

From: Rachael Carnuthers
To: Debbie Webb
Subject: FW: Re Plan Change 59, Rezone West Melton Living 2 & 2A zoned land to Living West Melton South
Date: Wednesday, 1 May 2019 2:40:02 PM
Attachments: [image005.png](#)
[image006.png](#)
[PC59 Submission.docx](#)

From: Michael Harvey [mailto:michaelharvey@bigpond.com]
Sent: Monday, 18 March 2019 1:16 p.m.
To: Submissions <submissions@selwyn.govt.nz>
Subject: Re Plan Change 59, Rezone West Melton Living 2 & 2A zoned land to Living West Melton South

Re Plan Change 59, Rezone West Melton Living 2 & 2A zoned land to Living West Melton South

Selwyn District Council,

I'm writing to you to provide some feedback on Re Plan Change 59, Rezone West Melton Living 2 & 2A zoned land to Living West Melton South. The developers justification is generally focused on the Market Commentary section, and I have focused my responses on that portion of the application and have extracted the relevant sections.
Overall I wish to express my objection to this re-zoning.

Kind regards,

Michael Harvey

1.0 - Introduction

In 2014, a further land purchase was made in West Melton, south of SH73 (the Wilson block and later named Wilfield). This land also had three distinct zones, Living 2, Living 2A and Inner Plains. Whilst Living 2 has some flexibility, the Living 2A zone is rather rigid in that it requires a minimum area of 1Ha with no more than 10 lots to be created. Our knowledge of demand and expectations of buyers through Preston Downs and Levi Park told us that these zones would not be ideal for the buyer profile.

One has to question why they proceeded to purchase the land zoned Living 2A in the first place.

4.0 - Wilfield

Wilfield Zoning is Living 2, Living 2A and Inner Plains which has caused some level of difficulty in providing a comprehensive range in section sizes to suit the market. Living 2 has enabled some variety however the minimum average is the limiting factor, being that it requires the average lot be greater than 5,000m². Living 2A requires a minimum area of 1Ha or 10,000m². As noted above, there is a very clear reduction in the marginal value of the bigger sites in Wilfield. No sales were achieved in the parcels greater than 1Ha.

Lot 163 which is 4Ha sold. I do not see any other evidence of large lot sizes.

The average section size in Wilfield, either developed or consented and yet to be developed with titles is 3115m².
General statistics of Wilfield as follows:

Overall Area	92ha
Number of Lots	189
Average Lot Size (excl Inner Plains)	3115m ²
Lots less than 2,000m ²	111 or 60%
Average Lot size less than 2,000m ²	1,409m ²
Average price of lots less than 2,000m ²	\$256,500
Average rate per m ²	\$182/m ²
Lots less than 2,000m ² sold (09/18)	99 lots or 89%
Lots greater than 2,500m ²	38 or 20%
Average Lot size greater than 2,500m ²	3957m ²
Average price of lots less than 2,500m ²	\$304,000
Average rate per m ²	\$77/m ²
Lots sold greater than	18 or 47%

Again, like Preston Downs, it is quite noticeable that once the desirable section size has been reached, the marginal increase in value drops considerably, with value per metre dropping from \$182m² for a lot less than 2,000m² in area to \$77/m² for a lot greater in area than 2,500m².

The argument here on desirable section size has to do with price.

The limiting factor on price is that 4ha (40,000sqm) land available throughout Selwyn is readily available at around \$450k.

Whilst a purchaser may gain additional land for little further outlay, cost to improve and maintain the land increases considerably, including initial fencing, landscape, irrigation, lawn care and garden care plus also the cost of driveways and services from the road reserve.

With respect to sales, clearly the demand for larger lots drops off with 47% of those lots greater than 2,500m² released being sold compared to 60% of those less than 2,000m². If we look at sales of lots less than 1,500m² in area, this sales rate lifts to 95%.

I don't dispute these figures, however a large portion of lots larger than 2,500sqm back onto West Coast Road, or Weedons Ross Road, which most buyers attracted to Wilfield are unlikely to purchase.

If you exclude the blocks which back onto West Coast Road and Weedons Ross Road, the sales rate lifts dramatically (around 85%).

A further point to keep in mind, West Melton was the second worst performing housing market in NZ in 2018, and as far as I can tell there were no price reductions in land price at Wilfield. This would certainly reduce demand further.

Links below and I've attached screenshots.

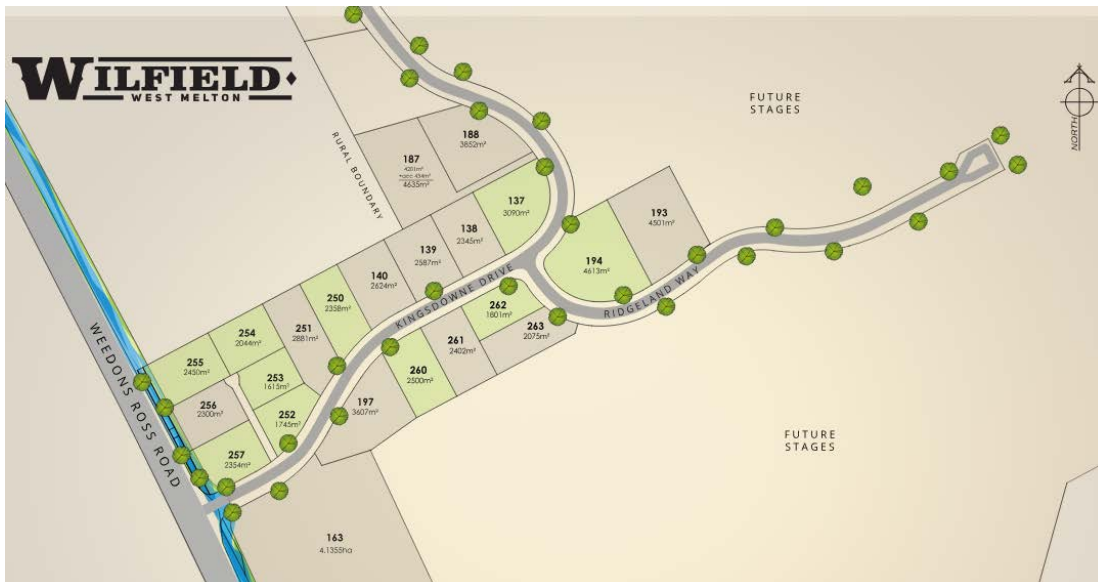
http://www.yoursection.nz/subdivision_map/wilfield-map-stage-1-2/
http://www.yoursection.nz/subdivision_map/wilfield-map-stage-3-4/

5.0 Summary

We are seeking a change in the Living 2 and Living 2A zones to enable effective and efficient design and development, financially feasible sites that owners can maintain, and a range of living styles that overtime will cater for a wider age range.

This seems to be a classic case of not knowing their buyers. I've asked countless times when the larger land sizes are going to be released on Ridgeland Way to no avail. I note my preference would have been a 1/2ha to 1ha block within Wilfield.

I'm not asking for a specific outcome, but I would like the character maintained. Perhaps allowing some rezoning of the inner plains land to create some more blocks, whilst maintaining the existing density would be a suitable compromise.



Michael Harvey

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18th March, 2019

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