

Submission on Proposed Plan Change 66 to the Operative Selwyn District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

To: Selwyn District Council

Note to person making submission

You can make this submission by filling in an online submission form which you can find on Council's website at www.selwyn.govt.nz/pc66

The submission period for the Proposed Plan Change 66 closes at **5pm Thursday 25 February 2021**.

Your submission (or part of your submission) may be struck out if the Council is satisfied that at least one 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 specialised knowledge or skill to give expert advice on the matter.

1. Submitter details

Please note: all fields marked with an asterisk (*) are compulsory.

Name of submitter(s)* CAROLE GREENFIELD

Submitter address* 21341 NEWTONS ROAD, WEEDONS

City/Town* CHRISTCHURCH Postcode* 7675

Contact name (if different from above) _____

Contact organisation (if different from above) _____

Contact email address ninox61@gmail.com

Contact address (if different from above) _____

City/Town _____ Postcode _____

Contact phone number 02041621847

Please note that by making a submission your personal details, including your name and addresses, will be made publicly available in accordance with the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to the Council.

While all information in your submission will be included in papers which are available to the media and the public, your submission will be used only for the purpose of the Plan Change Process.

2. Trade competition declaration*

I could gain an 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

- (a) adversely effects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

☐ Yes ☐ No

Note: 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.

3. Hearing options*

Do you wish to be heard in support of your submission? If you choose yes, you can choose not to speak when the hearing date is advertised.

☒ Yes ☐ No

If others are making a similar submission would you consider presenting a joint case with them at the hearing? You can change your mind once the hearing has been advertised.

☐ Yes ☒ No

4. Submission details*

☒ Yes, I am enclosing further supporting information to this submission form.

Provision to which my/our submission relates: <small>(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to)</small>	My position on this provision is: <small>(Select one option)</small>	The reasons for my/our submission are: <small>(Please give details)</small>	The decision I/we want Council to make: <small>(Please specify if you want the provision to be retained, amended or deleted, eg Amend - change the activity status to non-complying)</small>
Plan Change request 66: Rezone 27.27 na of Rural Inner Plains to Business 2A zone, Maddisons Road, Rolleston	<input type="checkbox"/> Oppose in part <input checked="" type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full	*Removing yet more productive land from Rural Inner Plains zone, Permanently changing the special nature of the zone to the detriment of agricultural and amenity values of area •more industry will generate more traffic on unsuitable local roads.	
	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input type="checkbox"/> Support in full		

Date _____

Signature of submitter (or person authorised to sign on behalf of submitter) _____

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

Please return this form no later than **5pm Thursday 25 February 2021**. You can:

- scan and email it to submissions@selwyn.govt.nz (Subject line: Proposed Plan Change 66)
- post it to Selwyn District Council, Freepost 104 653, PO Box 90, Rolleston 7643, Attention: Proposed Plan Change 66
- deliver it to a Council service centre in Darfield, Lincoln, Leeston or Rolleston.

selwyn.govt.nz

Submitter : Carole Greenfield

25th February 2021

Supplementary information re submission to Plan change request 66: Rezone 27.27 hectares of Rural Inner Plains to Business 2A Zone, Maddisons Road, Rolleston

This plan change request will remove a further 27.27 ha of productive agricultural land from the Rural Inner Plains Zone. The change from agricultural land to Business 2A is essentially irreversible and I contend that productive agricultural land should be applauded and conserved.

To quote our Minister of Agriculture : - "Our land is a precious taonga – an irreplaceable treasure and a source of life and wellness for our country"

"One of the greatest challenges facing the world right now is the need to feed a growing population. We have a well-earned reputation for producing some of the best food in the world.

"Continuing to grow food in the volumes and quality we have come to expect depends on the availability of land and the quality of the soil. Once productive land is built on, we can't use it for food production, which is why we need to act now.

"We cannot afford to lose our most highly productive land. It brings significant economic benefits including employment for nearby communities, and adds significant value to New Zealand's primary sector".

Selwyn District Council needs to be more mindful of the National Policy Statement for Highly Productive Land (NPS-HPL), which is due to be implemented in the near future.

Pushing food production ever further from urban centres is illogical, as it increases the urban/rural estrangement and increases the cost of the production and delivery of food supplies to the urban centres.

The continued unquestioning adherence to the GDP mantra that all economic growth is good appears to be very evident in the planning department of Selwyn District Council, and I would like to draw their attention to this quote by our Minister of the Environment re NPS-HPL : "It proposes that councils be required to ensure there's enough highly productive land available for primary production now and in the future, and protect it from inappropriate subdivision, use and development. "

Regrettably this quote applies to all local authorities :

We're urban laggards for many reasons, such as: we build cheaply for the short-term; we squander land; we don't plan strategically for the long-term"

So as a result of this land being converted to industrial zoning, local food production will be lost, and the satisfaction of viewing sheep grazing or crops being grown will be lost to the view of yet more of the bleak industrial landscape.

My second concern is that the expansion of the industrial zone will cause an increase in commercial and private vehicles on local roads which are rural in nature. These local roads e.g., Newtons and Maddisons are not designed for large volumes of trucks and private commuter vehicles. The Integrated Traffic Report (Appendix B) predicts that the proposed change will generate 2885 vehicle movements per day, and that there will no direct road access onto Maddisons Road.

I contest that there will still be a significant number of the additional vehicles which will find their way onto Maddisons Road, as it is a very convenient link to West Coast Road, and the Christchurch Airport Campus. Local residents can provide the requisite anecdotal evidence regarding the increase in numbers of vehicles resulting from the creatin of Rolleston Industrial Zone.

If the Plan Change Request 66 is allowed to go ahead, then Selwyn District Council needs to do the decent thing and introduce well considered traffic management on the adjacent local roads.