

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
2 Norman Kirk Drive
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

Attn: Ben Rhodes, Policy and Strategy Planner

1. Full name of submitter: Nicola Welby and Martin Welby

This is a submission on the following proposed Plan Change: PC 34 - Roxburgh Property Developers Limited
- Southbridge

2. The specific provisions of the proposal that my submission relates to are:
infrastructure - insufficient capacity water
infrastructure - insufficient capacity sewage
acoustic buffer
guarantee of CO2 neutrality (give details).

3. *My submission in SUPPORT / OPPOSITION is:

see attached word document

*Include whether you SUPPORT or OPPOSE specific parts of the plan change or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

4. †I seek the following decision from Selwyn District Council: to decline the submission as there is not sufficient capacity for water for a further 56 houses, no provision has been made and therefore it is likely to negatively impact on the current service levels. There is not sufficient capacity for sewage. There are concerns that upgrades to enable the development to go ahead are likely to put further financial pressure on existing ratepayers particularly if the water issue is not addressed prior to development going ahead, but becomes a retrospective issue post development. Any

†Give precise details, including the nature of any change sought. Continue on a separate sheet if necessary.

5. I WISH /~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
6. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7. Nikki Weir 12/11/2014
Signature of submitter (or person authorised to sign on their behalf) Date

8. Address for service of submitter: 16 Gordon Street
Southbridge Canterbury

Telephone: 3242 771 Fax: _____

Email: mart.nik@actix.co.nz

Contact person: Nikki Weir Title _____ (if appropriate)

upgrades of either of these services should not impact on current rate payers, but actually be cost neutral (as current rate payers have already borne a significant sewage cost in recent years)

We write to oppose the current submission for proposed zone changes by Roxburgh Property Developers Ltd for the following reasons

- 1 The Opus report to the Council clearly states that the current water supply does not have sufficient capacity to support a further 56 connections and is only just coping with peak demand. Water restrictions are a likely result which will have a detrimental effect on existing residents and be highly unpopular. There is also reference to the limited redundancy of the system that cannot provide adequate capacity for firefighting. There does not appear to be any contingency to address this area of concern. Any failure to address this prior to the development may lead to this issue being regarded as a retrospective issue which then has costs to be borne by the existing ratepayers.
- 2 The Opus report provided to the Council also clearly states that the waste water system does not have sufficient capacity to support a further 56 connections', and will put the waste water system over design capacity. We are concerned that the costs of additional pumping capacity is likely to impact financially on the ratepayers, many of whom are still paying off the original \$5000 cost of the upgrade to reticulated sewage. There is already rising concern locally following the most recent rates increases.
- 3 McMillan Welldrilling is the largest employer in the area, and has a huge impact on the employment level in the township. We are concerned the noise effects from this business have the potential to cause issue for new home owners and complaints very likely undermine the position of McMillan Welldrilling. Whilst some view that an increase in residential properties will bring employees to the town, the reality is that the importance of employers such as McMillan Welldrilling is key in the future of the township. Support the retention of the proposed buffer.