

Private Plan Change 24 - Silver Stream Estates, Darfield

Summary of Decisions Sought

Introduction

The period for making submissions to Plan Change 24 to the District Plan closed on 30 June 2011. This is the second stage of the public submission process where Further submissions give the opportunity for the public to either support or oppose the submissions received and summarised or aspects of these submissions.

The further submission Form 6 is available at all Council offices and online at: <http://www.selwyn.govt.nz/services/planning/planning-forms/form-6-further->

THE SUMMARY

Submission Number	Submitter	Decision No	Request	Decisions Sought	Wishes to be Heard
S01	Darfield Gun Club - James Robertson	1	Neutral	Subdivision of this area must only go ahead conditional on no noise complaints or restrictions on Gun Club activities	Yes
S02	Robert Beith & Maureen Reid	1	Accept	Approve plan	No
S03	Selwyn District Council	1	Decline	Refuse plan in its entirety	Yes
		2	Decline	In the alternative, all consequential, additional or other amendments to the provisions of the plan change necessary to give effect to the intent of this submission	Yes
S04	Darfield Shooting Centre - Marcel van Leeuwen	1	Neutral	Consideration be given to the Shooting Centre when drawing up the plans for subdivision. Needs to stay business as usual.	Yes
S05	Peter & Marilyn Higgins	1	Decline	That the zoning of 1 and 1a Cardale St remains as present	No

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S06	Evan Miles & Maureen Frew	1	Decline	That the Council NOT create any new Living 1 land at this time	Yes
		2		We want the current B2 land on Cardale St, incl that owned by the applicant, to remain as B2. We support the rezoning of some L2A Def east of existing B2 on Mathias St to B2, industrial NOT retail. Extend Cardale St for access to new B2 and Mathias St through to Creyke Rd for access to current L2 Def land to the south.	Yes
		3		If any additional B1 or B2 land is required in town centre then current B1 along south side of Sth Tce from Ritzo to Bray St should be extended south in order to keep all Business land together. Expansion by rezoning some L2 south of Mitchells timer yard SH73 between Cridges & Bangor Rd. Existing economic ctr needs protecting and have ability to expand in order not to fragment township.	Yes
S07	Paddy McKay	1	Accept	Accept entire application - let's get on with developing Darfield	Yes
S08	Maxim Projects - Melissa Brownlee	1	Accept	That PC24 is accepted in its entirety	Yes
S09	Foodstuffs	1	Decline	That proposed PC24 be rejected, unless and until a comprehensive retail assessment is produced and a more comprehensive planning framework is developed to address the concerns outlined above and give full effect to this submission.	Yes

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S10	Kelvin Taege	1	Not stated	I am concerned about PC24 in its current form because I want the town centre to remain the heart of the Darfield community and a focus for business activity.	Yes
S11	Torlesse Travel Ltd	1	Support in part	Approve plan change and make recommended rezoning as proposed.	Yes
S12	Mary Ireland	1	Accept	That this particular private plan change be accepted and that staff work with developers to achieve a quality development in this town of Darfield.	No
S13	Darfield Township Committee	1	Not stated	Make a balanced decision	Yes
S14	Vance Perrin	1	Not stated	Relocation of the Cardale St business zone, to remove future zoning conflict	No
		2	Not stated	Rezoning of the identified L2A to that of L1 to ensure the continued structured and planned growth of Darfield and a township.	No
S15	Silver Stream Estates	1	Accept	Council accept proposed plan change with amendments, set out in appendix A of submission, regarding Staging.	
S16	Trevor Wood	1	Decline	Don't rezone Living 2A (def) land to L1	No
		2	Amend	If a significant sized subdivision takes place, ensure a connecting road from Cardale to Creyke is built at the time	No
		3	Amend	Don't permit fences higher than 1.8m	No
		4	Amend	Ensure more thorough consultation and planning before allowing existing B2 land to be rezoned as L1.	No
S17	Frew's Transport Ltd	1	Decline	Decline consent to PC24	Yes
S18	Judith Pascoe	1	Accept	Approve PC24 as presented in the Silver Stream application documents and including roading placement, accessways, residential density and B2 zoning.	Yes

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S19	Roger Knowles & Allan Cullen	1	Accept	Accept the application in its entirety	Yes
S20	Ronald & Elva Glassey	1	Accept	We fully support Silver Stream Estates Ltd for their future planning of this area of Darfield	No
S21	Jules Snoyink - Malvern Branch NZDA	1	Neutral	We are neither for or against the proposal, but we would like to make it very clear how important these recreational activities are to many (Shooting Centre). While we have planted trees to absorb noise this can still be heard in certain wind directions	Yes
S22	Ross Saunders	1	Accept	To approve the Silver Stream plan change application	Yes
S23	Reese Valpy	1	Accept	Please approve, thank you.	No
S24	Darfield Preschool & Nursery - BOT	1	Accept	That SDC approves the proposed changes of rezoning in this area	No
S25	Stanley Stevenson	1	Decline	That the existing zone remains so that my sons and I can carry on the business.	Yes
S26	Donald Chambers	1	Decline	Reject the whole plan change	No

