

Planning Unit

Notice of Submission on Proposed Plan Change 59

Resource Management Act 1991 - Form 5

Lodge your application: Post to Selwyn District Council, PO Box 90, Rolleston 7643

Email to submissions@selwyn.govt.nz

Fax to 347-2799

Enquiries phone (03) 347-2868 or email pc59@selwyn.govt.nz

Submission Reference:

Submissions Close at 5pm, Wednesday 4 April 2019

1. Submitter Details

Name of Submitter(s) (state full name(s)): HAMISH & Amy OSBORNE

Physical Address: 7 Ridgeland Way, West Melton 7618

Address for Service (if different):

Email: hamishosborne@hotmail.com

Telephone (day): Mobile: 021 689123

2. Trade Competition Declaration

I could gain a competitive advantage in trade competition through this submission ☐ Yes ☒ No

If **yes**, I am directly affected by an effect of the subject matter of the submission that ☐ Yes ☐ No

(a) Adversely affects the environment; and

(b) Does not relate to trade competition or the effects of trade competition

3. Submission Details

This is a submission on proposed Plan Change 59.

I / We: ☒ Support all or part of the application
☐ Oppose all or part of the application
☐ Are neutral towards all or part of the application

The specific parts of the application that **my / our** submission relates to are: (give details, continue on a separate sheet if necessary)

Please refer to the attached document.

The reasons for **my / our** submission are (give details, continue on a separate sheet if necessary):

Refer to attached.

The decision I / We would like the Council to make is: (give precise details including, if relevant, the parts of the proposal you wish to have amended and continue on a separate sheet if necessary)

4. Submission at the Hearing

- ☒ I / We wish to speak in support of my / our submission.
- ☐ I / We do not wish to speak in support of my / our submission.
- ☐ If others make a similar submission I / We will consider presenting a joint case with them at the hearing.

5. Signature

(Of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:  Date: 4/4/19

Signature: Date:

Note: A signature is not required if you make your submission by electronic means.

6. Privacy Information

The personal information requested in the form is being collected by Selwyn District Council so that we can process your application. This information is required by the Resource Management Act 1991. This information will be held by the Council. You may ask to check and correct any of this personal information if you wish. The personal information collected will not be shared with any departments of the Council not involved in processing your application. However under the Official Information and Meetings Act 1987 this information may be made available on request to parties within and outside the Council.

7. Important Information

1. The Council must receive this submission before the closing date and time for submissions on this application.
2. You must also send a copy of this submission to the applicant as soon as reasonably practicable, at the applicant's address for service.
3. All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 347-2868 or by email at pc59@selwyn.govt.nz
4. Only those submitters who indicate that they wish to speak at the hearing will be sent a copy of the planning report.

Note to person making submission

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

It is frivolous or vexatious:

It discloses no reasonable or relevant case

It would be an abuse of the hearing process to allow the submission (or the part) to be taken further:

It contains offensive language

It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialized knowledge or skill to give expert advice on the matter.

For Office Use Only

Received at the Office on at am / pm

PLAN CHANGE 59 - SUBMISSION of Hamish and Amy Osborne, 7 Ridgeland Way, West Melton

Background

We own the property at 7 Ridgeland Way, being Lot 193. We purchased the land in November 2016 and construction of our house was completed in December 2017. This has been our place of residence since. We are located within the plan change area.

When we purchased our property, it was one of a number of consented sections in our part of the development that were either a similar size to ours or larger. To the south of us was rural land which had been subdivided down to the minimum 4ha, and to the east, the consented sections were all over 1ha. Adjoining us to the north and west were sections all over 4,000m².

It became apparent that there was little demand for these larger sections as few in the initial release sold, and consequently, other consented larger lots were not released to the market. The sections to the north of our property were eventually withdrawn from the market after not selling. Consequently, we are the only house currently located off Ridgeland Way.

Following the purchase of our section, GW had applications approved to create smaller sites within the Living 2 area directly to the east of our property (within the neighbouring Living 2A zone). In addition, GW obtained consent to cluster sites within the Inner Plains zone, with that cluster also being located very close to our property. Further afield within the Wilfield development, GW has obtained additional consents for a number of smaller allotments. In effect, across the Wilfield development, allotment sizes now range from 649m² to over 6,000m². The latest sales plans we viewed indicated that the majority of smaller sections have sold. The remaining larger sections that are unsold are in a less desirable location close to SH73.

GW Wilfield Plan Change

We have reviewed GW Wilfield Limited's request to rezone West Melton Living 2 & 2A zoned land to Living WM South.

The primary reason for the zone change is to provide residential sections that respond to a market demand for smaller lots in West Melton. This has obviously not been possible to achieve under the restrictions imposed under the current zoning. After observing the sales at Wilfield since living here, we accept this as a valid reason. The trend towards both smaller section sizes and a wider range of lot sizes has been observed elsewhere in the Selwyn District and also Christchurch and Waimakariri. While the requested zone change would allow for subdivision down to 1100m², we consider these are still relatively large sites in an urban context. It is worth noting that rural residential development (being a rural zone) anticipates section sizes down to 3,000m².

Requested changes GW's Proposal

We support the 1100m² lot size, however consider that this should be an 'average size not less than 1100m²' rather than a minimum. This would provide greater flexibility for a range of lot sizes while at the same time preserving the overall yield/density anticipated by the zone change. Noting that there is already a relatively high number of lots smaller than 1100m² within the plan change area.

It is worth noting that 'average lot size not less than' is already the predominant standard across residential zones in the Selwyn District. This is the heading of the of the right-hand column of Table C12.1 – noting that this heading does cause some ambiguity with the standards listed below it.

If the Council was of a mind to include a minimum as well as an average (as some other zones do), we consider the size of the smaller existing lots in the plan change area (circa 650m²) to be appropriate. However, we do not consider this necessary given that applying the average for each subdivision will ensure the overall density of development anticipated by the zone change will remain.

Overall, having an average instead of a minimum provides greater flexibility for a range of residential densities – which is an identified character of the proposed zone (refer. Table A4.4 Description of Zones).

Requested amendments to the relevant rules are attached below.

Additional comments

The Pylon/Ecology Corridor and Recreation Reserves will become a positive community asset, both for its amenity and connectivity it provides. We support the open style fencing proposed adjacent to these areas.

Hamish and Amy Osborne
7 Ridgeland Way
West Melton

Attachment

Requested Changes to Plan Change Provisions

Amend Table C12.1 as follows:

Township	Zone	Average Allotment Size Not Less Than
West Melton	Living WM South (except Low Density)	Minimum Average lot area of 1100m ² and maximum lot area of 3000m ² (Appendix 20)

Amend text in ODP as follows:

Land Use Plan

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The majority of the ODP area will provide for sites with an average lot area not less than ~~a minimum lot area of~~ 1,100m² and a maximum lot area of 3,000m². A low density area is located on the eastern periphery of the ODP, with a minimum lot area of 3,000m² and a maximum area of 5,000m². The low density area will provide a buffer between the higher density residential areas located centrally within the ODP area, and the adjoining rural areas to the east and south.

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