

From: [Plan Change 67](#)
To: winston@genieclean.co.nz
Cc: [Submissions](#)
Subject: Copy of your submission on Proposed Plan Change 67 PC67-0005
Date: Monday, 12 April 2021 1:31:15 p.m.

Submitter ID: PC67-0005

Submitter Name:
Submitter Address: 581 Weedons Ross Rd City/
Town: West Melton
Postcode: 7676
Contact Name:
Contact Organisation:
Contact Address: 581 Weedons Ross Rd
City/Town: West Melton
Postcode: 7676
Contact Email: winston@genieclean.co.nz
Contact Phone Number: 027 248 7480

[Trade Competition Declaration](#)

I could gain an advantage in trade competition through this submission.

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.

No

[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

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

Yes

Point 1

Provisions to which my/our submission relates:

Proposed land zoning change from Rural to Living WM South zone

My position on this provisions is:

Oppose In Part

The reasons for my/our submission are:

We moved to West Melton 16 years ago for the rural lifestyle, for the space, the peace and the opportunities to use our land how we wish to.

As West Melton has grown busier the nature of the area has changed, and we accept it will continue to change.

However, by allowing more subdivision development around us, while keeping our own land zoned rural, we must deal with all the disadvantages of the increased development without the benefits. We lose the lifestyle protections provided by the rural zoning, and we are concerned we will be restricted in our ability to use our land for rural purposes.

We believe the proposal will adversely affect us in the following ways:

- Increased noise from traffic, walkers and neighbours;
- Loss of privacy, as our home would be directly opposite the main entrance to the subdivision;
- Reduced ability to use our land freely for rural purposes, as activities like running farm machinery, permitted burn offs or our grandchildren riding dirtbikes are likely to spark complaints from neighbours living a more suburban lifestyle.

If the proposed land zoning change is approved, we ask that our land is included in the zoning change.

We believe a zone change on both sides of the road would reflect the reality of the change in character of the area in recent years. Our property and those of our neighbours are now realistically no longer suitable for most rural uses, because of the significant residential development around us.

If our property cannot be included in the rezoning and must remain rural, we ask that a bund is built on our side of the road, to reduce traffic noise and increase our privacy – preserving the advantages of the rural zoning as much as possible. This would need to be built on our side of the road to have a measurable impact. A bund on our side of the road is also likely to reduce the noise created by rural use of our property, which we believe would benefit residents of the subdivision and reduce complaints.

We also ask for restrictions to be placed on development immediately beside the road within the proposed subdivision, to create more buffer between the residential and rural zoned areas.

We are asking:

- If the plan change is approved and the land rezoned, that our property is included in the rezoning.

If the plan change is approved and the land is rezoned, but our property remains rural zoned, we ask that:

- A bund is built on the West side of the road to protect the rural character of the rural zoned area and to reduce noise for both parties;
- Development of properties within the proposed subdivision is restricted to low density larger sections only for sections closest to the road, to create a buffer zone;
- Houses are not built within 40 metres of the road boundary, to increase the distance between homes and the rural zone;
- That the proposed road entrance to the subdivision is moved at least 20 metres further from our entrance way.

The decision I/we want Council to make:

We are asking:

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If the plan change is approved and the land is rezoned, but our property remains rural zoned, we ask that:

- A bund is built on the West side of the road to protect the rural character of the rural zoned area and to reduce noise for both parties;
- Development of properties within the proposed subdivision is restricted to low density larger sections only for sections closest to the road, to create a buffer zone;
- Houses are not built within 40 metres of the road boundary, to increase the distance between

- homes and the rural zone;
- That the proposed road entrance to the subdivision is moved at least 20 metres further from our entrance way.

Point 2

Provisions to which my/our submission relates:

Proposed roading changes

My position on this provisions is:

Oppose In Part

The reasons for my/our submission are:

Under the development proposal an extra 790 vehicle movements per day or 80 vehicle movements per peak hour are predicted on Weedons Ross Rd, which would increase the peak hour volume from 180 vehicles per hour to 260 vehicles per hour.

Under the draft plan this would significantly adversely affect our property as our driveway sits between the two proposed subdivision entrances, which means a significant proportion of the increased traffic is likely to be slow moving, accelerating or decelerating traffic, in both directions. This is likely to make exiting our driveway very difficult and dangerous, especially during peak hours.

It is also likely to significantly reduce our privacy, due to the number of pedestrians, cyclists and drivers who are likely to pass by or stop right outside our home.

We are asking:

- That the proposed road entrance to the subdivision is moved at least 20 metres further from our entrance way.

The decision I/we want Council to make:

If the subdivision development plans are approved, we ask:

- That the proposed road entrance to the subdivision is moved at least 20 metres further from our entrance way.

Point 3

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 4

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make: