

Before the Independent Commissioner  
appointed by Selwyn District Council

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Under the Resource Management Act 1991

In the matter of an application to change the Selwyn District Plan (Plan Change 60 to rezone from Living 2A to Living 1) by **Kirwee Central Properties Limited**

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**Statement of evidence of Murray Boyes**

16 July 2020

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**Applicant's solicitor:**

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**anderson  
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## **Qualifications and experience**

- 1 My name is Murray Boyes. I am a director of Kirwee Central Properties Limited (KCPL). I am authorised to give evidence on behalf of the company.
- 2 I live in Kirwee and have done so for 45 years. I have lived here since childhood and are now raising my three children in this community I call home. I am an active participant in the community and have sat on various committees including the Kirwee reserve board Kirwee rugby club and Kirwee Volunteer fire Brigade. My wife recently consented and will co-manage the Kirwee Tree House Learning Centre – a daycare and learning centre located on School Lane between the primary school and the plan change site.
- 3 Kirwee is well located for residential growth. It is centrally located and connected. State Highway 73 passes through the town. It is close to the growing service centre of Rolleston and within easy commuting distance of Christchurch City. With the Southern Alps and Waimakariri River on its backdoor Kirwee provides a wealth of recreational activities for a truly genuine lifestyle option.
- 4 We have already successfully developed both the Walter Place subdivision and the Kirwee Plains Subdivision on Hoskyns Road. Three years ago KCPL took over this development which was consented for 45 allotments spread over the whole of the plan change site. In reviewing the layout of the previously approved subdivision it became apparent the servicing costs for such a spread out development were not cost effective. The success of the Walter Place development indicated there was a strong demand for sections in Kirwee less than 1 ha in size and close to the existing township.
- 5 There has been consistent demand for our sections. We have sold approximately 60 sections in the past five years and are running out of sections. 55 houses are already constructed and only 11 sections remain for sale. The demand is there because we offer large sections at competitive prices, promoting the quarter acre dream is still alive. KCPL is wholly owned by local families and we are not interested in maximising yield on land but offering decent sized properties at decent prices.
- 6 To develop the density of the Kirwee Plains Subdivision we are required to register a consent notice on the balance land restricting further development. The balance land is the undeveloped land in the plan change request area and the adjoining property to the east owned by Bealey Developments Limited. So while the land we propose to develop under the plan change request is zoned for residential development we can't actually develop it. I understand the removal of the consent notice restricting density would not be supported by Council under the current district plan zoning.

- 7 The plan change area has residential land on three boundaries and is identified by the Council as being in the direction of future growth (this being downstream of any community water bores and as the crow flies close to the existing residential hub). It is a logical expansion of the existing higher residential densities focused in the centre of town and will ensure our land value is maximised. Our consultants have advised the plan change area can be serviced and developed without unacceptable effects.
- 8 Currently Kirwee is seeing council investment in reserves and social areas. This is really positive for the community and is assisted by reserve contributions. Our plan change request will ensure this funding continues and new facilities in Kirwee are supported.
- 9 For Kirwee to survive and thrive there needs to be a critical mass of residents for businesses to have confidence to invest in Kirwee. At present we are not there and have very limited community businesses.
- 10 Reticulated wastewater disposal is the preferred method of servicing for any future subdivision of the application site. KCPL is lobbying for a reticulated sewage system and will proactively work with Council to have this in place for this land, even if that means a short term private scheme that can be connected at a later stage.
- 11 The biggest disappointment with all our previous developments is having customers having to install large ugly sewage tanks in the lawns of their brand new houses. And worse is the lingering potential that they won't be required in a few years' time to the same extent.
- 12 I would also like to add that submitters have claimed there is existing consented or zoned land that could be developed. Whilst that is theoretically true, not everyone can or wants to develop land. Some can farm land and if that is what they want to do with their residential land that is their choice. It takes considerable upfront capital to develop with no lending ability on the proposed land. There have been proposals in Kirwee in the past to develop land which have not come to fruition. The fact is there remains a demand for residential sections in Kirwee.
- 13 If the plan change request is granted, KCPL intends to work with submitters Bealey Developments Limited, Ministry of Education, Environment Canterbury, New Zealand Transport Agency, Fire and Emergency NZ as appropriate at the detailed design stage of the subdivision to ensure appropriate servicing of the application site.

14 Thank you for considering our application. I am happy to answer any questions.

**Murray Boyes**

**16 July 2020**