

From: [Plan Change 67](#)
To: elene.anderson@gmail.com
Cc: [Submissions](#)
Subject: Copy of your submission on Proposed Plan Change 67 PC67-0009
Date: Monday, 12 April 2021 4:10:45 p.m.

Submitter ID: PC67-0009

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[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.

[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 Outline Development Plan

My position on this provisions is:

Support In Part

The reasons for my/our submission are:

I support the low density nature of this development and the provision for larger "buffer" zones with the adjacent rural land. At the recent West Melton Residents Association meeting on 7th April, we spoke about our vision for West Melton as a township with a rural feel where there is a sense of community and space. This is consistent with the proposed development and we accept that some further development may be necessary/inevitable but that it needs to be of a low density nature and managed appropriately to retain the rural aspects of West Melton.

We also affirmed that what sets West Melton apart is that we have the Observatory in Bells Road and we (still) have good night skies which are an important part of our heritage. See <https://www.selwyn.govt.nz/news-And-events/news/archived/secrets-of-the-stars-on-show-in-selwyn-2019>

The Selwyn website promotes stargazing - see <https://selwyn.nz/experience-selwyn/>

What is lacking in this ODP is any mechanism to protect the night sky and minimise light pollution, as is required given this area is in the West Melton Lighting Observatory Area.

However, a note of caution about further development in West Melton as a whole - Environment Canterbury has rejected all submissions made to its recent notification of the proposed change to Chapter 6 of the CRPS, that sought to expand the areas identified as Future Development Areas outside of Rolleston, Kaiapoi and Rangiora (see further General comment below). It was alarming to hear from the Selwyn District Councillors present at the meeting that they feel they have to accept all and any development proposals in response to the National Policy Statement on Urban Development (NPS-UD), which is at odds with what ECAN has stated in its responses to submissions on the change to Chapter 6 CRPS.

The decision I/we want Council to make:

Amend ODP to specify provisions for protection of the night sky and minimising light pollution, such as specific outdoor lighting to be used, and to require consultation with the West Melton Observatory and Royal Astronomical Society of NZ (<https://www.rasnz.org.nz/ds-home>) regarding appropriate use of lighting in both homes and public green spaces.

Selwyn District Council should put on hold any consideration of further private plan changes until the Canterbury Regional Policy Statement update process has been completed as it would appear that that proposed developments for West Melton is at odds with the Future Development Areas identified in the CRPS, and may give rise to Environment Court appeals in the future should large scale development be approved for West Melton.

Point 2

Provisions to which my/our submission relates:

Certificates of Title

My position on this provisions is:

Support In Part

The reasons for my/our submission are:

My understanding is that the existing Wilfield development had a consent notice issued on the certificate of title for each lot, that required lighting to be consistent with the West Melton Lighting Observatory Area rules. This should be extended to any new development, as this area is within the West Melton observatory zone and sky glow has been noted by the Observatory to be an issue with the ever-increasing scale of development since 2012.

The decision I/we want Council to make:

Add to the certificate of title of each lot in this new development, the same consent notice that requires complying with the requirements of the West Melton Lighting Observatory Area.

Point 3

Provisions to which my/our submission relates:

Integrated Traffic Assessment

My position on this provisions is:

Oppose In Part

The reasons for my/our submission are:

I note that the planned signalisation of the intersection of SH73 and Weedons Ross Road is now delayed until after winter 2022 according to information conveyed by Selwyn District Councillors present at the West Melton Residents Association Meeting on 7th April. I also note that the report states in the conclusion: "The additional residential lots could generate extra traffic volumes of approximately 790 vehicle movements per day and 80 vehicle movements per peak hour. Across the wider traffic network, on Weedons Ross Road south of the site and on SH73 east and west of West Melton, the additional traffic volumes would be accommodated noting there are widening improvements proposed to the arterial route along Weedons Ross Road, and signalisation of its intersection with SH73 in West Melton." None of this work has yet happened. I do not think this development should be given approval until the roading network has been sufficiently improved to be able to cope with the increased number of vehicles and the proposed signalisation of the intersection has been completed.

The decision I/we want Council to make:

Approval of this development to be subject to these roading infrastructure improvements (signalisation of SH73 and Weedons Ross Road; and widening along Weedons Ross Road) being **completed** (not just planned).

Point 4

Provisions to which my/our submission relates:

General - Overall private plan change requests for West Melton

My position on this provisions is:

Oppose In Part

The reasons for my/our submission are:

Of concern is the conflict between this proposed private plan change and the ECAN proposed change to Chapter 6 of the Canterbury Regional Policy Statement (CRPS). ECAN has summarised written submissions to the CRPS changes and has stated in its summary report: "The Change responds to an identified shortfall in development capacity as required by clause 3.7 of the NPS-UD (National Policy Statement on Urban Development) so that the Councils can give effect to policy 2 of the NPS-UD. The change enables additional development capacity in new future development areas identified on Map A in Rolleston, Rangiora and Kaiapoi. The FDAs identified in the Proposed Change could collectively provide for over 10,000 homes and this is in addition to the development capacity already enabled in District Plans... Bringing forward development capacity significantly beyond that required to meet housing targets is considered inappropriate and less likely to achieve the wider NPS-UD objective to establish a well functioning urban environment..." The summary report also states: "It is noted.. that none of the Future Development Areas are located within the West Melton Observatory Zone"

The decision I/we want Council to make:

Selwyn District Council should put on hold any consideration of further private plan changes for West Melton until the Canterbury Regional Policy Statement update process has been completed, as it would appear that that this and other proposed development is at odds with the Future Development Areas identified in the CRPS, and may give rise to Environment Court appeals in the future should large scale development be approved by SDC for West Melton.

Point 5