

From: submissions@selwyn.govt.nz
To: [Submissions](#)
Subject: Further Submissions
Date: Wednesday, 16 September 2020 10:43:23 p.m.
Attachments: [PC63-response-FINAL.docx](#)

**** Your Details ****

Plan Change Number: : PC63
First Name : Philip
Surname : Baldwin
Organisation : Malvern Housing Trust
Box/Road/Street Number & Name/Property Name : 15 McLaughlins Road
Suburb/Rural Delivery Number : Darfield
Town/City : Darfield
Area Code : 7510
Contact Name : Philip Baldwin
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**** Submissions ****

My/Our Submission is: : as Attached

I/We seek the following : That Selwyn District Council approve the proposal PC63 put forward by Merf Ag Services Ltd and Matthew Reed to build provide medium density lots and a retirement village in an appropriate, sustainable and integrated manner that will provide for the long term needs of the Darfield and Selwyn community, provided that Merf Ag Services Ltd and Matthew Reed meet the various regulatory requirements of SDC, Environment Canterbury, and other agencies that responded to the initial proposal.

Supporting Information : PC63-response-FINAL.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 456.1 KB

**** Hearing Options ****

Do you wish to be heard in support of your submission : Yes

If others are making a similar submission would you consider presenting a joint case with them a the hearing? :
Maybe

**** Person of Interest Declaration ****

I am (state whether you are): : a person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or Enter your grounds for interest in the proposal here * : The Malvern Housing Trust, of which I am the Chairperson, has a particular interest in promoting the development of affordable living space for seniors.

“The most challenging social issues facing older people now are the shortages of affordable, good quality housing and the debilitating effects of loneliness, both of which have implications for health and wellbeing.”

From www.selwynfoundation.org.nz/charity/affordable-housing/

The Malvern Housing Trust exists, in part, to improve our community by providing housing for people who want to stay in Malvern in spite of old age. To this end we have canvassed a number of community groups and organisations to find out what expectations seniors have of finding retirement housing in the Darfield area. Because the Haunui Trust homes and Westmar Senior Care Centre are the only two available options (outside the commercial market) for the elderly to live in Malvern, the Malvern Housing Trust welcomes the proposal by Merf Ag Services Ltd and Matthew Reed to build provide medium density lots and a retirement village in an appropriate, sustainable and integrated manner that will provide for the long term needs of the Darfield and Selwyn community.

This submission will address three issues raised in the first round of submissions: the need for a retirement village in Darfield, the desirability of smaller sections (medium density lots), and the spurious not-in-my-backyard objections to this development proposal. We expect that other issues raised by submitters, including water usage, waste water treatment, increased traffic on local roads, parking, and flooding concerns, will be dealt with by Council, Environment Canterbury, and other regulatory bodies.

A Retirement Village in Darfield

The demographic projections by SDC, as well as anecdotal evidence gathered by the Malvern Housing Trust, point to increasingly older population in the Malvern area that is looking for housing that is affordable for seniors, demands less physical exertion than the properties where they have lived in the past, and is still close to their Malvern area families/friends. In regard to new developments the term

“affordable” encompasses smaller sections, under 500 m², on which to build smaller, less expensive homes. This type of property and housing are in very short supply in Malvern, leaving local seniors with the need to move to Christchurch and its environs where communities with small sections and homes are being developed exclusively for seniors. The plan envisioned by Merf Ag Services Ltd and Matthew Reed is to be commended because it provides for a development targeted to seniors, whether they wish to build on a small section or join a retirement community that provides for a range of independent and supported living options.

In addition, SDC has been signalling its support for a greater range of housing typologies for several years, and the PC63 proposal takes advantage of the Council's plans to provide for more diversity of housing styles, smaller houses, and houses on smaller sites.

The assertions by Ashley Ross that the Darfield area will need very little more housing targeted to seniors in the short to medium term is refuted by the Council's research and projections for population change between 2013 and 2043 during which “there is expected to be an increase in demand for different housing typologies...” (RE207-PO-Residential-Character,-Amenity,-Density-and-Housing-Typologies.pdf, p. 3)

Table 1: Composition of New Households by Type over 2016 Base* for the Entire District

Year	Couple without children	Couple with child(ren)	One parent with child(ren)	Other multi-person households	One-person households	Total households
2018	1,184	890	90	23	262	2,449
2043	7,747	5,071	579	216	1,745	15,358

This Table 1 indicates a sharp increase for the district over the next 20 years in both the number of households of couples without children and one-person households. These groups, which include retired couples and widows/widowers, are forecast to increase sharply throughout the district (and thus in Malvern) in the short to medium term.

In addition the absolute number of seniors, and particularly the number of single seniors, is forecast to increase over this same period, indicating the need for a sizeable increase in retirement housing:

The growth in population and changing demographics identified in Baseline Report RE004 (as shown in Figure 1) indicate over the life of the Proposed District Plan (10 years) there is expected to be an increase in demand for different housing typologies (as shown in Table 1). The Proposed District Plan will need to provide for these changing circumstances and enable the efficient and effective delivery of a range of housing typologies.



Figure 1: Age Sex Structures for 2013 (Census) and 2043 (Statistics New Zealand Medium Variant Population Projections)

In light of these population growth projections Mr Ross’s contention that “If this facility is allowed to be built there will be an oversupply of aged care beds and the proposed building will remain vacant” is unlikely. In fact, these projections may even point to an influx of residents from urban areas where there may be a future shortage of living options for seniors.

Finally the concern that “...the buildings [retirement village] may be unsightly and affect the overall community” flies in the face of current practise, which relies on visual attractiveness as part of the appeal for buying into a retirement community.

Section Sizes

The Malvern Housing Trust supports the recommendation by several submitters that smaller sections than presently available in the Darfield township should be made available for prospective home builders/buyers.

One submission notes: “Smaller sections are the way forward...”, even though there are few such parcels of land presently available in Darfield. Her concern about “such planned growth on top of sections already planned but not selling, and what seems to be no clearly defined township plan” betrays a lack of knowledge about documents produced by the SDC in recent years, including

- Selwyn District Council: Long-Term Plan 2018-2028
- Malvern 2031: Malvern Area Plan
- SDC Annual Plan 2020/21 Consultation Document
- Council Involvement in Social Housing report, 26 October 2018
- Post Engagement Preferred Option Update Report to District Plan Committee: Business and Residential, 5 December 2018
- RE207-PO-Residential-Character,-Amenity,-Density-and-Housing-Typologies report, 14 June 2018 (refer to the submission by Katherine Molloy)

Another submission is concerned about the number of smaller sections available in Darfield: “It is our concern that there are too many sections proposed throughout the town which are below 800sqm turning out charging [changing?] seems rural town into a city suburb. We acknowledge the need for some smaller sections especially around the elderly living, but these are appearing in excess.” Yet there is a market for smaller sections and smaller houses: five of the six sections under 500 m² in the Cressy Oaks stage 1 subdivision are sold and developed, while two larger sections still remain on the market. Sections in the Newbrook subdivision average 712 m² in size (from 647–854 m²), and sit undeveloped after being on the market for more than five years. (refer to the submission by Crystal Vercoe)

Yet another couple refer to “50 empty residential sections available in Darfield...from 600 to 1000 sqm”, and ask: “There actually appears to be very limited demand in Darfield for these smaller sections – so why do we need to approve a L1 Deferred zoning change that is earmarked for another 300 of them?” It is a good question, but their characterisation of “smaller sections” in the 600–1000 m² completely misses the mark. The demographic projections, as well as our anecdotal evidence for Selwyn and Malvern, point to increasingly older population that is looking for even smaller sections, less than 500 m², on which to build smaller, less expensive homes. Because this type of housing is in very short supply in Malvern, local seniors are faced with the need to move to Christchurch and its environs where

communities are being developed exclusively for seniors. The plan envisioned by Merf Ag Services Ltd and Matthew Reed provides for a development targeted to seniors, whether they wish to build on a small section or join a retirement community that provides for a range of independent and supported living options. In addition, SDC has been signalling its support for a greater range of housing typologies for several years, and the PC63 proposal is to be commended for taking advantage of the Council's decision to provide for more diversity of housing styles, smaller houses, and houses on smaller sites. (refer to submission by Paul and Alison Wightman)

Another couple recommend that the developers "decrease size of development land" and be allowed to "continue with [the retirement] village but make land size smaller". A smaller overall development would likely reduce the number of large sections but still include the retirement village and the smallest size sections which would be attractive to seniors and those approaching this age bracket. (refer to submission by Kirsty Lucey and Ben Hanburger)

"Let the buyer beware"

A number of the submitters include comments about the unobstructed mountain views, spacious outlook, and rural vista that they expected to enjoy for many years to come, and the lack of transparency about the developers' plans reflected in PC63 at the time they purchased their properties. While this alleged deception is not praiseworthy, it is not unusual for a vendor to choose to put his product in the best possible light at the moment. One submitter complains: "From the Plan Change documents, it is clear that the council were already in discussion about this plan change at that time [Oct/Nov 2019]". With less than an hour's concerted research this writer was able to find reference to the Merf/Reed proposal on the SDC website and identify its location:

Darfield	M Todd & M Reed	DAR 7	Rural (Outer Plains)	Living X	650m ² , with opportunity for small lot medium density (400m ²) and opportunity for retirement village
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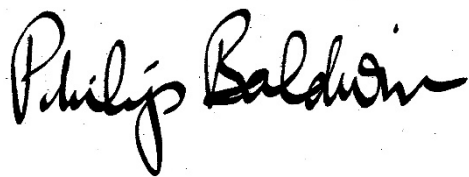
*(Post Engagement Preferred Option Update Report to District Plan Committee:
Business and Residential, 5 December 2018)*

It is to be hoped that recent purchasers of sections/homes that might be affected by future development “outside their back door” would have done at least some investigation of their own to determine the possibility of some development out there.

As happened with the Fonterra development early in this decade, objections on the basis of losing a bucolic vista to economic growth are insufficient in and of themselves to sway regulatory decisions about planning and community change.

In summary the Malvern Housing Trust is in favour of the proposed plan change that seeks to amend the Selwyn District Plan to enable development of a 60.5977 ha site for residential purposes, including medium density lots and a retirement village in an appropriate, sustainable and integrated manner that will provide for the long term needs of the Darfield and Selwyn community.

Yours sincerely,

A handwritten signature in black ink that reads "Philip Baldwin". The signature is written in a cursive, flowing style with a large initial 'P' and a long, sweeping underline.

Philip Baldwin, Chairperson
Malvern Housing Trust