

SUBMISSION IN OPPOSITION TO PLAN CHANGE 61 SELWYN DISTRICT PLAN

To Selwyn District Council

Applicant: **R & C Wright**

Name of Submitter: **Brent Gutsell (Director) on behalf of Darfield Seed Cleaning Co Ltd**

1. This is a submission on proposed Plan Change 61 to rezone 30.76 hectares 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 subject land is bounded by West Coast Road the Creyke Road (the **proposal**).

The Submitter

2. Darfield Seed Cleaning has occupied and operated at 87 Horndon Street for 39 years as a seed dressing/processing facility servicing cropping farmers and seed merchants through a large catchment within the Canterbury region. Operating up to 18 hours per day in peak harvest season and employing 9 permanent staff and 3 seasonal workers, Darfield Seed Cleaning is one of the many well established employers situated in close proximity to the proposal.
3. We could not gain a competitive advantage in trade competition through this submission.

Reasons for submission

- 3.1 We **oppose** the proposal in full for the following reasons
 - 3.1.1 The proposal does not represent an efficient use of a natural resource/valuable arable farmland given that there is already land zoned for residential and business use in Darfield that is better suited to development than the proposal site.
 - 3.1.2 Lack of demand for additional residential and business zoned land within the surrounding area of Darfield. Recently rezoned to

residential area of land in close proximity to the proposal have generated little to no development.

- 3.1.3 Traffic concerns relating to entering and exiting Horndon Street from SH73.
- 3.1.4 New businesses within close proximity to our land.
- 3.1.5 Lack of consultation from the applicant on their proposal.

Further particulars in relation to our opposition

Availability of Residential Land

- 4. At this time there is no need to additional residential or business zoned land in the Darfield area. South to the proposed site there is currently a variety of zoned residential land where the majority of these sites have not been fully developed. There is no logical to Council considering rezoning adjacent land to areas already zoned residential, that have not yet been fully developed, as this creates an surplus of residential zoned land.
- 5. Further complicating matters for any residential lots within the vicinity of the Council owned land on Crekye Road areas is the proposed WWTP which is deterring potential purchasers of residential and business sections in the area. This proposal has the potential to create a large pocket of residential zoning (35 lots) which will become unattractive to future buyers.

Traffic

- 6. We have read the expert evidence of Andy Carr from Carriageway Consulting with respect to traffic.
- 7. We consider that while an upgrade to the West Coast Road SH73 and Creyke Road intersection may assist with traffic flows, increased car movements on West Coast Road SH73 will ultimately put an additional strain on Horndon Street, which is our only to access to our site for staff and contractors. Horndon Street is not a street that can accommodate a large increase in traffic due to its design and maintenance.

New Business Zone

- 8. We have always had a good relationship with our neighbours, both residential and business, and we have always been aware of the

business operations around us. The proposal will possibly generate new neighbours that will not be accepting of existing and long standing businesses.

9. 17.5ha of the proposal site is intended to be rezoned Business 2. These activities that can occur within this zone are wide ranging provided they meet other general rules in the Selwyn District Plan including earthworks, building, utilities, signs and notice boards, hazardous substances for example. The range of activities that can occur in a Business 2 Zone is all encompassing.

Consultation

10. We submit that no formal consultation between the applicant and ourselves occurred.
11. Having been consulted by the applicant on a new residential and business zone close to our property, and in addition to already well-established surrounding businesses, would have been appreciated.
12. We seek that the Selwyn District Council decline PC61 in full.
13. We wish to be heard in support of our submission.

Dated 29 July 2020

Brent Gutsell

Darfield Seed Cleaning Co Ltd

From: submissions@selwyn.govt.nz
To: [Submissions](#)
Subject: Form 5 Submission
Date: Wednesday, 29 July 2020 8:28:47 a.m.
Attachments: [SUBMISSION-IN-OPPOSITION-TO-PLAN-CHANGE-61-SELWYN-DISTRICT-PLAN.docx](#)

**** Your Details ****

Proposed Plan Change No: : PC61
First Name: : Brent
Surname : Gutsell
Organisation Name : Darfield Seed Cleaning Co Ltd
Contact Name : Brent Gutsell
Email Address : darfieldseed@xtra.co.nz
Box/Road/Street Number and Name/Property Name : 87 Horndon Street
Suburb : .
Town/City : Darfield
Post Code : 7571
Phone Number : 033188595
Fax Number :

**** Submission ****

My/Our Submissions is: : Please see attached file for our submission.
I/We seek the following decision from the Council for the following reasons : We seek a decline to PC61 from the Selwyn District Council, our submission is detailed in the attached file.
If you are attaching your submission separately, do so here : [SUBMISSION-IN-OPPOSITION-TO-PLAN-CHANGE-61-SELWYN-DISTRICT-PLAN.docx](#), type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 19.2 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 :