

SUBMISSION IN OPPOSITION TO PLAN CHANGE 61 SELWYN DISTRICT PLAN

To Selwyn District Council

Applicant: **Rupert and Catherine Wright**

Name of submitter: **Nancy Georgina Boyes and Peter Donald Boyes**

- 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 and Creyke Road (**the proposal**).

The Submitter

- 2 We are residents of the Darfield area and have resided at 77 Horndon Street, Darfield for over 20 years.
- 3 We are shareholders of W.D. Boyes & Sons Limited trading as Canterbury Clay Bricks which has also made a submission on the proposal. We support the statements made in the Canterbury Clay Bricks submission.
- 4 We could not gain a competitive advantage in trade competition through this submission.

Reasons for submission

- 4.1 We **oppose** the proposal in full for the following reasons:

- 4.1.1 The plan change doesn't assist the Council to carry out its functions, including it is not an appropriate way to manage the effects of the use or development of land and its associated natural and physical resources;
- 4.1.2 It does not appropriately consider or give effect (as appropriate) to higher policy and planning documents; nor does it accord with Part 2 of the RMA;
- 4.1.3 It inadequately considers the actual and potential effects on the surrounding environment, in particular, adverse effects;
- 4.1.4 Does not adequately assess s32 RMA, including the proper identification of environmental, economic, social and cultural costs; and

- 4.1.5 The status quo would be the most appropriate way for the achieving the objectives and policies of the Selwyn District Plan and would better meet the purpose of the RMA.
- 4.2 Without limiting the generality of the above, we also oppose the proposal for the following specific reasons:
 - 4.2.1 The proposal does not represent an efficient use of a natural and physical resources given there is already land zoned for residential and business use in Darfield that is better suited to development than the proposal site;
 - 4.2.2 The increase in traffic movements expected to be generated by the proposal and the impact additional traffic will have on our ability to access our property and / or SH73; and
 - 4.2.3 The impact additional business zoned land may have on our use and enjoyment of our existing residential property.

Further particulars in relation to our opposition

Availability of Residential and Business Land

- 5 There is no need for additional business or residential zoned land in the Darfield area currently. 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. There are also large areas within existing business zoned land have not yet been taken up.
- 6 Within the Horndon Street business zone we are aware of landowners that have been unable to sell their business zoned land. There would appear to be very little demand for business zoned land, let alone an additional 17ha of business zoned land. It is illogical for Council to consider rezoning adjacent land to areas that are appropriately zoned but not yet developed as this will create an oversaturation of residential and business zoned lots.
- 7 A further complicating matter for the proposal, and in fact any residential lots within the vicinity, is that Council has ear-marked land on Creyke Road for a future Wastewater Treatment Plant (WWTP) and disposal site to service the Darfield township. It is acknowledged that the WWTP project remains in the feasibility stages however the potential future use of the Council owned land is likely to deter potential purchasers from investing in neighbouring residential developments. A WWTP is not compatible with

residential development and again it seems illogical for Council to consider rezoning new residential land within the vicinity.

Traffic

- 8 We have read the expert evidence of Andy Carr from Carriageway Consulting with respect to traffic effects and we agree that an upgrade to the West Coast Road and Creyke Road intersection would assist with the increased traffic flows expected to be generated by the proposal. We consider that this upgrade should be required prior to any development on the site (rather than the staged approach proposed) to ensure no disruption is imposed on surrounding landowners as a result of the proposal.
- 9 Increased traffic numbers will inevitably create difficulties for users of Horndon Street. We are likely to experience long wait times turning in and out of Horndon Street - particularly when turning right into the Darfield township.

New Business Zone

- 10 We have resided in a business zone for over 20 years and the business zone has slowly developed around us. We are very aware of the established large businesses being the concrete plant, the seed cleaning factory, Canterbury Clay Bricks and the poultry farm.
- 11 Over half of the proposal site (17.5ha) is intended to be rezoned Business 2. The 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 etc.
- 12 If PC61 is granted, we will become fully encapsulated by a business area which could have detrimental effects on our amenity and outlook. While the proposal plans to retain the existing shelterbelt along SH73 we are concerned that the additional planting discussed will take years to establish.
- 13 The range of activities that can occur in a Business 2 Zone is all encompassing and can be seen in the nature of existing businesses operating on Horndon Street. We are very concerned that any new business zoned land has the potential to degrade our quality of living (subject to the type of businesses that choose to locate at the proposal site) and may push us out of the area.
- 14 We are disappointed that we were not afforded an opportunity to discuss the proposal with the applicant. We are one of the closest residential properties located to the proposal site and the proposal has the potential to impact the future use of our property.

- 15 We seek that the Selwyn District Council **decline the plan change in full.**
- 16 **We 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 a hearing.

Dated 29 July 2020

Nancy Georgina Boyes and Peter Donald Boyes

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