

RMA FORM 6

Notice of Further Submission on

Proposed Plan Change 67

Further submission in support of, or in opposition to, submissions on publicly notified Proposed Plan Change 67 to the Selwyn District Plan

Clause 8 of First Schedule, Resource Management Act 1991

Resource Management Act 1991 – Form 6

Lodge your application:

Upload to website [www.selwyn.govt.nz/pc67](http://www.selwyn.govt.nz/pc67)

Email to [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)

Post to Selwyn District Council, PO Box 90, Rolleston 7643

Deliver to a Council Service Centre in Darfield, Leeston, Lincoln or Rolleston Fax to 347 2799

Enquiries phone 0800 SELWYN (735 996) or email [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz)

Further submissions close at 5pm, Thursday 17 June 2021.

1. Submitter details:

Name of person making further submission (state full name(s)): **Robert John Smith & Chanel Anne Farrelly**

Email address for service: **[chanelanne@outlook.com](mailto:chanelanne@outlook.com)**

Telephone: (03) 3470466

Postal address for service: **557 Weedons Ross Road R D 6 Christchurch 7676**

2. Declaration

I/**We** are: A person representing a relevant aspect of the public interest. My/our grounds for saying that I/we come within this category are –

Persons with a greater interest than the general public has.

Point 1. We live directly opposite the planned sub division which potentially affects our land use and small block enjoyment.

Point 2. My background has been food production / agronomy on farms in the Selwyn and general Canterbury area for most of the last 40 years. This has involved aspects of land development, utilization of land, Land use and cropping rotations. Control of weeds / insects / fungi within various land use operations.

A person who has an interest in the proposal that is greater than the interest the general public has. My/our grounds for saying that I/we come within this category are:

We are directly affected by the change of land use from rural to residential with increased traffic, lights, noise and potential controls on what we can do as a town neighbor. If this area changes to residential this will affect our property therefore, we wish to be eligible to subdivide our land into smaller residential blocks which will make better use of the land – see comments below.

### 3 Further Submission Details.

This is a further submission in support of Change 66. (please note that your document is incorrect here we are submitting on plan change 67.)

We: Support all or part of the submission of (name and address of original submitter and submission number of original submission): John & Sandra Owens Submission number ID PC67-0002.

The particular parts of the submission we support/ are (clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal, continue on a separate sheet if necessary.....)

Point 1. The population of New Zealand is rising and rural townships close to a city are inevitably going to be absorbed as the city expands outwards (see Selwyn district 30 year plan on the internet showing West Melton, Rolleston, Lincoln as basically one combined developed residential area).

Generally, land in the area we live in is classified as lifestyle. Our question is what is the difference between 4ha minimum land area with little to zero income (due to the poor quality of this land and lack of ability (from ECan rules) to irrigate) vs large sections 900-2500 m2 which are more easily maintained?

This land is more suitable for houses therefore the Selwyn District Council would be following the government directive of appropriate land use and making land available for new residences. A lot of people wish to have larger sections as West Melton currently provides.

Point 2. Large areas of West Melton land are a summer fire risk. Due to Climate change land is more exposed to fire. Fire risk is better managed if land is populated with smaller sections that can be mowed, maintained and cared for instead of haphazard grazing on bigger blocks. (Point of notice, there was a fire just down the road from us with potential to spread through some of West Melton's 4 ha dry grass drought affected blocks including ours earlier this year).

Point 3. There is a need for extensive building of homes in New Zealand close to existing Infrastructure. West Melton is 10-15 minutes to Christchurch with all its amenities. A large percentage of people living in West Melton work, shop, attend school, use facilities in Christchurch which as a bonus provides substantial income for CCC rate payers. Getting to Christchurch is direct with good roading already in place and this is about to get better with new traffic lights and a roundabout due to be built in the near future. People in West Melton are 15-20 minutes to CHCH public hospital by ambulance. It is obvious as

populations grow that public transport routes will also grow. West Melton is an easy transport route that will be developed in due course. It could combine with Rolleston or Darfield / Christchurch.

Point 4. The governments directive is that we need to protect good farm land. In New Zealand over the past 40 years there have been large areas of quality land lost from production by allowing small / medium blocks (20-10-4ha) which have spread like a cancer across highly productive areas within Waimakariri council & Selwyn council and many other parts of the country. We are extremely concerned about subdivisions still being given the go ahead in areas of high-quality farm land, as an example: Subdivisions going ahead close to Lincoln which is prime farmland is a travesty. We will never get this land back into productivity to help feed a growing world population. Over the last 40 years in this area I have seen a very unfortunate decline in quality land for food production in Selwyn in particular. Conversely in the area between Rolleston & West Melton and down towards CHCH in a V shape there is a lot of poor-quality land which is not allowed to be irrigated therefore it produces very little. The land is light, sandy, stony country making it fit only for housing or industry.

We support the continued development and progress of West Melton into a thriving community that's sustains the local and wider economy.

The reasons for our support/

We seek that the whole (or part [describe part]) of the submission be allowed (give precise details including, if relevant, the parts of the proposal you wish to have amended and continue on a separate sheet if necessary).

We support the submission from John and Sandra Owens for subdivision to proceed as per points described above.

2. Submission at the Hearing

We wish to speak in support of our further submission: Yes

If others make a similar submission we will consider presenting a joint case with them at the hearing

5. Signature

Signature: RJ Smith Date: 7.6.21

Signature: CA Farrelly Date: 7.6.21

Note: A signature is not required if you make your further 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 further submission before the closing date and time for further submissions on this application. 2. A copy of your further submission

must be served on the original submitter within 5 working days after making the further submission to the local authority. 3. All further 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 0800 SELWYN (735 996) or by email at [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz) 4. Only those further submitters who indicate that they wish to speak at the hearing will be sent a copy of the planning report

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

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