

SUBMISSION IN OPPOSITION TO PLAN CHANGE 61 SELWYN DISTRICT COUNCIL PLAN

To Selwyn District Council

Name of applicant: **Rupert and Catherine Wright**

Name of submitter: **Ascot Park Limited 3283 Creyke Road**

1 Ascot Park Limited is the registered proprietor of 7 sections from 227 to 291 Creyke Road 227, 235, 259, 267, 273, 279, 291. These sections are approximately 1ha. We also hold a larger title Lot 1 DP514294 of approximately 48ha at 3283 Creyke Road which abuts the southern side of the proposed plan change area.

2 **We oppose** proposed Plan Change 61 which seeks to rezone 30.76ha of land located east of Darfield on SH73 from Rural outer plains to a mix of Business 2 and Living 1 (up to 35 allotments) (**the proposal**).

3 We could not gain a competitive advantage in trade competition through this submission.

Reasons for our submission

4 The proposal is heavily reliant on the completion of the Ascot Park Limited subdivision in order to create a safe and well-connected area to the Darfield township.

5 The proposal does not represent an efficient use of a natural and physical resource given there is already land zoned for residential and business use in Darfield that is waiting to be utilised and is better suited to development than the proposal site. An example of this is the further staging of the Ascot Park Limited subdivision.

Further particulars in relation to our opposition

Buffer

6 The proposal does not incorporate a 1ha buffer along Creyke Road (which would make it consistent with all other properties along Creyke Road from West Coast Road to Telegraph Road) and reduces amenity of the surrounding area.

Isolation and disconnect

7 The proposal is heavily reliant on the Ascot Park Limited development (and proposed connector roads), together with other developments within close proximity, being completed, to provide the proposal site with a suitable degree of connectedness to the

Darfield township. The current access route to the Darfield township via West Coast Road is dangerous for pedestrians and cyclists.

- 8 In the current economic environment and going on confirmed sales to date, it could be many years away before Ascot Park Limited is completed sufficiently to give access to Darfield township.

Traffic

- 9 We support the finding in the traffic report from Andy Carr at Carriageway Consulting that the proposal would require an upgrade to the intersection of Creyke and West Coast Road. Additional traffic entering along Creyke road to access new businesses and residential lots will put additional strain on West Coast Road. Since Ascot Park Limited sealed Creyke Road it is now being used as a thoroughfare by vehicles and heavy vehicles.
- 10 The intersection on Creyke Road and West Coast Road is already very busy with vehicles travelling at speed. With more traffic exiting and entering off West Coast Road this may require a review of speed limits on West Coast Road to minimise any potential accidents.
- 11 The entranceway to the proposed new residential zone is in close proximity to West Coast Road. Any build-up of traffic along Creyke Road has the potential to elevate risk and further impact the flow of traffic on West Coast Road.

Availability of Residential Land

- 12 There is no further need for additional business or residential zoned land in the Darfield area at this time. To the south of the proposal site there is a variety of residential zoned land where most of these sites are yet to be fully developed.
- 13 It is illogical for Council to consider rezoning adjacent land to areas that are appropriately zoned but not yet developed. This would create an oversaturation of residential zoned land.
- 14 We seek that the Selwyn District Council **decline the plan change in full.**
- 15 **We do wish to be heard** in support of our submission and if others make a similar submission, we will consider presenting a joint case with them at hearing.

Dated 28 July 2020

Roger Crozier

Director and Shareholder of Ascot Park Limited

The address for service of the submitter is:

Ascot Park Limited

C/ - Roger Crozier

Address:

Email: rjcrozier@xtra.co.nz

Phone:

From: submissions@selwyn.govt.nz
To: [Submissions](#)
Subject: Form 5 Submission
Date: Tuesday, 28 July 2020 10:45:40 a.m.
Attachments: [Ascot-Park-Ltd-Plan-Change-61-Submission.docx](#)

**** Your Details ****

Proposed Plan Change No : Private Plan Change 61
First Name : Roger
Surname : Crozier
Organisation Name : Ascot Park Limited
Contact Name : Roger Crozier
Email Address : rjcrozier@xtra.co.nz
Box/Road/Street Number and Name/Property Name : 71 Panorama Road
Suburb : Clifton
Town/City : Christchurch
Post Code : 8081
Phone Number : 027436696
Fax Number :

**** Submission ****

My/Our Submissions is :

I/We seek the following decision from the Council for the following reasons : Decline the plan change in full.
If you are attaching your submission separately, do so here : [Ascot-Park-Ltd-Plan-Change-61-Submission.docx](#),
type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 30.4 KB
Supporting Information : No file uploaded

**** Hearing Options ****

Do you wish to be heard in support of your submission : Yes
If others are making a similar submission would you consider presenting a joint case with them at the Hearing :
Yes

**** Trade Competition ****

I could gain a competitive advantage in trade competition through this submission : No (please skip to Hearing Options)
If yes, I am directly affected by an effect of the subject matter of the submission that (a) Adversely affects the environment; and (b) Does not relate to trade competition or the effects of trade competition :