

51.

David Smith

From: Darci Westergard [dwestergard@yahoo.com]
Sent: Monday, March 15, 2010 10:06 PM
To: David Smith
Subject: Fw: Submission - Plan Change 3

amended submission as discussed. Thank you!

----- Forwarded Message -----

From: Darci Westergard <dwestergard@yahoo.com>
To: submissions@selwyn.govt.nz
Sent: Fri, February 26, 2010 4:28:37 PM
Subject: Submission - Plan Change 3

1. Full name of submitter- Darci Lynn Westergard This is a submission on Plan Change 3
2. The specific provisions of the proposal that this relates to: whether the land should be rezoned
3. My submission in OPPOSITION is: I do not believe that the land should be rezoned. It is correctly zoned at present. My understanding is that Preston Downs cannot subdivide until Gainsborough subdivision is complete and lots have been sold, and I agree with this. If there is not enough demand for Gainsborough plots, there doesn't need to be another subdivision (Preston Downs) across the road that certainly won't sell either. It makes the most sense to complete one subdivision before starting the next one. Otherwise, West Melton will have two subdivisions that can't sell all of their plots, which is a waste of land, resources and will bring property prices down.
4. I seek the following decision from Selwyn District Council- DENY the plan change request. Have the current Preston Downs subdivision wait until Gainsborough subdivision is completed and completely sold.
5. I DO NOT WISH to be heard in support of my submission.
7. Signature- a bit difficult to send a signature on an emailed submission!!!. If you need my submission, please send me this and I will sign it. Otherwise my signature is my name below.
8. Address- PO Box 13759, Christchurch. email dwestergard@yahoo.com.

Thank you,
Darci Westergard (signature)

52.

David Smith

From: Darci Westergard [dwestergard@yahoo.com]
Sent: Monday, March 15, 2010 10:07 PM
To: David Smith
Subject: Fw: Submission - Plan Change 3

amended submission as discussed.

----- Forwarded Message -----

From: Darci Westergard <dwestergard@yahoo.com>
To: submissions@selwyn.govt.nz
Sent: Fri, February 26, 2010 5:01:26 PM
Subject: Fw: Submission - Plan Change 3

1. Full name of submitter- Andrew James Trist This is a submission on Plan Change 3 2. The specific provisions of the proposal that this relates to: whether the land should be rezoned 3. My submission is definitely in OPPOSITION of this PROPOSED change: Land should be rezoned for reasons that impact on the land use whilst taking into consideration the needs and future needs of the rate payers. Rezoning land should not be done to the advantage of one business to avoid the implications of an agreement that was originally acceptable to them. If you want to change the rules when it suits then you can't expect the majority of honest fee paying members of Selwyn (your employers) to continue to follow all of your ridiculous and condescending rules.

I understand that the SDC would love to have a whole bunch of new empty land parcels incurring rate charges while they lay dormant but it is not the best thing for your employers (to clarify: rate payers).

Pegasus ghost town and Gainsborough are both far from successful and may be an indication of the lack of demand for such living environments. Preston Downs may provide a second option for driving lessons if Gainsborough ever fills up but that is a poor exchange for the lack of credibility SDC has on the line with this issue.

4. I seek the following decision from Selwyn District Council- DENY the plan change request. Have the current Preston Downs subdivision wait until Gainsborough subdivision is completed and completely sold.

5. I DO NOT WISH to be heard in support of my submission.

7. Signature- a bit difficult to send a signature on an emailed submission!!!. If you need my submission, please send me this and I will sign it. Otherwise my signature is my name below. You should really consider allowing electronic feedback in a web based submission form as a PDF is protected and requires you to print and fax or mail it.

8. Mail Address- PO Box 13759, Christchurch. No fax. email dwestergard@yahoo.com.

Thank you,
Andrew Trist (signature)

53

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: Garry Blair

This is a submission on the following proposed Plan Change:

PC 3 Weedon Pass Rd, West Melk (name and number of Plan Change)

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

Allomant locations
Halkett Rd connections
SH 73 access. (give details).
Lighting.

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

Section 3

We support the mixed density, but with the proviso that the large allotments are kept to external site of the development so as not to unduly change the outlook from the existing properties on the western side of Westview Crescent. And that the smaller allotments are kept to the central area.

We oppose the number of connections with Halkett Road. Four connections are too many considering the traffic volume and existing properties on the North side of Halket road in that area. We would support two or less entrances and no access to the Halkett Road facing allotments from Halkett Road.

We would support a connection with SH73 as long as great consideration is taken to ensure that:

- a) It does not interfere with the community hall access.
- b) That there is safe passage made to cross SH73 for children travelling to and from the Community hall. An ideal solution in our view would be a pedestrian overbridge or tunnel.
- c) That the design slows traffic or allows for a lower speed limit passing through West Melton.

In addition we support the idea of using non-standard lighting in the area to minimise light pollution affecting the West Melton Observatory.

4. I seek the following decision from Selwyn District Council:
- Allotment allocation in keeping with the rest of the village.
- Minimum Halkett road connections
- No allotment access for Halkett Rd.
- Safe SH 73 access for vehicles
- Safe SH 73 pedestrian crossing.
- Appropriate lighting selected in agreement with
- the West Melton Observatory.

† 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. Signature of submitter (or person authorised to sign on their behalf) Date 11/3/2010

8. Address for service of submitter: 39 Westview Crescent
..... West Melton 76 76

Telephone: 03 347 8889 Fax: -

Email: greg@blain.info

Contact person: Greg Blain Title Mr (if appropriate)

100305006

New Zealand Historic Places Trust
Pouhere Taonga



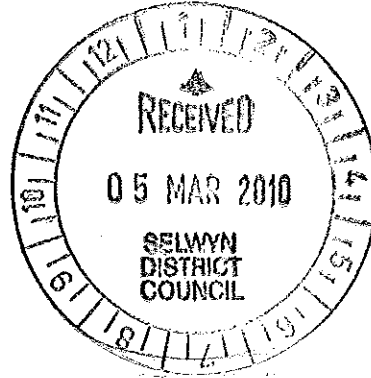
Patron:
His Excellency The Hon
Anand Satyanand, PCNZM
Governor General of New Zealand

Southern Regional Office
PO Box 4403
Christchurch
Phone: 377 9241

Our Ref: 33002-099/SA(P)164

3 March 2010

Selwyn District Council
PO Box 90
ROLLESTON 7643



SCANNED

54

Attention: Planning Department

**SUBMISSION OF NEW ZEALAND HISTORIC PLACES TRUST POUHERE
TAONGA ON PRIVATE PLAN CHANGE 3
UNDER THE RESOURCE MANAGEMENT ACT 1991**

APPLICANT: Gillman Wheelans Holdings Limited

This submission is in relation to:

The privately requested Plan Change 3 from Gillman Wheelans to change the current urban zoning on their (sic) Prestons Down property from Living 1, Living 1 (Deferred), and, Living 2 (Deferred), to a new LWM (West Melton) zone.

To: Selwyn District Council

Name: NZ Historic Places Trust Pouhere Taonga
Southern Regional Office
P.O. Box 4403
Christchurch 8140

STATEMENT OF SUBMISSION

Pursuant to Section 96 of the Resource Management Act 1991, the NZ Historic Places Trust Pouhere Taonga (NZHPT) makes the following submission:

The NZHPT is an autonomous Crown Entity with statutory responsibility under the Historic Places Act 1993 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. The Historic Places Act also confirms NZHPT as New Zealand's lead historic heritage agency.

NZHPT position

The NZHPT *opposes* the application of Gillman Wheelan for Proposed Private Plan Change 3 located to the west of Weedons Ross Road and north of SH 73, to enable the integrated development of undeveloped land as zoned above.

Details of our submission are as follows:

The reason for our submission is to ensure that under Section 6 of the RMA, matters of national importance (RMA Section 6(f)) "the protection of historic heritage from inappropriate subdivision, use and development" are recognised and provided for.

Archaeology

There are a large number of recorded archaeological sites such as ovens/artefacts in close proximity to the land subject to this proposed rezoning. While no recorded sites have been identified on the area under application, it is possible there may be sites in this location that are unrecorded. Given this NZHPT request that before any processing of this plan change occurs, an archaeological assessment is undertaken by a professionally qualified archaeologist. Without this assessment being undertaken, NZHPT and the Council cannot understand possible adverse effects on archaeological resources and how they may be avoided or mitigated.

Wherever possible, the destruction, damage or modification of archaeological sites should be avoided or minimized. Integration of development with archaeological processes under the Historic Places Act 1993 (HPA) is essential. Under the HPA, archaeological sites are defined as:

"any place in New Zealand that –

- a) Either –
 - i. Was associated with human activity that occurred before 1900; or
 - ii. Is the site of the wreck of any vessel where that wreck occurred before 1900; and
 - iii. Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand."

Cultural Values

NZHPT recommends that consultation with Te Ngai Tuahuriri and Te Taumutu Runanga is undertaken to determine any cultural values within the area of Private Plan Change 3.

The NZHPT seeks the following decision:

An archaeological assessment is undertaken by a professionally qualified archaeologist.

The NZHPT will review its position on receipt of the archaeological assessment. If you require further information about the archaeological assessment, please contact Frank van der Heijden, (Regional Archaeologist), on 03 365 2897.

The NZHPT *do wish to be heard* in support of this submission.

We would appreciate a copy of the decision for our records.

A handwritten signature in black ink, appearing to read 'MALCOLM DUFF', with a long horizontal stroke extending to the right.

SIGNED

Malcolm Duff
General Manager Southern

Address for service: Joanne Easterbrook
Heritage Adviser (Planner)
Southern Regional Office
P.O. Box 4403
Christchurch
Ph (03) 377-9241
Fax (03) 3742433

100304008

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



55

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

1. Full name of submitter: Adam and Caroline Henderson

This is a submission on the following proposed Plan Change:

Private Plan Change - Plan Change 3 (name and number of Plan Change)
proposed West Melton Living Wm Zone.

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

Zone Change
.....
.....
..... (give details).

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

see 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.

3 My submission in OPPOSITION is:

We wish to oppose the Privately Requested Plan Change - Proposed West Melton Living WM(West Melton) Zone.

Reasons include the following:

Sewerage and Water Schemes

We wish to have it amended that if the council sees it being necessary within the next 25 years for existing neighbouring properties, for example those on the north side of Preston Downs along Halkett Road, to connect to the council sewerage and water schemes, then the **developers of Preston Downs or the Selwyn District Council must fund this requirement.**

PROPOSED Living WM (West Melton) Zone

We oppose **minimum lot size** as 500m² to being that of 800m² as required in the Living 1 Deferred zoning density.

We seek a **limit on the number** of "Living WM Medium Density minimum lot area of 500m² and maximum lot area of 3000 m²". The associated documentation states numerous times that the Planning change will maintain the low density character of West Melton however a maximum number of "Medium Density" lot areas needs to be specified to maintain this.

Stating an average size as a broad range (as given in document dated 3 February 2010 and mailed out by Selwyn District Council) i.e. 1 150m² to 5 000m² is redundant. It gives developers the chance to create a very high percent of lot areas at the smallest lot size but averaging out to the required size by having just a small percentage of very large lot sizes.

Nearby Rolleston and Lincoln townships provide small size sections and the market can purchase there if this is what they require and let West Melton township continue to be a township of low density with rural character.

With increasing density, more facilities and services are required. Why duplicate these when within a 15 minute drive from West Melton, Rolleston and Lincoln townships can provide these.

Concerns about water

We oppose due to concerns about **water**.

The document with PDF file name PC3-PrivatePlanChangeRequest-and-App1 states:

In particular the proposed change sets out a comprehensive plan and design guidelines for the overall area of land concerned and provides for a range of residential lot sizes while:

- Ensuring that the quality of existing amenity and the environment enjoyed by existing residents in the current Living 1 zone to the east and those in the Rural zoned land to the west is not degraded or compromised;

The point we would like to make is that if a residential development draws large quantities of water, then there is a likelihood that current residents existing wells may be detrimentally affected.

The above statement says the proposed change “ensures that the quality of existing amenity and the environment enjoyed by existing residents in the current Living 1 zone to the east and those in the Rural zoned land to the west is not degraded or compromised” so therefore we ask that the Developers or Selwyn District Council **fund any required upgrading of existing wells or water provision** if needed with the next 25 years.

A residential subdivision on Preston Downs will mean wastage of water (e.g. from lawn watering throughout summer) and the potential for pollution from residential activities (eg car washing) also concerns us.

ECAN continually advocate the importance of the West Melton / Halkett area Recharge Zone and have tight controls over the north side of Halkett Road. Here water cannot be taken for irrigation or agricultural uses that would benefit the Canterbury economy yet a large amount of water is going to be taken for a residential development across the road but still over this crucial aquifer.

Provision of a Land Package to the West Melton School

We wish to have the Plan Change amended to include that the Preston Downs developers **provide a suitable land package to West Melton School**. The school is almost at capacity for it's current land area and more land will be needed for growth, which will be a direct result of the Planning Change and residential development of Preston Downs.

Another alternative is that the developers fund an underground tunnel crossing SH 73 enabling school students and the community to safely use community facilities across this busy stretch of road.

Traffic safety concerns

We oppose due to **traffic safety concerns** onto Halkett Road.

This road is regularly used as a rural bypass route for heavy traffic at certain times of the day, for example transport firms moving from Ravensdown Hornby to the Courtenay, Sheffield areas. Currently Halkett Road is not suitable for the addition of substantial more residential traffic coming out on to it and no provision is made for an upgrade to the width of this road in the December 09 Traffic Report.

4. †I seek the following decision from Selwyn District Council:
-
- see attached following
-
-
-
-
-
-
-
-
-
-

†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. Adam Henderson 2-3-10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 304 Halkett Road
RPO, Christchurch

Telephone: 021 445 618 Fax: /

Email: sand@121hug.co.nz

Contact person: Adam Henderson Title (if appropriate)

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

Sewerage and Water Schemes

Is it the intention to get neighbouring residents to connect to the sewage and water schemes?

We wish to have it amended that if the council sees it being necessary within the next 25 years for existing neighbouring properties to connect to the council sewerage and water schemes, then the developers of Preston Downs or the Selwyn District Council must fund this requirement.

PROPOSED Living WM (West Melton) Zone

We want the **minimum lot size** of 500m² as given in the Proposed Living WM (West Melton) zone changed to being that of 800m² as required in the Living 1 Deferred zoning density.

We seek a **limit on the number of allotments** zoned "Living WM Medium Density" (minimum lot area of 500m² and maximum lot area of 3000 m²) and in particular, a maximum number of the smallest allotment size.

What is the number of total allotments as the documents give differing numbers?

Water

We seek that the Developers of Preston Downs or Selwyn District Council fund any subdivision related upgrading of existing neighbouring residents existing wells or water provision if needed with the next 25 years.

Provision of a Land Package to the West Melton School

Will the developers provide a land package to the school, fund a tunnel under SH 73 or how will they provide for growth in the school roll?

Traffic and Roading

Halkett Road needs to be altered to meet the LTSA requirement of 7m width and the exit/entry points to the subdivision need to provide ample room and visibility for safety.

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

Schedule 1

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Class 5 of First Schedule, Resource Management Act 1991

56.

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

1. Full name of submitter: Andrew & Diane Henderson

This is a submission on the following proposed Plan Change:
West Melita Plan Change - Part 1 - Downs

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

Roadway

(give details)

3. My submission is SUPPORT / OPPOSITION is:

Support an exit onto State Highway 73,
taking traffic away from Halkett Road and
other intersections.

But, I do have concerns with this proposal.

being ① Would be provide a loop of roads
- between West Road - Halkett - New Road -
SH 73 - being a great track for our
local boy roads (my son loves).

② Noise being one section away from
the existing village
the village would then be sandwiched
between 2 busy roads creating an increase
in traffic noise.

Indicate 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.

PR 03 3472801

Email: schedule1@selwyncouncil.govt.nz

Page 1 of 2

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

Schedule 1

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

Although supporting an exit onto SH 73, I would
like these matters considered when designing
this road.

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. [Signature] 3/3/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 31 Westview Crescent
West Melita, P.O. Box 600

Telephone: 03 3479750 Fax: 03 3479609

Email: diane.henderson@xtra.co.nz

Contact person: _____ Title _____ (if appropriate)

Aurecon New Zealand Limited
Level 2, Rural Bank House
122 Gloucester Street
(PO Box 1061)
Christchurch 8140
New Zealand

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

100304006
aurecon

57.



3 March 2010

Selwyn District Council
PO Box 90
ROLLESTON



Attn: David Smith
Team Leader, Policy and Strategy

Dear David

**SUBMISSION ON PROPOSED PLAN CHANGE 3 TO THE SELWYN DISTRICT PLAN –
REZONING OF CURRENT DEFERRED URBAN ZONED LAND WEST OF WEEDONS ROSS ROAD
& NORTH OF SH73 TO LIVING WM (WEST MELTON) ZONE**

Please find enclosed a submission from **R D HUGHES DEVELOPMENTS LIMITED**, on Proposed Plan Change 3 to the Selwyn District Plan Plan.

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

Yours sincerely


Daniel Thorne
Planner

Enc: R D HUGHES DEVELOPMENT LIMITED SUBMISSION ON PROPOSED PRIVATE PLAN
CHANGE 3

cc: R D Hughes Developments Limited
PO Box 848
CHRISTCHURCH
Attn: Kelvin Back

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 3 to the Selwyn District Plan		
SUBMITTER DETAILS:	<u>R D HUGHES DEVELOPMENTS</u>		
Full Name:	<u>LIMITED</u>		
ADDRESS FOR SERVICE:			
Address:	Aurecon New Zealand Limited PO Box 1061 CHRISTCHURCH		
Contact Person:	Attention: Daniel Thorne		
Telephone No:	03 366 0821	Fax:	03 379 6955
E-mail:	thorned@ap.aurecongroup.com		

1. This submission relates to:

- The whole of Proposed Plan Change 3 ('PC3') including all policies, rules, assessment matters, reasons for rules, and planning map amendments. In particular, but without limitation to the above, the submitter opposes:
 - The proposed rezoning of the site to Living WM;
 - The proposed density of allotments in the Medium Density and Low Density Areas, particularly with respect to the existing character and amenity of the West Melton township;
 - The proposed number of allotments;
 - The lack of any contributions or mitigations in respect of the required traffic upgrades in the locality;
 - The lack of any supporting and adequate infrastructure to service the proposed number of allotments;
 - The proposal's inconsistency with Proposed Change 1 to the Regional Policy Statement.

2. The submission opposes Proposed Plan Change 3 for the following reasons:

General

- Approving PC3 would not promote the sustainable management purpose of the Resource Management Act 1991.

- The proposed policies and rules contained within PC3 are not the most appropriate way to achieve the objectives of the District Plan, having regard to their efficiency and effectiveness.
- The proposed policies and rules are not the most appropriate means of achieving the purpose of the Act.
- There has not been adequate consideration given to alternatives, costs, benefits and risks as required under the Act.
- The reasons for incorporating the proposed policies, rules, assessment matters, and reasons for rules are not adequately explained or justified in the section 32 analysis accompanying PC3.
- Approving PC3 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.

Character and Amenity

- The site is presently zoned Living 1 and 2 Deferred which provides for a minimum allotment size of 800m² and 5000m² respectively. The area of Living 1 Deferred zoning makes up a relatively small area of the subject site, accordingly, the current zoning anticipates allotments of a relatively low density. The proposed rezoning seeks to create allotments with a minimum area of 500m², thus significantly departing from the established and anticipated character and amenity of the West Melton township;
- The significant increase in the number of allotments provided at West Melton will compromise the existing character and amenity of the site and surrounding area by the increased noise, traffic, loss of privacy and impact on visual amenity caused by the proposed future development;
- The proposed number of allotments will result in increased traffic generation to and from the site and subsequently increased traffic on the roads surrounding the subject site. The increased traffic volumes could have a potentially significant adverse effect on the rural character and amenity of the surrounding area.

Traffic

- PC3 will introduce a significant increase in traffic volumes within the road network, with potentially significant adverse effects on the safety and efficiency of intersections in the locality. These potential adverse effects need to be mitigated in the form of upgrades to various intersections in the locality, and the PC3 proponents should be required to meet the costs associated with the same;
- The site is relatively removed from any areas of significant employment opportunities, and the significant increase in the number of allotments proposed in this location will mean that any future residents in the town will be required to travel some distance to work, thus increasing the numbers of vehicle movements and encouraging use of private motor vehicles;
- The capacity of the local road network, and that of SH73 is such that PC3 has the potential to create significant adverse effects on the safe and efficient functioning of the road network, and creates adverse effects which have not been mitigated within PC3.

Infrastructure

- No information is 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 the proposed number of allotments;
- 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;

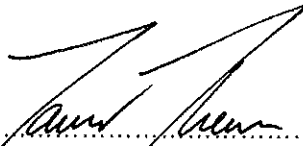
Other adverse effects

- In addition to the above, approving PC3 will lead to adverse effects relating to the following matters:
 - The treatment and disposal of stormwater;
 - Potential contamination of groundwater and neighbouring bores;
 - Reverse sensitivity with existing and permitted future activities on surrounding land, including rural activities, West Melton rifle range, West Melton aerodrome, and the observatory; and
 - Construction effects, including earthworks, noise, dust and vibration.

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

- PC1 provides for a total of 570 residential allotments to occur within the urban limits at West Melton. PC3 seeks to provide a total of 292 allotments on the site, significantly more than what PC1 anticipates for the site;
- 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. PC3 therefore creates potentially significant issues in respect of the number, locations and density of allotments to be provided at West Melton;
- The significant increase in the number of allotments proposed for West Melton may compromise the ability to meet the residential growth targets of other areas in Selwyn and Christchurch;
- The significant increase in the number of residential units provided by PC3 in this location is considered inappropriate in respect of the overarching goals or the Urban Development Strategy and PC1;
- The proposed minimum allotment size (500m²) and the numbers of allotments proposed will compromise the low density character of the West Melton township, and that of other areas located within West Melton identified to accommodate future residential growth;
- 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 PC3 be declined, unless it can be modified so as to conform to the existing densities provided for within the District Plan and as anticipated by the Urban Development Strategy and PC1, and appropriate provision is made for any necessary upgrades to network infrastructure servicing West Melton.
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.**


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

..... 3/3/10
(date of submission)

TITLE AND ADDRESS OF SERVICE FOR PERSON MAKING SUBMISSION:

R D Hughes Developments Limited
c/- Aurecon New Zealand Limited
PO Box 1061
CHRISTCHURCH

Attention: Daniel Thorne

Telephone: (03) 366 0821
Fax: (03) 379 6955
Email: thorned@ap.aurecongroup.com

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: **Selwyn Central Community Board**

This is a submission on the following proposed Plan Change:

Private Plan Change Request - Plan Change 3 to the Selwyn District Plan (Township Volume).

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

The Plan Change, vehicular access to Halkett Road from allotments along Halkett Road, vehicular access to S.H. 73 - the proposed new intersection on S.H. 73

3. *My submission in **SUPPORT / ~~OPPOSITION~~** is: **The Selwyn Central Community Board generally supports Private Plan Change Request – Plan Change 3 to the Selwyn District Plan.**

The developer (Gillman Wheelans) has negotiated with both the Selwyn District Council and the West Melton community regarding Plan Change 3. The Developer has incorporated changes requested by the Selwyn District Council and the community – for example the larger lots in the ODP around the border of the proposed development. The Board supports the proposed lot sizes (including the 500m² minimum lot size) proposed in the ODP as this allows choice for the developer and the purchasers of the sections.

The Board requests that there be no permitted vehicular access to/from allotments along Halkett Road from/to Halkett Road and there the a new rule or other amendment to plan change to give effect to this condition.

The developer has agreed with requests from the West Melton Community (made at a public meeting in January 2010) that there be no vehicular access onto Halkett Road from allotments along Halkett Road. The Board acknowledges this agreement but requests that it be included in the Plan Change by either a new rule or other appropriate amendment.

The Board requests that the Plan Change include a new intersection on S.H. 73 to give Plan Change area, and that this location be separated by an appropriate distance (west) of the

West Melton Community Centre to allow safe vehicular access & egress to/from the carparks associated with the West Melton Community Centre.

A key component of the Plan Change is a new intersection with S.H. 73. This intersection is necessary to allow better traffic to access the Plan Change area. This intersection should be sufficiently separated from the West Melton Community Centre to allow safe vehicle movements into and out of the West Melton Community Centre carparks.

**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:

The Selwyn Central Community Board asks Plan Change 3, with the amendments requested above, be approved.

That a new rule or other amendment be added to prevent vehicular access to/from Halkett Road from the lots along Halkett Road.

That there be a new intersection on S.H. 73 (as shown in the ODP) to give access to the Plan Change area and that this intersection be located at an appropriate distance west of the West Melton Community Centre to allow safe vehicle movements into and out of the West Melton Community Centre carparks.

†Give precise details, including the nature of any plan 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. 

March 3, 2010

Signature of submitter (or person authorised to sign on their behalf)

Date

8. Address for service of submitter:

Selwyn Central Community Board, P.O Box 90, Rolleston 7643

Phone: **03 347 6393**

Fax: **03 347 6393**

Mobile: **027 221 7348**

EMAIL: mark.alexander@selwyn.govt.nz

Contact person: **Mark Alexander** Title: **Selwyn Central Community Board Member**

Form 5

59.

Submission on publicly notified proposal for policy statement or plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council

Name of submitter: Grant Earl Baker

This is a submission on the following proposed policy statement (or on the following proposed plan or on a proposed change to the following policy statement or plan) (the proposal):

Plan Change 3 to the Selwyn District Plan (Township Volume)

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

Road connection to State Highway 73. The proposed connection exits directly opposite our property according to developer's plans shown to us at a West Melton residents' meeting on 9 February 2010.

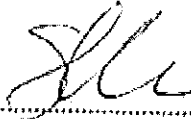
My submission is:

- I oppose the proposed road connection from the Preston Downs residential development to State Highway 73 and wish to have the Plan amended to include road connections to Halkett Road and Weedons Ross Road only. My reasons are:
- I believe the proposed road connection would result in traffic congestion, confusion, and an increased risk of accidents. The local subdivision road would be parallel to a main arterial road (Weedons Ross RD) which also connects to SH73 and is only 300 metres away. The road would be approximately 50 metres from the parking area exit of the community hall and 35 metres from the exit of the playcentre parking. Four exits onto a state highway in close proximity, combined with the narrow width of the road at the proposed intersection, the shortage of parking in the area of the community hall, the close proximity to current parking and the amount of land available on the southern side of SH73 will create problems especially at peak hour periods. Cars often park on the grass verge of our property when a meeting is held in the community hall and right across the front of our property during garage sales etc at the community hall. The number of cars in this area will increase as the population increases in West Melton.
- There are many scenarios for accidents. One would be cars travelling west on SH73, turning right into the proposed road to Preston Downs. During peak hour periods the car would have to stop in its lane and wait for east bound traffic, creating another stoppage. The increased congestion and the current speed limit of 80 Kph (100 Kph limit within 120 metres of the proposed intersection) will further increase the risk of accidents if the proposed road is allowed. West Melton residents are aware that speed is a problem on this section of road.
- Though I have not seen the latest section plan of Preston Downs it would appear that the majority of sections are in the middle and to the north of the division. The nearest exits are Weedons Ross Rd and Halkett Road for those residents who travel daily to Christchurch.
- The proposed road would affect the quality of the lifestyle we chose by living in West Melton. I do not want to have car lights directed onto my house and property each time a car approaches SH73 from Preston Downs. Cars turning right will flash their car lights across our house and property. This would be completely unacceptable to anyone and will reduce our quality of life highlighted more by the fact that we are living in a rural environment.

I seek the following decision from the local authority:

No road connection to State Highway 73

I wish to be heard in support of my submission.



Signature of submitter
(or person authorised to sign
on behalf of submitter)

3/3/10

Date

(A signature is not required if you make your submission by electronic means.)

Address for service of submitter: 1185 West Coast Road, West Melton RD1, Christchurch 7671

Telephone: 347 4994

Fax/email: baker.w.m@xtra.co.nz

Contact person: (name and
designation, if applicable) Grant Baker

Edmund le Grelle

386 Halkett Road, West Melton
R.D. 1, Christchurch 7671
Phone: + 64 3 3478143 (Home)
Phone: + 64 21 2619369 (Mobile)
e-mail: legrelle@inet.net.nz

SUBMISSION ON PUBLICLY NOTIFIED PRIVATE PLAN CHANGE
RE PRESTON DOWNS SUBDIVISION, WEST MELTON:

2 March 2010

This submission is in OPPOSITION to the proposed Preston Downs subdivision on the following points:

1. Existing residents along Halkett Road will have their quality of life affected due to an artificial urban/high density environment foisted on them.
2. After decades of living in a rural setting, this proposed development will bring increased noise and traffic which wasn't expected when we shifted to Halkett Road.
3. The rural 'outlook' will be reduced along Halkett Road. For example, it is incongruous to have an urban section facing a gorse hedge. By preventing vehicle access from sections bordering Halkett Road, this could mitigate the effects. Another way to minimize the visual effects would be to prevent solid wooden fences from bordering Halkett Road. Vegetation/hedges would be suitable.
4. Similarly, street lights and footpaths are unnecessary and not wanted along Halkett Road.
5. Water supply is another issue: our private well would only drop due to the drawing of water for this new subdivision.
6. In summary, I can see no benefit to the existing Halkett Road residents in this subdivision going ahead. The subdivision will bring residents all the disadvantages of an urban development, and none of the advantages of life in the country.

I wish to be heard in support of this submission.

Yours faithfully,

Edmund le Grelle

511



NZ TRANSPORT AGENCY
WAKA KOTAHI

Level 7, Pacific Brands House
123 Victoria Street
PO Box 1479
Christchurch 8140
New Zealand
T 64 3 963 3200
F 64 3 365 6576
www.nzta.govt.nz

03 March 2010

David Smith
Selwyn District Council
High Street
PO Box 90
Rolleston
Christchurch 7643

Dear David

NZTA Submission Plan Change 3

Please see attached NZTA Submission plan change 3.

Yours sincerely

Steve Higgs
Regional Planning Manager

Submission made under Clause 6 of Schedule 1 of the Resource Management Act 1991

To: Selwyn District Council
PO Box 90
Rolleston 7643

Name of a submitter: New Zealand Transport Agency

This is a submission on the Proposed Plan Change 3 of Selwyn District Plan located in West Melton.

The specific parts of the application that the New Zealand Transport Agency submission relates to is:

The connection with State Highway 73

New Zealand Transport Agency's submission is: Oppose in Part

The Plan Change makes reference to the possibility of a direct road connection with State Highway 73 within the 80km/hr speed limit. The NZTA is supportive in principle of such a connection as a means to improve the transport safety and connectivity of the development. However NZTA has not agreed to specific details of how the intersection will be constructed and it is anticipated these will be worked through further with the developer.

NZTA does not support direct (individual) access to the State Highway other than via an internal road network. The development of this land is subject to an outline plan process, however it does not provide any certainty on the timing of the delivery of the internal road connections, particularly with the 'Wilson Block'. The existing rule (See 5.2.2) provides for direct access from the State Highway as a restricted discretionary activity however it does not preclude the adjoining landowner (Wilson Block) for applying for subdivision consent prior to the road network being completed and seeking to be assessed through that rule. NZTA is seeking that the Change specifically manages direct access to the State Highway (other than local road networks agreed by the Agency).

The transport network layer attached to the transport report does not identify connection to adjoining land outside of the Plan Change, but adjoining State Highway 73 and within the current deferred Living 2 Zone (see attached). Provision is required to identify a connection to this land to avoid further access to the State Highway when this land is developed.

Any intersection improvement agreed by NZTA will be at the developers cost.

The following decision is sought:

That if the Plan Change is approved, then the Council make the following changes to the outline development plan and rule 12.1.3.37(c) as follows (or to similar effect):

1) That the outline plan is amended to:

- a) include contains reference that any connection to State Highway 73 shall require the formal approval of the New Zealand Transport Agency.
- b) show a connection to the adjoining Living 2 deferred zone (as per attachment).
- c) Identify that there is no direct property access to the State Highway.

2) That Rule 12.1.3.37(c) is amended to include the following addition:

(c) and, in the case of the 'Wilson Block', identified on the Outline Development Plan shown in Appendix 20, there is physical access to a local road network.

The New Zealand transport agency wishes to be heard in support of its submission.

Steve Higgs
Integrated Planning Manager: Canterbury/ West Coast
New Zealand Transport Agency

Date:

Address for service
of submitter: Level 7, Pacific Brands House
123 Victoria Street
PO Box 1479
Christchurch Mail Centre
Christchurch 8140
New Zealand

Telephone: 03 9633200

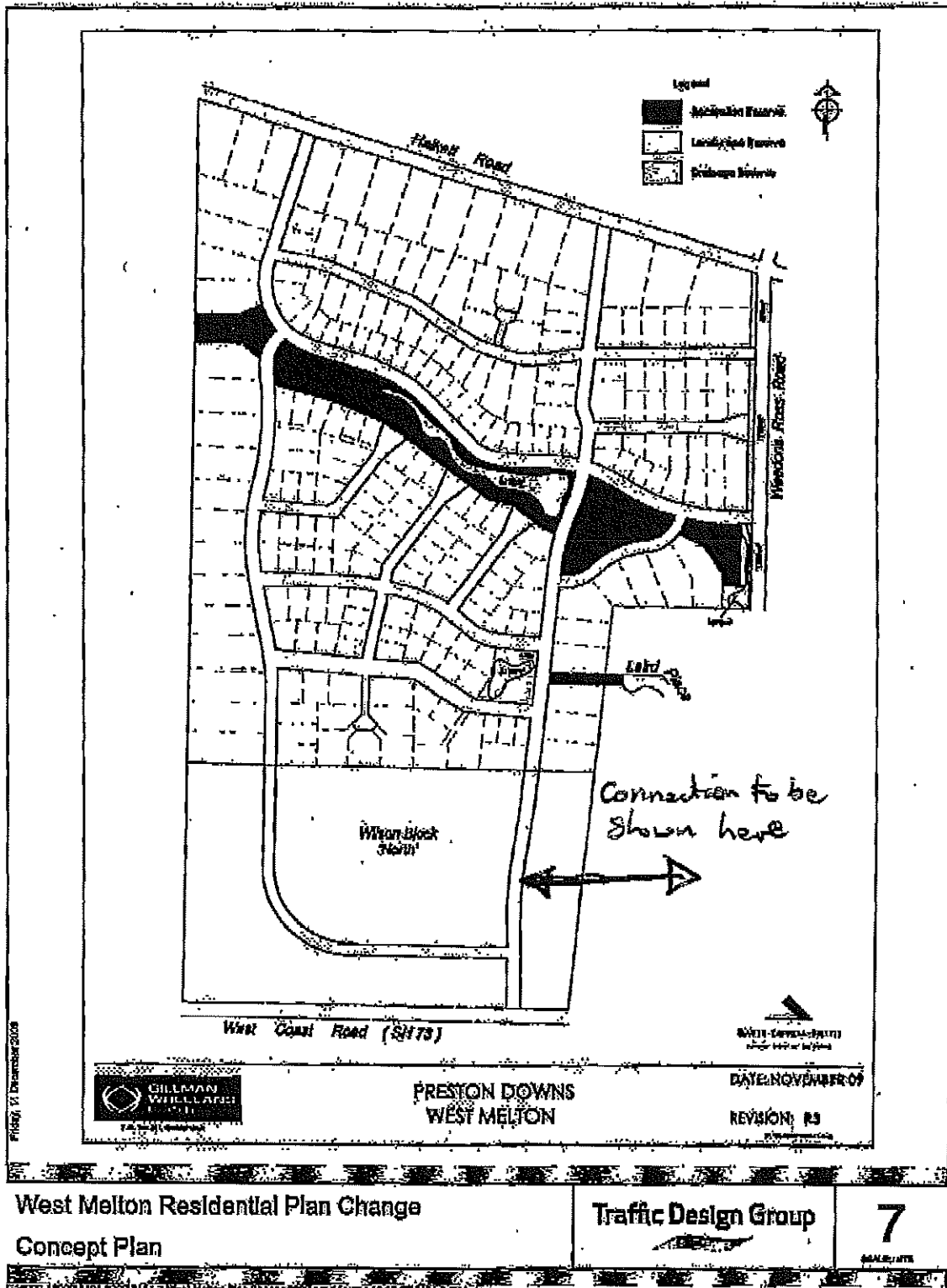
Facsimile: 03 365 6576

E-mail: steve.higgs@nzta.govt.nz

Contact person: Steve Higgs

Attachment.

23



SCANNED

100303014

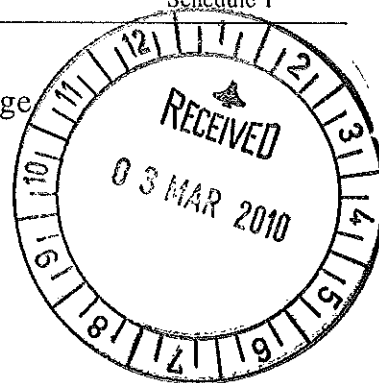
512

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: Margaret Langdale-Hunt & Bruce Russell

This is a submission on the following proposed Plan Change:

Preston Downs Plan Change 100226(name and number of Plan Change)
"Halkett Road" Access Plan Feb 2010.

2. The specific provisions of the proposal that my submission relates to are:.....
Proposed Preston Downs Subdivision, West Melton.
.....(give details).

3. *My submission in SUPPORT / OPPOSITION is:
1. Support The concept of internal roading & access for the properties fronting Halkett Road. Oppose individual entrances off Halkett Road.
 2. Support The Two Road access to & from Halkett Road.
 3. Support outlet from Preston Downs through the Wilson Block to the Main West Coast Road.
 4. Support The reduced lighting, similar to the Tekapo concept, for the benefit of the West Melton observatory.
 5. Have been appreciative that the Preston Downs Developers have kept the Residents of West Melton informed at all stages of the development. Appreciate that Gillian Sheehan have listened & incorporated suggestions into their proposed plans.

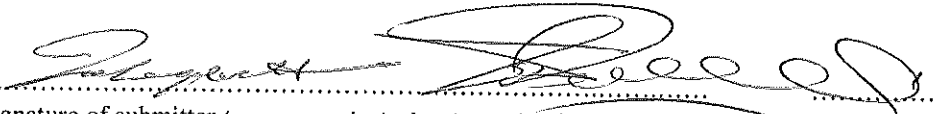
*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

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

Progress forward for the Pecten Dam Development
in a timely fashion!

†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.  13/10
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: "Wendouree" 123 Finlay's Road
RD 5 Christchurch 7675

Telephone: 347 9692 Fax:

Email: marg. bruce @ slingshot. co. nz

Contact person: Margaret Longobardi-Mumby Title(if appropriate)

513

David Smith

From: Sam Flewellen [Sam@Planitassociates.co.nz]
Sent: Monday, March 01, 2010 8:12 AM
To: David Smith
Cc: Jeff Page
Subject: Submission - West Melton Plan Change
Attachments: Submission to Plan Change 100226.pdf

Hi David/Jeff

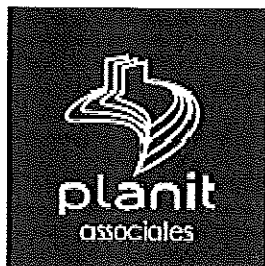
Please find attached a submission from the applicant on the West Melton Plan Change.

The applicant has chosen to place this submission following a community meeting in which concerns over effects on the West Melton observatory from street lighting were raised.

There are rules regarding the West Melton observatory within the Rural Volume (Rule 9.18), however, given the change of zoning from rural to living, it was considered appropriate (for the purposes of absolute certainty) that an assessment matter be added to the subdivision section of the Township Volume to ensure that this issue can be given appropriate consideration at the detailed subdivision stage, although I suspect that it is generally covered by Rule 9.18 in any case.

Can you please confirm receipt of this submission to me.

Regards



Sam Flewellen
Senior Planner
Planit Associates
P O Box 1845
Christchurch
d 03 372 2285
p 03 377 9829
f 03 377 9833

www.planitassociates.co.nz

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Form 5

SUBMISSION ON PUBLICLY NOTIFIED PRIVATE PLAN CHANGE

SELWYN DISTRICT COUNCIL

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

1. **Full Name of Submitter:** Gillman Wheelans Limited
2. **This is a submission on the following proposed Plan change:**

Weedons Ross Road, West Melton (Preston Downs) Plan Change
3. **The specific provisions of the Proposed Plan Change that my submission relates to are:**

Subdivision - Township Section – Part C – Chapter 12
4. **This submission in SUPPORT is:**

Supports the Plan Change wholly but wishes to provide a new assessment matter for subdivision to protect the operations of the West Melton observatory (located on Bells Road) from any potential adverse effects of street lighting.
5. **The following decision is sought from Selwyn District Council:**

That a new assessment matter is added to the subdivision section as follows:

Township Volume – Part C – Chapter 12 – Subdivision – 12.1

Utility Cables

12.1.4.5 Whether any utility cables shall be laid underground.

12.1.4.5A For the Living WM (West Melton) zone, whether street lighting options will assist with mitigating any adverse effects on the operation of West Melton observatory whilst not compromising the safe and efficient operation of the road network.

6. The submitter WISHES to be heard in support of this submission.

7.  26-2-10
Signature on behalf of submitter Date

8. Address for service of submitter:

Gillmans Wheelans Limited
c/-Planit Associates
PO Box 1845
CHRISTCHURCH 8140

Telephone: 03 372-2285
Fax: 03 377-9833
e-mail: sam@planitassociates.co.nz
Contact person: Sam Flewellen

S14

Planning

100216014

SCANNED

C.L. & J.S. Kerr

288 Halkett Rd.

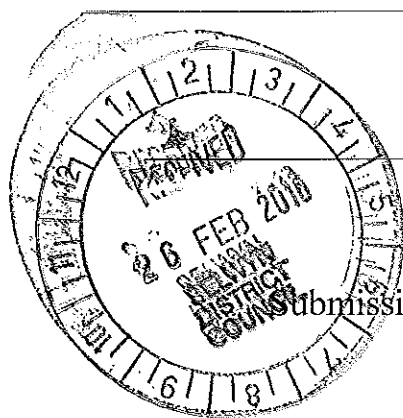
West Melton

Dear Mr. Smith,

Even though we feel compelled to respond to your correspondence we do also feel that it is a complete waste of time. The council and developers have no intention of hearing our concerns as it is all about the money. If we are going to be classified urban how are we going to turn our hedge trimming (we are bordered with 12 acres of pine trees). I take it we will no longer be able to run our stock down Halkett Road and please don't get me started on the water supply. We have been told it will probably be necessary to redrill our well at our own expense, that is of course if we are still permitted to do

So now being in such close proximity to the sub-divisions public service well. In advertising great emphasis has been placed on the "Come live at West Maitland and enjoy the country lifestyle" what a joke! we are going to be left with a rural property with none of the benefits associated with this and to top it off we have been told we can't sub-divide because Canterbury is facing a water shortage. In conclusion, thanks for ending our rural dream, it is always interesting to us that the council/developers make these decisions without a thought of existing rate payers, its like the money and run, interestingly enough not to reside in our area probably for as it would be so overpopulated, lacking water, too noisy..... I could go on.

Yours respectfully
C.L. Kren



Form 5

Submission on publicly notified proposal for policy statement or plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council

Name of submitter: Richard Reeves Nesbitt

This is a submission on the following proposed policy statement (*or* on the following proposed plan *or* on a proposed change to the following policy statement *or* plan) (the **proposal**):

Plan Change 3 to the Selwyn District Plan (Township Volume)

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

Road connection to State Highway 73. The proposed connection exits directly opposite our property according to developer's plans shown to us at a West Melton residents' meeting on 9 February 2010.

My submission is:

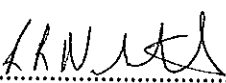
- I oppose the proposed road connection from the Preston Downs residential development to State Highway 73 and wish to have the Plan amended to include road connections to Halkett Road and Weedons Ross Road only. My reasons are:
- I believe the proposed road connection would result in traffic congestion, confusion, and an increased risk of accidents. The local subdivision road would be parallel to a main arterial road (Weedons Ross RD) which also connects to SH73 and is only 300 metres away. The road would be approximately 50 metres from the parking area exit of the community hall and 35 metres from the exit of the playcentre parking. Four exits onto a state highway in close proximity, combined with the narrow width of the road at the proposed intersection, the shortage of parking in the area of the community hall, the close proximity to current parking and the amount of land available on the southern side of SH73 will create problems especially at peak hour periods. Cars often park on the grass verge of our property when a meeting is held in the community hall and right across the front of our property during garage sales etc at the community hall. The number of cars in this area will increase as the population increases in West Melton.
- There are many scenarios for accidents. One would be cars travelling west on SH73 turning right into the proposed road to Preston Downs. During peak hour periods the car would have to stop in its lane and wait for east bound traffic, creating another stoppage. The increased congestion and the current speed limit of 80 Kph (100 Kph limit within 120 metres of the proposed intersection) will further increase the risk of accidents if the proposed road is allowed. West Melton residents are aware that speed is a problem on this section of road.
- Though I have not seen the latest section plan of Preston Downs it would appear that the majority of sections are in the middle and to the north of the division. The nearest exits are Weedons Ross Rd and Halkett Road for those residents who travel daily to Christchurch.
- The proposed road would affect the quality of the lifestyle we chose by living in West Melton. I do not want to have car lights directed onto my house and property each time a car approaches SH73 from Preston Downs. Cars turning right will flash their car lights across our house and property. This would be completely unacceptable to anyone and will reduce our quality of life highlighted more by the fact that we are living in a rural environment.

SCANNED

I seek the following decision from the local authority:

No road connection to State Highway 73

I wish to be heard in support of my submission.


.....

Signature of submitter
(or person authorised to sign
on behalf of submitter)

..... 26/2/2010

Date

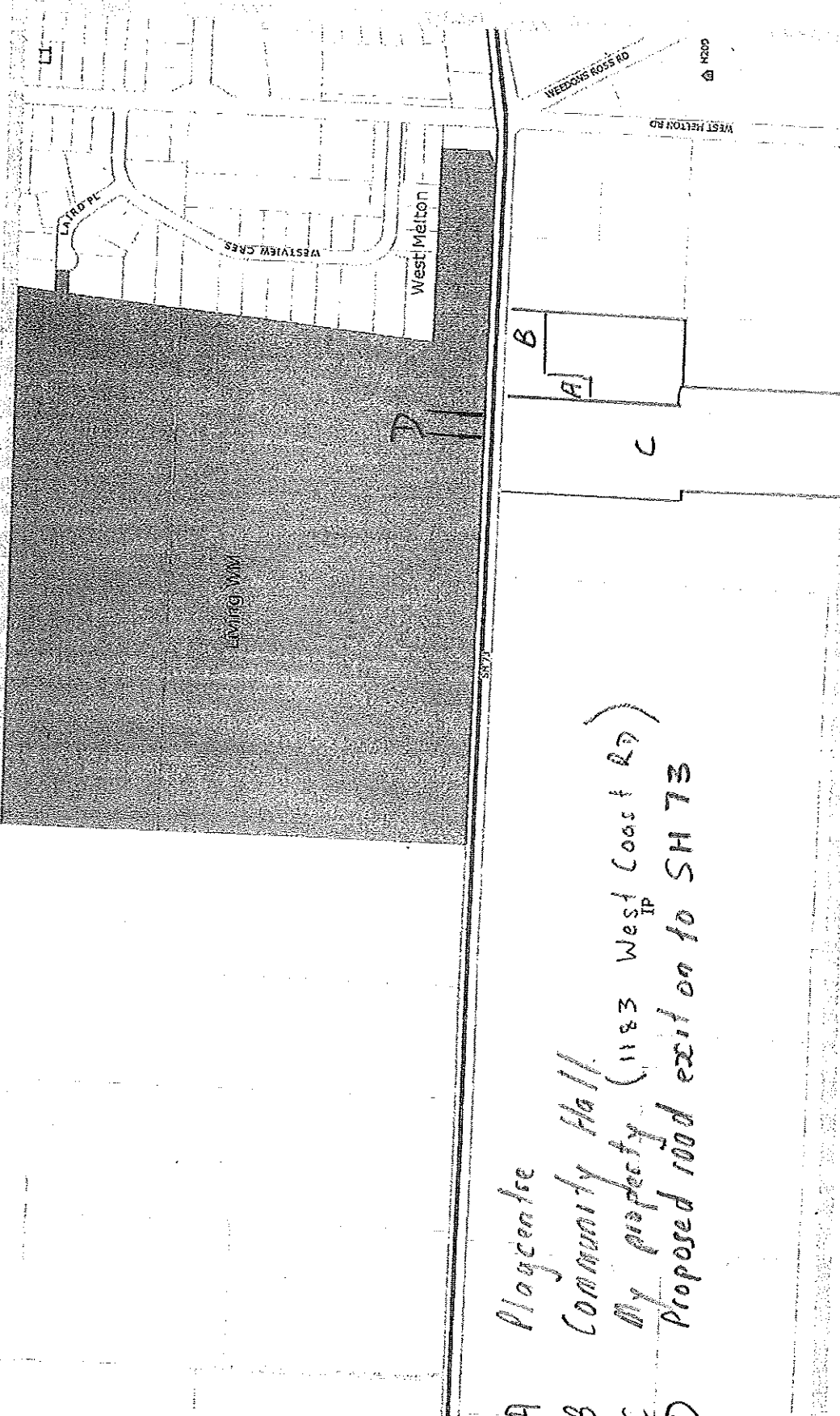
(A signature is not required if you make your submission by electronic means.)

Address for service of submitter: 1183 West Coast Rd. West Melton, Christchurch 7671

Telephone: 3477514

Fax/email: suzreeves@xtra.co.nz

Contact person: [name and
designation, if applicable] Reeves Nesbitt



A Playcentre
 B Community Hall
 C My property (1183 West Coast Rd)
 D Proposed road exit on to SH 73

MAP
088
 SHEET 2
 Printed on
 5 June 2009



Heritage Building	Scheduled Silo	Statutory Acknowledgement Site	State Highways	Railway	Road Parcel	Land Parcel	Water Body
Heritage Tree	Wairarapa Area	Contours Above Sea Level	High Country	Living 1	Business 1	Inner Plains	Archaeological Site
Cultural Site	Wairarapa Area	160m	Port Hills	Living 2	Business 2	Outer Plains	
		25km	Coastal Development Area	Living X	Business 3	Melburn Hills	
				Deferred Living	Living W/M		

KEY

516

100301066

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: Natalie Jayne Lombe

This is a submission on the following proposed Plan Change:

Private Plan Change Request - Plan Change 3 (name and number of Plan Change)
(Preston Downs - West Melton)

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

.....
.....
..... (give details).

3. *My submission in SUPPORT / OPPOSITION is:

.....
- generally support the plan change
.....
- oppose multiple access onto Halkett Road - would
support two or fewer access points
.....
- support road link + intersection onto SH 73
with sufficient separation between intersection and
West Melton Community Centre
.....
- support 500m² minimum lot size as this allows a
range of lots allowing choice for residents
.....
- support flexibility in lighting plan to ensure
that the night skies of West Melton + the Observatory
are protected
.....

*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.

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

- Contact person: Title (if appropriate)

S17.



100301068

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: MURRAY ROWSON CRETA. for MR+EU CRETA.

This is a submission on the following proposed Plan Change:

PLAN CHANGE 3 (name and number of Plan Change)
TO SELWYN DISTRICT PLAN (TOWNSHIP VOLUME)

2. The specific provisions of the proposal that my submission relates to are:
- 1) The need for a plan change at all
 - 2) Residential density issues
 - 3) Transport and roading issues (give details).

3. *My submission in SUPPORT / OPPOSITION is:

- 1a) Opposition to the need for a plan change at all, given that the Selwyn District Plan already has zoning restrictions that cover the land in question (and under the philosophy of proposed PC17, SDC is trying to reduce (and has) developments driven by privately requested plan changes).
- b) Support for the perception that, until now, deliberations on the ODP for the land in question seem to be between the developer & SDC without SDC planners attendance at public meetings to hear what locals think. Not a good look for the SDC.
- c) Opposition to a Plan Change, that seems developer driven for the developers interest (re: residential densities)
- d) Opposition to a process that allows for the acceptance of a Plan Change based on an ODP that lacks specific detail & in fact allows the developer to control & change concept plans & final outcomes. Council should have final jurisdiction.
- e) Support for landscaping plans/plantings that are thoughtful & sympathetic for developers meetings with residents, views. Continue on a separate sheet if necessary. over →

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

- 1) To arrive at a development design (that may not even need a plan change) that fits with current zoning densities while allowing for a proper interface with rural surroundings eg the largest lots on the periphery.
 - 2) A Council controlled outzone, with the biggest possible lot sizes (town' sized sections have no place in rural surroundings)
 - 3) A development plan that is detailed, specific & final.
 - 4) Council planners attendance at any further public meetings.
 - 5) An acceptance that the largest lots can be factored into the rural residential proposals (Pc17) alleviating some of the pressure for even more unwanted development.
 - 6) Oppose what I oppose and support what I support (and loves a "trial")
- † 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. Murray R Craig 28-02-2010
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 'WINDWARD', HAKEIT ROAD,
RD 1, CH. CH. 7671

Telephone: 03 347 7170 Fax:

Email: greig.windward@xtra.co.nz

Contact person: as above Title (if appropriate)

2. Residential Density Issues

- a) Opposition to a Plan change that seeks to allow greater density of residential development than that currently allowed for in the living 1 / living 1 deferred + living 2 deferred zonings that are already in place (e don't need a Plan change).
Such densities (proposed in Plan change 3) - especially in the lowest section sizes, do not reflect the densities of the existing West Melton 'hamlet' or even the adjacent new 'Ainsborough' subdivision.
- b) Total opposition to lot sizes below 1000sqm at the very least.
- c) Support for the largest lots to be seen as part of the number of rural/residential lots to be provided by the SDC as part of RPS change 2 (lateral thinking required, but why not when you compare PC17 provisions with living 2 densities?).
- d) Support for even lower lot numbers/density in line with current zonings, given that the vast majority of the land covered by the Plan change is living 2 (deferred).

Transport Issues

- 3a) How can a plan change proposing greater dwelling densities (given that no houses exist at present) satisfy the Greater Christchurch Travel Demand Management Strategy that has its first goal of:
"a reduction in the number of trips by private car"?
- b) Opposition to the 2nd (North western) outlet from Preston Downs into Halkett Road (ref ODP + Traffic Design Group's report)
- c) Opposition to the potential for a 20km zone on Halkett Road
- d) Opposition to street/intersection lights in a rural area.
- e) Opposition to Traffic Design Groups assertion that traffic levels generated will be dealt with, with negligible effects.
How is an increase from 500 vpd to 2200 vpd negligible?)
- f) Support for a roading connection to SH73 (ref ODP) to mitigate transport affects on local roads / local residents
- g) Support for Gillman Wheelan's reconfiguration of internal roading to allow internal access only to lots adjacent to Halkett Road
- h) Total opposition to individual lots opening onto Halkett Road.

518

Resource Management Form 5
PC 3 to the Selwyn District Plan

Selwyn District Council
PO Box 90
Rolleston
Christchurch 7614

1 Rolleston Square Limited
This is a submission on PC3

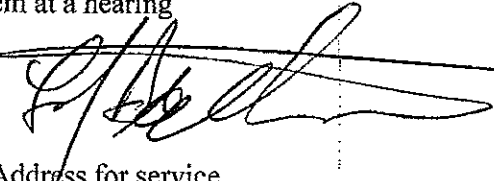
2 The specific provisions of the proposal that my submission relates to are: The entire proposal

3 My submission in SUPPORT is: That the proposal is generally supported, for the reasons provided

4 I seek the following decision from Selwyn District Council: That the proposed Plan Change 3 is adopted

5 I WISH to be heard in support of my submission

6 If others make a similar submission, I will consider presenting a joint case with them at a hearing

7  February 6 2010

8 Address for service
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Lloyd Bathurst Director