

Proposed Plan Change 59 -  
GW Wilfield Ltd request to rezone 73.5ha of Living 2 and Living 2A Zone land in West Melton to a new zone called 'Living WM South'.  
Summary of Decisions Sought

Introduction

The period for making submissions to Plan Change 59 to the District Plan closed on 4 April 2019. This is the second stage of the public submission process is where people have the opportunity to make further submissions.

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

The further submission Form 6 is available at all Council offices and online at: <http://www.selwyn.govt.nz/services/planning/planning-forms/form-6-further-submissions>. It is noted that all specific provisions identified in submissions are referenced in the following summary in *Italics*, with all deletions referenced by strike through and additions underlined

Summary

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Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
01	Peter Stafford	897 Sandy Knolls Road RD 5 Christchurch stafford@xtra.co.nz	Yes	Oppose in part	Not stated	D1.1	Concerned about extent and use of Edendale water supply. Would like to see conditions and details concerning use of water.
02	Laurel Linton	690 Weedons Ross Road RD6 West Melton Jonesg@outlook.com	No	Support	Approve	D2.1	Request to include property valuation number 2354179100 in the proposed changes of PC59
03	Simon Burge	16 Rossington Drive West Melton 7618 Mcburg3@xnet.co.nz	No	Support in part	Approve	D3.1	Concerned about general infrastructure (water pump - volume supply and drainage; water consumption, entry and exit to subdivision, impact on school numbers)
						D3.2	Concerned about the lack of traffic management in regards to intersection of SH73 and Weedons Ross Road.
						D3.3	Suggested reducing speed zones
						D3.4	Suggested installing traffic lights
						D3.5	Suggested designated bus bays with proper curb and channelling be installed
						D3.6	Seeks Council allow the Plan Change contingent on traffic control measures, with active participation by NZTA to control the SH73-Weedons Ross intersection.
04	Andrew Cowan	andrew_cowan_21@hotmail.com	Not stated	Oppose	Decline	D4.1	Opposed to the smaller scale of the proposed lots in the subdivision
						D4.2	Concerned about lack of off-street parking, leading to congestion and restricting vision and access along road inside the subdivision
						D4.3	Concerned about the increase in traffic due to the single access entry/exit point into the subdivision and also joining onto the main road.
05	Gregory and Alyse Boaz	32 Iris Taylor Avenue West Melton 7618 alyse.boaz@xnet.co.nz	No	Oppose	Decline	D5.1	Concerned with increased traffic congestion due to intensive residential development
						D5.2	Concerned with lack of traffic management in regards to intersection of SH73 and Weedons Road
						D5.3	Decline application until the intersection is made safer
06	Michael Harvey	PO Box 1109 Christchurch 8140 michaelharvey@bigpond.com	Not stated	Oppose	Decline	D6.1	Little evidence of large lots being available for purchase (exception of Lot 163 - which is 4Ha).
						D6.2	Majority of larger lots (>2,500sqm) back onto West Coast Road or Weedons Ross Road, which most buyers attracted to Wilfield are unlikely to purchase.
						D6.3	West Melton was the second worst performing housing market in NZ in 2018, and there were no price reductions in land price at Wilfield.
						D6.4	Would like character maintained (larger lots), requesting a compromise by rezoning some of Inner Plains land whilst maintaining existing density.
07	Lucy Bell	18 Kingsdowne Drive West Melton 7618 lucy_bell@windowslive.com	No	Not stated	Not stated	D7.1	Vehicles drive too fast down Kingsdowne Drive considering there are children and animals around. Suggested installation of speed bumps along Kingsdowne
08	Alex Setz	3 Westmere Mews West Melton 7618 missalex@b@hotmail.com	No	Oppose	Decline	D8.1	Concerned about reduction in value of existing properties.

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						D8.2	Main appeal and selling point for Wilfield is the large sections, which made the subdivision 'exclusive' compared to other subdivisions in Selwyn
						D8.3	Not what residents bought into. Wish for it to remain as original plan
						D8.4	Added road congestion
						D8.5	Intersection of SH73 is already dangerous and very busy
						D8.6	NZTA have rejected requests to install a roundabout or traffic lights at the SH73 - Weedons Ross intersection
						D8.7	West Melton is red-zoned area for water availability, therefore additional sections will place added pressure on water supply
09	Melanie Cotter	9 Glenfinnan Place West Melton 7618 eltonandmelanie@yahoo.co.nz	No	Oppose	Decline	D9.1	Purchased on the basis that sections could not be further subdivided
						D9.2	Other options in Selwyn for more compact residences (i.e.: Falcon's Landing - by the same developer)
						D9.3	Substantial covenants put in place by the developer, further division of sections could mean lifestyle is impacted further
						D9.4	Fencing along Silver Peaks drive is not aesthetically pleasing
						D9.5	Concerned about intersection at Weedons Ross Road and SH73. Difficult to turn right (towards Christchurch) due to already heavy congestion
10	Andrew Dyson	90 Silver Peaks Drive West Melton 7618 andrew.dyson@downer.co.nz	Yes	Oppose	Decline	D10.1	Chose section because adjoining and adjacent sections were the same size and bigger.
						D10.2	Concerned about increase in traffic, making it unsafe for children to safely play outside.
						D10.3	Concerned current roading infrastructure not able to support more growth on the site
						D10.4	Wilfield site has very little green community space compared with Preston Downs and Gainsborough sites
						D10.5	Wish to keep the subdivision sizes the same as original plan when purchased
11	Michael Dillon	4 Snowlea Place West Melton 7618 mikedillonelectrical@me.com	No	Oppose	Decline	D11.1	Selected a low density lifestyle area to build in
						D11.2	SH73 is dangerous
12	Helen Conaghan	22 Fairmont Rise West Melton 7618 hellieconaghan@gmail.com	No	Oppose	Decline	D12.1	Bought in Wilfield due to larger land size and open space
						D12.2	Under current covenant, unable to subdivide for 7 years, therefore restricting current owners to reduce section size but allowing developer to do so
						D12.3	Intersection at West Melton needs to be addressed if more property titles are made available.
						D12.4	Speed limit south along Weedons Ross Road needs to be reviewed, as it is dangerous for people walking and traffic turning out of Wilfield.
						D12.5	Other options for higher density subdivisions in Christchurch City or Rolleston
13	Amy and Hamish Osborne	7 Ridgeland Way West Melton 7618 hamishosborne@hotmail.com	Yes	Support	Approve with amendments	D13.1	Little demand for larger sections, therefore some consented larger lots were consequently withdrawn from the marker after not selling or not released for sale at all.
						D13.2	Primary reason for zone change is to provide residential sections that respond to a market demand for smaller lots in West Melton. Accept this as a valid reason.
						D13.3	Having an 'average lot size not less than 1100m2' rather than a minimum provides greater flexibility for a range of residential densities (identified character of the proposed zone)
						D13.4	Pylon/ecology corridor and recreation reserves will become a positive community asset for amenity and connectivity reasons.
						D13.5	Supports the open style fencing proposed adjacent to the corridor and recreation reserves
14	Courtney Hurring	155 Silver Peaks Drive West Melton 7618 courtney@cprlimited.co.nz	Not stated	Oppose	Decline	D14.1	Sections west of Silver Peaks Drive have already been reduced in size, which is already a huge compromise. Concerned this would bring property prices down
						D14.2	Low standard of street appeal and consequently bring down the value of the area
						D14.3	Increase of congestion at intersection of Weedons Ross Road and SH73. Already dangerous and problematic.
						D14.4	Nothing has been done by NZTA or Wilfield developers to see a solution to the congestion issue
						D14.5	Proposed solution to heavy traffic flow at West Melton intersection needs to be addressed promptly before any further consideration is given to increasing housing the area.
						D14.6	Suggest strict covenants need to be imposed to ensure smaller sections have homes built to a high standard
						D14.7	Propose that a limit be placed on how many group housing home can be built as their standard can be quite low
						D14.8	Suggest creation of more green space in the subdivision. Maintenance and planting seems to have neglected

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15	Scott Ashby and Hanna Coysh	527 Richardson Road Auckland 1041 hannacoysh@gmail.com	No	Oppose	Decline	D15.1	Contravenes Policy B4.3.98 which states 'limited new residential growth will be enable south of the highway but will be limited in extent and density to minimise effects on the safety and efficiency of the highway.'
						D15.2	Wilfield has already reduced the size of many lots, increasing density from the original subdivision layout plan.
						D15.3	Changes impact on the density of WM South of the highway, which would increase both vehicular and pedestrian traffic on SH73 to the point where safety would become an issue
						D15.4	Intersection of Weedons Ross Road and SH73 is already potentially dangerous for turning vehicles, especially a right turn towards Christchurch. Safety and efficiency of the highway is impacted with higher traffic flow in and out of Wilfield subdivision.
						D15.5	The underpass originally provided for in the District Plan is no longer an option, but a higher risk pedestrian/cycle link option across SH73 has been installed. An underpass or overpass for pedestrian and cyclist traffic needs to be put in for their safety
						D15.6	Purchased with the view to be surrounded by similarly sized sections, this is not how te subdivision was portrayed or marketed. Changes the immediate outlook from the section
						D15.7	Propose that if Plan Change goes ahead, lots surrounding existing sold 'larger lots' (>=3000sqm) should be a minimum of 3000sqm to allow for the lower density living that buyers believe they were buying into
						D15.8	Requested changes not in line with the principles and spirit of existing plan, specifically the vision outlined for West Melton.
16	David Bennett	29 Fairmont Rise West Melton 7618 davkel@xtra.co.nz	No	Oppose	Decline	D16.1	Request no change to zoning, based on safety and the number of vehicles using the intersection of Weedons Ross Road and SH73.
						D16.2	NZTA already rejected proposal to install traffic lights at the SH73 intersection
						D16.3	Already subdivided larger sections, contrary to the original plan
						D16.4	Traffic congestion at the SH73 intersection is a compounding problem
17	Katie Brice	14 Fairmont Rise West Melton 7618 office.highflowplumbing@gmail.com	Yes	Oppose	Decline	D17.1	Specifically chose Wilfield and moved from Christchurch city for the section size, space, privacy, peace etc. Different to the original plan
						D17.2	Intersection become even more dangerous if more sections allowed, especially with access to the school, kindergarten and Doctor
18	NZ Transport Agency	PO Box 1479 Christchurch 8011 stuart.pearson@nzta.govt.nz	Yes	Oppose	Decline	D18.1	An option may be the inclusion of a condition or clause controlling the level of development within the subdivision to not exceed the already consented 180 allotments, until such a time that the Weedons Ross Road/SH73 intersection has been upgraded
						D18.2	A corridor management plan (CMP) for SH73 through WM township was developed as part of a consent condition for Stage 2 of the Wilfield Subdivision. It was agreed in the CMP that it would be the responsibility of the NZTA and SDC to upgrade the Weedons Ross Road/SH73 intersection. therefore, the number of vehicle movements through the Weedons Roass intersection needs to be managed until such a time as the intersection can be upgraded to improve its performance. The NZTA is not yet in a position to upgrade the intersection and any upgrade is not included in the current 2018-2021 National Land Transport Programme.
						D18.3	Additional vehicle movements as a result of the plan change will further exacerbate the existing issue with the performance of the intersection. The performance of the intersection could continue to deteriorate as traffic volumes along SH73 continue to grow
						D18.4	Rezoning of application site, including consequent increase in potential density should be considered against any updated UDS provisions. Consideration needs to be given to the Regional Policy Statement also
						D18.5	NZTA is open to discussing proposal further with the applicant and Council with a view to reaching a suitable agreement whereby the Plan Change could be approved subject to the inclusion of suitable controls and managing effects on the Weedons Ross/SH73 intersection and ensuring consistency with the UDS
						D18.6	Recommends Plan Change is declined unless suitable controls included
19	*Narelle Souness and Kerry Ring	44 & 65 Silver Peaks Drive West Melton 7618 narellegray@gmail.com	Yes	Oppose	Decline	D19.1	Do not consider that all 'other reasonably practicable options' have been considered to sell the larger lots in advance of applying for the PPC. Developers made a business decision to subdivide as per the status quo and under the current District Plan rules
						D19.2	An increase of density affects safety and efficiency. Concerned with safety of children crossing SH73 to access West Melton Primary School and buses that transport secondary students into town. There is no designated carriageway from the sole formal pedestrian link across SH73, and there is no designated bus stop.
						D19.3	Support Policy B4.3.101 in recognising West Melton as a village with larger section sizes than other Selwyn townships.
						D19.4	Strongly oppose the Part C Living Zone proposed rules that further intensify the movement away from a lower density environment
						D19.5	No indication of how the boundary area will interface with the section of land south and south-west of the PC59 area back toward Weedons Ross Road.
						D19.6	There is no certainty that no further resource consents will not be lodged (such as the current arrangement).
						D19.7	Visual impact assessment does not take into consideration the removal of Rules 4.9.21.1A and 4.9.21.2A.
						D19.8	Concerned with future capacity of existing reticulated sewer and water systems
						D19.9	Concerned that the extent of affect on water supply is unknown, and who will bear the cost of the immediate required upgrade
						D19.10	Object that increasing density adds to character and amenity value

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						D19.11	Object that reducing boundary setbacks does not support 'spaciousness'
						D19.12	Concerned about the adverse effect on the natural and physical resources
						D19.13	Increase in traffic will jeopardise safety and efficiency of the highway
						D19.14	Preference is Option 4 - for Council to have ability to control subdivision consent proposals in a way that aligns with overall strategic vision for the whole area/township
						D19.15	PC59 area is already developed or consented to a density in excess of what the District Plan permits
20	*New Zealand Defence Force	New Zealand Defence Force c/- Tonkin & Taylor PO Box 5271, Auckland, 1023 Attn: Sara McMillan rebecca.davies@nzdf.mil.nz	Yes	Neutral	Approve with amendments	D20.1	The West Melton Rifle Range is a nationally important training facility for NZDF. As it is a noise-generating activity, it is particularly susceptible to reverse sensitivity effects.
						D20.2	Ensure that the District Plan provisions provide adequate protection for the Range from adverse effects of reverse sensitivity. Includes the development of a West Melton Range Buffer Area, whiting which specific provisions would apply.
						D20.3	Section B4.3, Policy B4.3.101 NZDF would like to see provisions included in the District Plan that recognise the Rifle range and provide adequate protection for the Range from the adverse effects of reverse sensitivity.
						D20.4	Amend Part B Section B4.3.101 or insert a new policy to recognise the proximity of the proposed development of the West Melton Rifle Range and the need to recognise and manage the potential for reverse sensitivity effects on the Rifle Range

\*Late Submission