

## **Statement on behalf on Matthew Reed in response to Report on Private Plan Change Request 63 (PC63)**

*Note: We ask that the information provided is treated as confidential.*

We thank the Selwyn District Council for consideration of Private Plan Change Request 63 (PC 63). The proposal includes rezoning 43 ha of my farm upon which my wife and I run two businesses, Broadgate Farm Ltd and Broadgate Harvesting Ltd. We were of course disappointed with the recommendation that the PC be declined and we are writing this statement to encourage further careful consideration of PC63.

A primary concern highlighted in the report on PC63 is that ample land is currently zoned Living in the Darfield area and has yet to be developed. We argue that consideration should be given to why current Living zoned land has been so sparsely developed especially with increased demands for housing in response to the Christchurch Earthquakes and the Covid-19 pandemic. We are aware that much of the Living zoned areas are currently used as farmland. As farmers ourselves, we know that time and capital for subdivision is limited and can reduce the efficiency of subdivision activities. Such is the case of approximately 12 ha of farmland that my mother, Helen Reed, has been developing (i.e., Broadgate Subdivision). The first stage of subdivision (4 ha) has only recently been completed taking nearly 15 years to finish. While farming was rightly her priority, it did impact her ability to complete her duties as the developer and invest in advertising to promote sales. We do wonder if similar challenges may apply in other Living zoned areas and may therefore restrain housing development despite sufficient land capacity.

We therefore ask that consideration be given to the efficiency in which we would pursue development should our request for rezoning be granted. We envision a staged approach with development in the short-term (Stage 1), medium-term (Stage 2) and long term (Stage 3+). (Please see attached maps for approximate boundaries corresponding to each stage). Stage 1 would consist of 6 ha along the existing township developed by 2030. Stage 2 would see an additional 9 ha developed by 2040. We would achieve such efficiency by selling to developer(s) who have the necessary expertise and capital for such a large undertaking. We also note that the remaining 8.13 ha of my mother's land zoned L1 (see maps) should ideally be developed before or alongside our first 6 ha to ensure a cohesive community of dwellings. Land ownership is currently being transferred from my mother to my sister, Elizabeth McEwan. She will either do the work herself as a full-time job or sell for immediate development.

The remainder (28 ha) of our land proposed for rezoning would be developed in the long term. Realistically, given our age, this would likely be the responsibility of our son and/or daughter, should we be so lucky as to pass the land to a sixth generation. Our intent is to help our son and/or daughter, should they choose to take over the farm, with issues such as farm succession and investment in good environmental



practice as we anticipate addressing environmental damage will be their primary challenge. However, should the additional evidence we provide in support for rezoning still be found insufficient, we then ask that Stage 1 (6 ha total) or Stage 1 & Stage 2 (15 ha total) be approved for rezoning as a fall-back position.

Finally, we would like to address the flooding risk that could affect future development in our Stage 1 (6 ha) block. To address overflow of water, Selwyn District Council requested that two swales be dug in this section of land alongside the existing Broadgate Subdivision. Our understanding is that this is a back up to existing drains in the subdivision. Unfortunately, these swales were only lined with soil rather than materials like stones that allow for better drainage. In the recent rain event, it was evident that these swales were creating their own flooding risk; runoff water from the paddock was collecting in the swales likely due to years of compaction from stock movement within the swales. During the rain event, the only pooling observed in this area was in the swales and has resulted in a complaint to Selwyn Council from a neighbouring homeowner who felt their home was at risk for flooding. We therefore argue that new methods for mitigating flood risk in this area need to be reviewed and installed (e.g., drains) and could be addressed as part of redeveloping this parcel of land for housing.

In closing, Darfield township is our community and we would be privileged to be a part of its growth. Ultimately, the PC63 offers a vision for a cohesive housing development providing affordable and healthy housing options for our ageing population. Obviously, subdivision would bring financial benefit to ourselves but the intent of this is to help offset costs of installing Central Plains Water irrigation and assist with farm succession to our children. We are conscientious of our impact on Darfield township as evident in our farming practices such as avoiding cattle on the farm and installing power to run our irrigators instead of noisy generators. If we are successful with farm succession, we can also pass along our values to encourage positive relations among town dwellers and farmers.

Sincerely,



Matthew A. Reed





NOTES:  
1. THIS SURVEY HAS NOT INCLUDED SITE MARKING OF THE BOUNDARY POSITIONS UNLESS OTHERWISE INDICATED.  
2. NO UNDERSIGNED SERVICE INFORMATION IS SHOWN ON THIS DRAWING UNLESS IT IS SPECIFICALLY NOTED AS SUCH. THE UNDERSIGNED SERVICE PROVIDER HAS NOT BEEN ADVISED OF ANY SERVICE PROVIDER.  
3. SCHEDULE PLANT ONLY AREAS & SPECIFICATIONS ARE APPROXIMATE & SUBJECT TO FINAL SURVEY.  
4. MEADOW STREET, PO BOX 5558, Papanui, Christchurch  
P 03 352 5599  
F 03 352 5527  
03 352 5527 787 887  
03 378 6151

LEGEND

- EXISTING UTILITY (SEE SHEET 02)
- ROAD TO WEST
- MEADOW STREET TO WEST
- UP ACCESS RESERVE TO WEST
- AGED CARE FACILITY
- UNPLANNED UTILITY AREA (SEE SHEET 02)
- REDEVELOP
- FUTURE UPGRADE
- EXISTING LANE (SEE SHEET 02)

REV	DATE	REVISION/DETAILS	ISSUED
D	04/01/19	FOR INFORMATION	CWH
C	18/01/19	FOR INFORMATION	CWH
B	05/01/19	FOR INFORMATION	CWH
A	22/01/19	FOR INFORMATION	CWH

PROJECT  
KIMBERLEY AND BROADMEADOWS DRIVE, DARFIELD

CLIENT  
MERF AGRICULTURAL SERVICES



4 Meadow Street, PO Box 5558, Papanui, Christchurch  
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03 378 6151

DRAWING TITLE  
PROPOSED SCHEME PLAN  
SHEET 1 OF 1

STATUS	SCALE	SHEET
FOR INFORMATION	1:2000	A1

PROJECT NO	DRAWING NO	REVISION
14243	SC-01	D



Reed/McEwan  
L1





FUTURE ROADING LINK

KIMBERLEY ROAD

HORNDON STREET

PROPOSED  
PEDESTRIAN LINK  
Local Purpose  
(Access) Reserve

Reed | McEwan

PROPOSED  
PEDESTRIAN LINK  
Local Purpose  
(Access) Reserve

PROPOSED  
PEDESTRIAN LINK  
Local Purpose  
(Access) Reserve

Stage 3+  
(2.8 ha)

Stage 2  
(9 ha)

Stage 1  
(6 ha)

LEGEND

- PRIMARY ROAD
- SECONDARY ROAD
- RESERVE
- PEDESTRIAN LINK
- RETIREMENT VILLAGE
- "MEDIUM DENSITY" AREA (SMALL LOTS)
- MINIMUM LOT SIZE NOT LESS THAN 1000m<sup>2</sup>
- MINIMUM LOT SIZE NOT LESS THAN 1700m<sup>2</sup>
- MINIMUM 10m BUILDING SETBACK
- LIVING 1
- LIVING 1 DEFERRED
- EXISTING LIVING X (NO CHANGE)

**SURVIVUS**  
CONSULTANTS

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DRAWING TITLE

LIVING 1, LIVING X & LIVING 1  
DEFERRED

KIMBERLEY ROAD DARFIELD - ODP