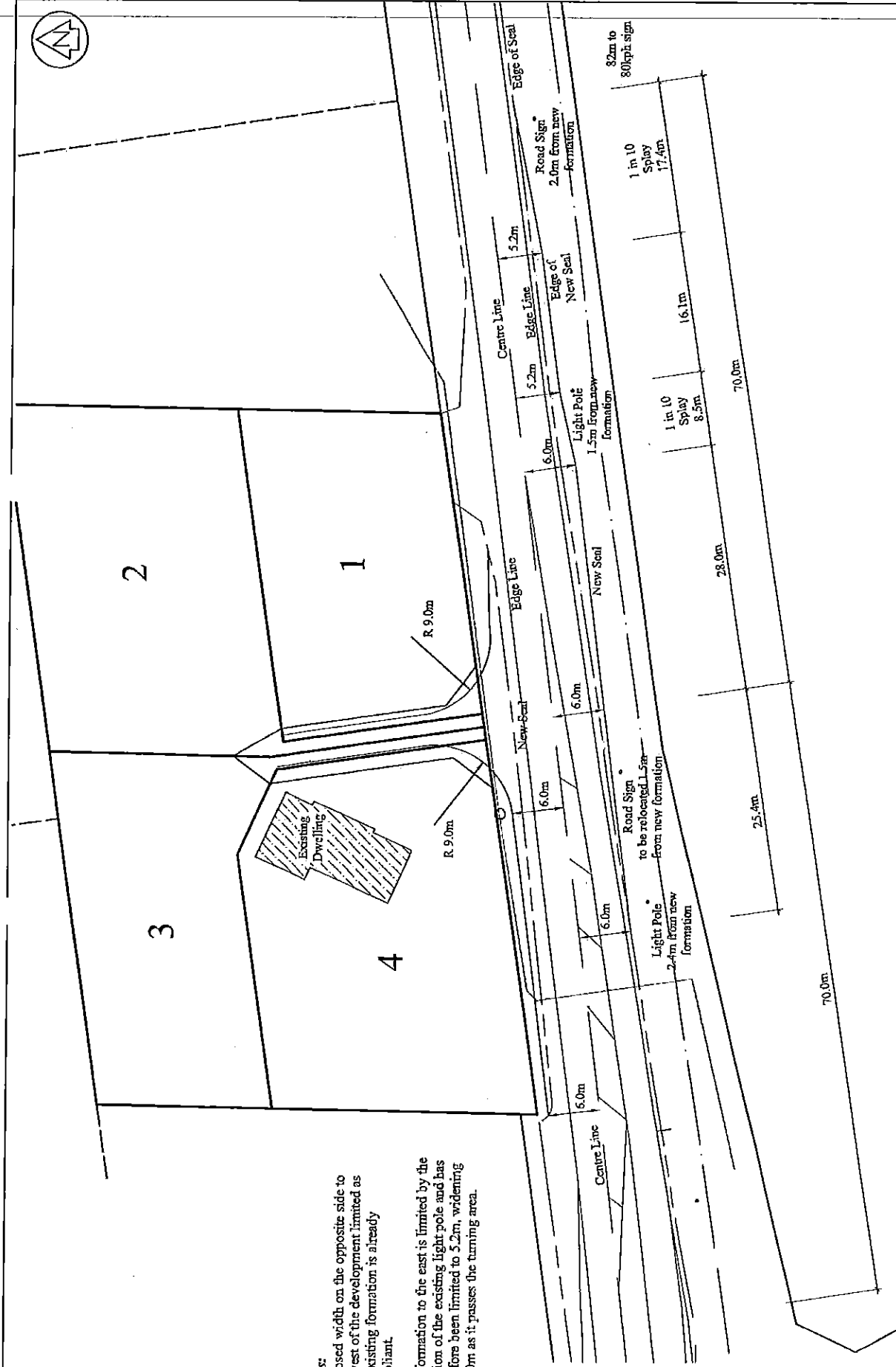
Could you please add this plan to my submission regarding Plan change 30
It is from Sarah, nad David Booth,and shows the position of our block in relation to Mr Butts.

Thankyou for your help in this matter.

Regards

Dave and Sarah Booth

☺



Notes:
 Proposed width on the opposite side to the west of the development limited as the existing formation is already compliant.
 The formation to the east is limited by the position of the existing light pole and has therefore been limited to 5.2m, widening to 6.0m as it passes the turning area.

SURVUS
 CONSULTANTS
 surveying engineering property development

4. Maitland Street, PO Box 558, Papamoa, Cheltenham
 P 03 352 5599 F 03 374 9200
 M 03 352 5527 A 03 327 7021
 T 0505 787 887 S 03 318 8151

**Proposed Vehicle Access
 Modified Diagram 'E' for
 Subdivision 1132 West Coast Road**
 Clontek Ventures Ltd

Scale: 1 : 400
 Date: Jul 2010
 Sheet: 1 of 1
 Job Ref: 9938/31

Rev	Date	By	Appr	Notes
1	2010/07/10	ALC	ALC	As Per Plans Approved
2	2010/07/10	ALC	ALC	As Per Plans Approved

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Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Margaret Vitel

This is a submission on the following proposed Plan Change:

Private Plan Change 30 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are: Proposed Business 1
Zone, Weedons Ross Road, West Melton

(give details).

3. *My submission in SUPPORT / OPPOSITION is: A shopping centre would
further detract from the rural "feel" of the current
community at West Melton village.
As residents for 22 years, my husband and I
are very conscious of the fact that our rural
aspect is already being eroded by Preston Downs
development. We have lost our paddocks and
views of the Southern Alps, but are thankful that
the developers are concentrating on maintaining
the rural "feel" to West Melton.
However, a shopping centre would put an end
to that - we would become like Templeton.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. I seek the following decision from Selwyn District Council: *To turn down the application Private Plan Change 30, and to leave the Selwyn District Plan (Rural Townships Maps and Plan Text) as designating the area in question as Living 1.*

Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I ~~WISH~~ / DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing (delete if you would not consider presenting a joint case)

7. *M. W. itel* *21/6/11*
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: *5 Laird Place*
R. D. 6 Christchurch 7676

Telephone: *347-9411* Fax:

Email: *margaretv@slingshot.co.nz*

Contact person: Title (if appropriate)

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1. Full name of submitter: Margaret Vitel

This is a submission on the following proposed Plan Change:

Private Plan Change 30 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

Proposed Business 1 Zone, Weedons Ross Road,
West Melton

(give details).

3. *My submission in SUPPORT / OPPOSITION is: A shopping centre would
debauch from the quality of living we have
come to expect at West Melton

* litter problems or place to "hang on"
* people congregating, using it as a meeting point
* increased foot traffic for us in Davis Place
and West View Crescent and through the school
* making West Melton unrecognisably like another
suburb of the city rather than the small, friendly,
rural village atmosphere we are used to

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. I seek the following decision from Selwyn District Council: *To turn down the application for Private Plan Change 30 which seeks to change zoning 1 to Business 1 Zone 9 submit that the area in question should remain as zoning 1 in the Selwyn District Plan.*

(Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.)

5. I WISH / DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing (delete if you would not consider presenting a joint case)

7. *M. Vitel* *21/6/11*
Signature of submitter (or person authorised to sign on their behalf) Date
8. Address for service of submitter: *5 David Place*
R. D. 6 Ch Ch 7676
- Telephone: *347-9411* Fax: _____
- Email: *margaret.v@slingshot.co.nz*
- Contact person: *Margaret & Colin Vitel* Title _____ (if appropriate)

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Margaret Vitel

This is a submission on the following proposed Plan Change:

Private Plan Change 30 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

Proposed Business 1 Zone, Weedons Ross Road,
West Melton

(give details).

3. *My submission in SUPPORT / OPPOSITION is: that a shopping centre
would create traffic problems

* There would be an increase of traffic in
Weedons Ross Road, particularly around the
primary school there, which would present
safety problems for children crossing the
road.

* Traffic passing through West Melton on the
Main West Coast Road but stopping to shop
would add to congestion. It would also add
to the problem we are already facing at the
intersection with traffic turning in the path of
oncoming traffic. It is already a busy intersection.

* There would be increased foot traffic through the current
village, especially Land Place, which is undesirable,
particularly amongst residents there.

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended, and the reasons for your
views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: *To turn down the application for Private Plan Change 30 which seeks to change Living 1 to Business 1 zone. I submit that the area in question should remain as Living 1 in the Selwyn District Plan.*

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I ~~WISH~~/ DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing (delete if you would not consider presenting a joint case)

7. *M. Vitel* *21/6/11*
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: *5 Leaside Place*
R. D. 6 ChCh 7676

Telephone: *347.9411* Fax:

Email: *margaretvc@slingshot.co.nz*

Contact person: *Margaret + Colin Vitel* Title (if appropriate)

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Margaret Vitei

This is a submission on the following proposed Plan Change:

Private Plan Change 30 (name and number of Plan Change)

2. The specific provisions of the proposal that my submission relates to are:

Proposed Business 1 Zone, Weedons Ross Road,
West Melton

(give details).

3. *My submission in SUPPORT / OPPOSITION is: that there is no need
for a shopping centre

* "Fast food" and takeaways as well as restaurant
and bar meals are available at West Melton Tavern

* bread, milk, eggs, and other household basics
are available at the BP Service Station shop.

* Rolleston shopping centre is only 8 minutes
away, as is Templeton. Most city residents
are at least 8 minutes away from
shops and malls. Why should our community
be different?

* We have lived here for 22 years in the West
Melton village and have always managed
without a shopping centre!

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. I seek the following decision from Selwyn District Council: *To turn down the application for Private Plan Change 30 which seeks to change Living 1 to Business 1 zone. I submit that the area in question should remain as Living 1 in the Selwyn District Plan.*

(Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.)

5. I ~~WISH~~/ DO NOT WISH to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7. *Margaret Vitel* *21/6/11*
Signature of submitter (or person authorised to sign on their behalf) Date
8. Address for service of submitter: *5 Laird Place*
R. S. 6 Ch Ch 7676
- Telephone: *347-9411* Fax: _____
- Email: *margaretv@slingshot.co.nz*
- Contact person: *Margaret + Colin Vitel* Title _____ (if appropriate)