

**From:** [Courtney](#)  
**To:** [Submissions](#)  
**Cc:** ["Lee@CPRLimited.co.nz"](mailto:Lee@CPRLimited.co.nz)  
**Subject:** Submission - Plan Change 59, Rezone West Melton Living 2 & 2A zoned land to Living WM South"  
**Date:** Thursday, 4 April 2019 3:01:59 p.m.  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
**Importance:** High

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To whom it may concern,

We refer to the recently advertised plan change of the Wilfield Subdivision in West Melton - ‘

### Plan Change 59, Rezone West Melton Living 2 & 2A zoned land to Living WM South’

We write in objection to this proposal due to the following adverse impacts it would have on the area:

- When we purchased our section (Lot 129) along Silver Peaks Drive, we bought on the premise that the sections in this area would be large in size (5000m<sup>2</sup>). Since then we have already seen the sections to the West of us being reduced in size which was already a huge compromise as we believed we would be surrounded by homes on large sections. We have raised the concern previously that this would bring property values down when being surrounded by smaller properties.
- By creating smaller sections this can lead to group housing with a low standard of street appeal and in turn bringing the value down of the area.
- There is the issue of the heavily congested intersection at Weedons Ross Rd and West Coast Rd. This is already a major issue for all residents in the wider West Melton area, but creating more sections in Wilfield it would only increase the congestion to an already problematic and dangerous part of road. Note - nothing has been done by NZTA or Wilfield developers to see a solution to this ongoing issue. Council need to consider this carefully before increasing the housing density of the area as it will only lead to the traffic issues getting worse.
- The Wilfield subdivision was created on the belief of having an area of large sections (over 1000m<sup>2</sup>), by changing the plan again it will lead to no consistency in subdivision planning as it will look quite mismatched.

We propose some solutions/alternatives:

- A solution to the heavy traffic flow at the West Melton intersection needs to be addressed promptly before any further consideration is given to increasing housing in the area. An increased population in the area only increases the problem, it doesn't resolve it.
- Strict covenants would need to be imposed to ensure those smaller sections have homes built to a high standard.
- A limit placed on how many group housing homes can be built as their standard can be quite low.
- Try creating more green space in the subdivision as the planting in the area seems to have slipped and maintenance neglected.

Thank you for considering our submission and we look forward to reaching a positive outcome.

Regards,

The Hurring Family

115 Silver Peaks Drive

Kind regards,

**Courtney Hurring**

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