

SUBMISSION ON PLAN CHANGE 8 TO THE SELWYN DISTRICT PLAN – VOLUME 2, RURAL SECTION

UNDER CLAUSE 8 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

To: The General Manager
Selwyn District Council
PO Box 90
Rolleston 7643

Name: The West Melton/Newtons Road Group
Postal Address: c/- Fiona Aston Consultancy Ltd
PO Box 1435
Christchurch 8140
Telephone: 03 3828898
Fax: 03 3828858
Email: fiona.aston@xtra.co.nz

Our response:-

We oppose Plan Change 8 in its entirety.

The reasons for our response are outlined below.

1. Background

The West Melton/Newtons Road Group

The West Melton/Newtons Road Group comprise a group of landowners with adjoining land on the corner of West Melton and Newton Roads, as follows:-

K & M Shaw	Lot 7 DP 28117	10.1126 ha
GJ, CM & PD Begley	Lot 1 DP 810490	4.0410 ha
CI, GM Farlane & CG Saunders	Lot 2 DP 80490	4.0520 ha
WS & CM Bills	Lot 9 DP 28117	8.0037 ha
CG & BM Dodds & JR Parkes	Lot 1 DP 353306	4 ha
DW Rogers, Landsborough Trustee	Lot 2 DP 353306	7.0420 ha
A & EW Rae	Lot 2 DP 83904	4.0518 ha
PC Yeatman	Lot 1 DP 83904	6.904 ha
PC & RM Molloy	Lot 1 DP 81617	5.8870 ha
IT & DM Carruthers	Lot 2 DP 81617	4.217 ha

The respective blocks are farmed for a mix of cropping, grazing, and orchard crops, for the most part on a parttime rural lifestyle basis. The soils comprise Eyre shallow and stoney silt loam. There are existing dwellings on all lots.. The existing subdivision is well established with a mature character, with garden areas, paddocks, and property boundaries generally demarcated by well established tree shelter.

Our properties are located midway between Rolleston and West Melton and are zoned Inner Plains.

Selwyn District Council Rural Residential Background Report and Proposed Plan Change 17 Rural Residential

We made a submission on the Draft RR Report, seeking that our land be included as a preferred rural residential area in PC17 Rural Residential.

2. Suitability of West Melton Group Land for Rural Residential Purposes

Our land meets the criteria for a 'hamlet node' under the Council's Background Rural Residential Report i.e locations on the Active Road Network (in this case between Rolleston and West Melton) which would provide a stopover or link between urban and rural environments with scope for reserves to provide destinations, recreational benefit, preserve and/or enhance natural biodiversity and promote ecological corridors, and with high levels of amenity. The site is also on the route of the reticulated sewer infrastructure linking West Melton and Rolleston.

The Group propose a 50 lot rural residential development (1 ha average lot size). Attached as Appendix A is a proposed concept plan.

3. Principal Reasons for Opposition to Private Plan Change 8

- (i) The rezoning sought by PC 8 is contrary to the Resource Management Act 1991, in particular Part 2 Purpose and Principles and s31 1a) the integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.
- (ii) The rezoning is inconsistent with relevant statutory documents and other relevant matters, including the Canterbury Regional Policy Statement, Change 1 to the RPS, the Selwyn District Plan and Rolleston Structure Plan.
- (iii) The s32 Assessment for PC8 is inaccurate, inadequate and incomplete.
- (iv) Staging – PC8 seeks that 125 sections i.e. potentially all of the PC8 proposal, be staged to proceed in the first planning period i.e. 2007-2016. The documentation supporting PC8, including the AEE, does not address how this might impact on the availability of infrastructure for new urban greenfield areas at Rolleston allocated under C1 and the Rolleston Structure Plan. Accordingly, the logical and orderly development of Rolleston township, in accordance with the Rolleston Structure Plan and C1, may potentially be compromised from a servicing perspective, if consent is granted to PC8. Such an outcome would be contrary to s7b) and s31 1a) of the Act, the efficient use and development, and integrated management, of natural and physical resources.

With respect to (i) - (iii) above, additional explanation is set out below.

4. Resource Management Act 1991, in particular Part 2 and s31 1a)

Sustainable Management

Separately and in combination, PC 8 and 9 will take a very significant portion of the allocation of rural residential households to Selwyn District under C1, especially for the initial planning periods (2007-2016 and 2017-1026) (see discussion above under '3. PC 8: Holmes Block).

It is not appropriate for such a large proportion of the allocation to be to one landowner, Selwyn Plantation Board. Rural residential opportunities need to 'spread' amongst landowners for each of the development phases specified in C1, and through different parts of the UDS area, in order to ensure competition and avoidance of land banking and thus enable people's needs for rural residential living to be fairly and appropriately met.

Effects on the Environment

PC8 will result in significant adverse effects on the environment, including but not limited to:-

- Reverse sensitivity effects with the existing and potentially future expanded Rolleston Pines Wastewater Treatment Plant (PWWTP), Resource Recovery Park (RRP) and Tegel poultry (TP) operation at Dunns Crossing Road.
- Inadequate integration with Rolleston Township and poor urban design outcomes. .
- Potential 'internal' reverse sensitivity effects associated with the proposed Countryside Areas.

5. Relevant Statutory Documents, including Objectives and Policies

Selwyn District Plan

PC 8 and 9 are not in accordance with a number of District Plan objectives and policies, including those relating to reverse sensitivity effects (Township Volume Objective B3.4.3, Policy B3.4.38, Rural Volume Objective B3.4.2, Policy B3.4.19, Objective B4.1.2, Policy B4.1.8; provision for range of living environments/section sizes (Township Volume Objective B4.1.1, Rural Volume Objective B4.1.1); township and low density living environments form and location (Township Volume, Objective B4.1.3, Policy 4.3.5) and for Land to be rezoned for new residential or business development by use of a consistent and equitable process (Township Volume Objective 4.3.3).

Change 1 to the Canterbury Regional Policy Statement (C1)

PC 8 and 9 will give rise to significant reverse sensitivity effects with adjacent rural activities, including strategic infrastructure, one of the circumstances to be avoided under Policy 14 Rural Residential.

6. Section 32 Assessment

PC8 and PC 9 are considered to be inconsistent with a number of the relevant RPS and District Plan objectives and policies (see discussion above under '6. Relevant Statutory Matters') so cannot be said to be the most appropriate method for achieving those objectives and policies.

The assessment of alternative methods for achieving the District Plan objectives and policies is inadequate, inaccurate and incomplete.

The only options considered are the status quo i.e do nothing, and retain current rural zoning (Option 1); PC8 i.e. rezone as a new Living 3 zone, with development to be in accordance with an ODP (Option 2); and a different (unspecified) suite of changes to the District Plan (Option 3).

The s32 Assessment includes a section 'Possible Locations for Rural Residential Development', limited to 2 ½ pages. It considers only locations adjoining the District's larger townships of Rolleston, Lincoln and Prebbleton. It omits to consider hamlet locations, such as the Group's land between West Melton and Rolleston.

7. Relief Sought

We seek that Plan Change 8 is declined in its entirety.

8. Conflict of Interest

The Council should appoint independent commissioners to hear submissions and further submissions on PC8 because the Selwyn District Council is a significant (majority) shareholder in Selwyn Plantation Board.

We do desire to be heard in support of its submission.

If others are making a submission, we would consider presenting a joint case with them at a hearing.

Signed

Rob Addison

Date:

24 September 2010

for West Melton / Newlands Road Group

Notes

RRZ: (50 lots) - 10,000m² (minimum) lot sizes, A, 7 reserve lots, 9 dwellings currently exist, (shown). All vegetation left uncoloured currently exists and would be retained.

In addition to the above, there will be a suite of covenants put forward with regards to e.g. height, colour, materials, reflectivity levels, fencing and planting that will be placed on each property title. These have yet to be confirmed.

The subdivision layout is intended to retain as much of the existing natural patterns, (tree and shelter planting), as possible which will form natural and practical boundaries to many of the proposed lots.

There are four main access points to the development, two from West Melton Road and two from Newtons Road. These are in addition to the existing access points. The private rows have widths of either 10.0m or 6.0m, dependant on the number of users.

Total Areas are as Follows:

Residential Lots - 52.77ha

Recreation Reserves - 2.43ha

Road Reserves - 2.18ha

Private Roads - 1.13ha

Areas shown are net areas and exclude any row access.

The Road Reserve has a minimum width of 16.0m. It widens to 18.0m between the two reserve areas to provide adequate width for a linking path.

Legend

----- Walkway/Cycleway

Water Race

Extend water race into Reserve area via small pond and rest area

Provisional for future cafe, berry store etc adjoining

Access for vehicles at south



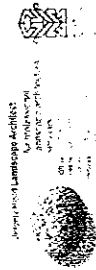
Outline Development Plan

cnr West Melton and Newtons Roads, West Melton

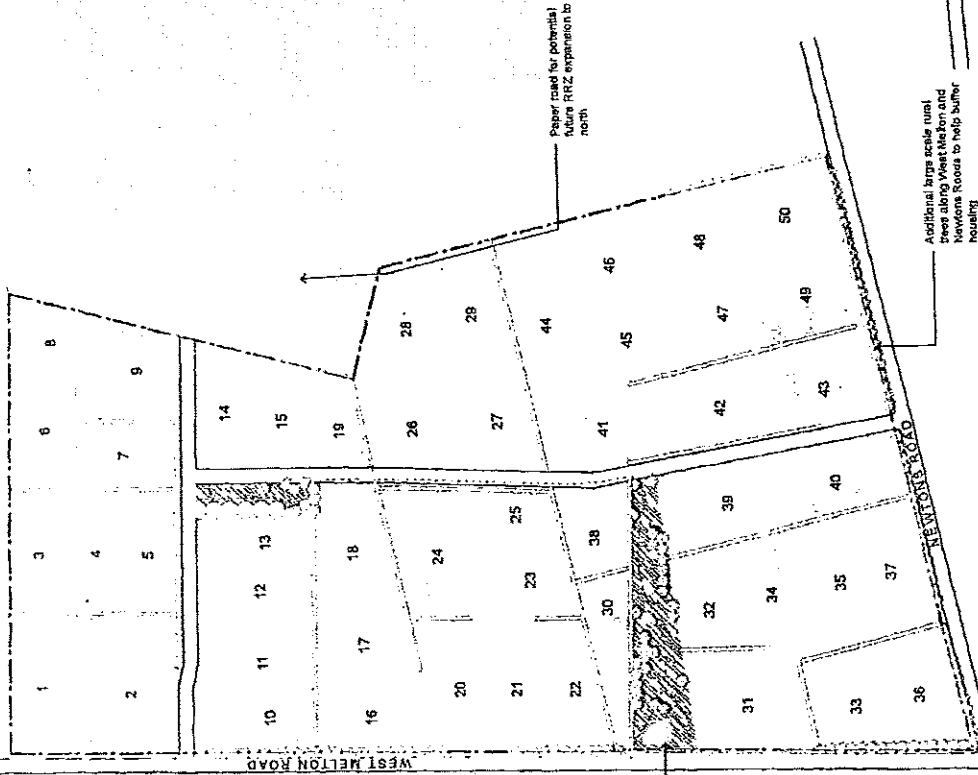
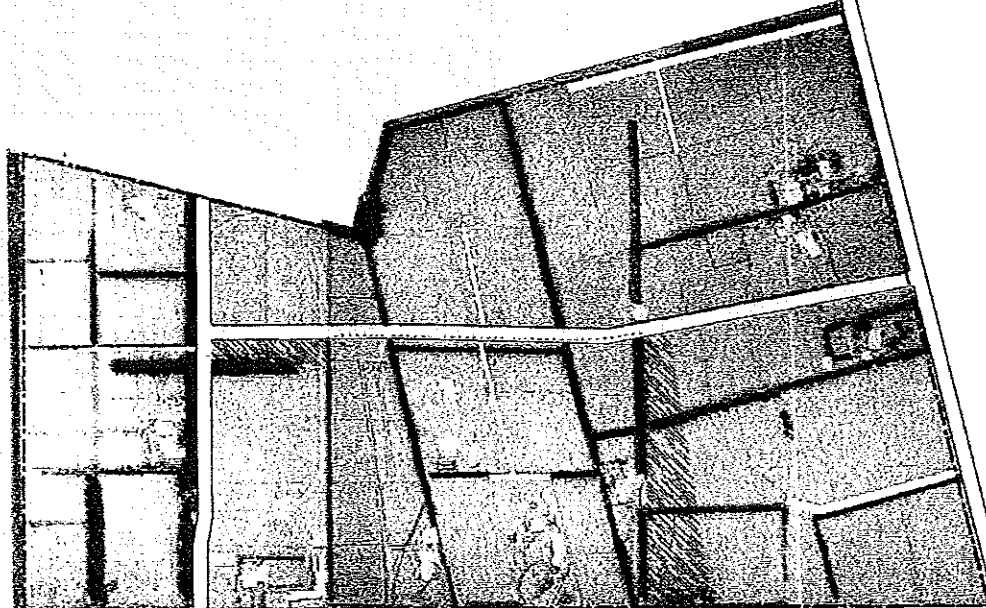
Prepared by Erica Gichrist for Jeremy Head Landscape Architect Ltd.

scale 1:4000 @ A2

February 14, 2010



Appendix A



Additional large scale rural trees along West Melton and Newtons Roads to help buffer housing
Existing line and structures retained

Paved road for potential future RRZ expansion to north