

Proposed Plan Change 34 -Roxburgh Property Developers Ltd Request to Rezone Rural (Outer Plains) Land to Living 1

Summary of Decisions Sought

Introduction

The period for making submissions to Plan Change 34 to the District Plan closed on 12 November 2014. This is the second stage of the public submission process where people have the opportunity to make further submissions.

Further submissions give the opportunity for the public to either support or oppose the submissions received and summarised or aspects of these submissions. Please note it is not another opportunity to make fresh submissions on the Plan Change itself, as a further submission can only relate to a submission which has already been lodged.

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-submissions>. It is noted that all specific provisions identified in submissions are referenced in the following summary in Italics, with all deletions referenced by strike through and additions underlined

Summary

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Sub No.	Submitter	Submitter Details	Wishes to be Heard	Request	Decision No	Summary of Submissions
1	Claire and Martin Allen	highshots1@gmail.com	Not Stated	Opposed	D1.1	The water supply system does not have sufficient capacity to accommodate PC34.
					D1.2	The wastewater system does not have sufficient capacity to accommodate PC34.
					D1.3	The costs of providing for infrastructure upgrades may create a financial risk to the ratepayers of Southbridge.
					D1.4	There is inadequate supply of water for fire fighting
2	New Zealand Fire Service Commission (NZFS Commission)	C/- Beca Ltd, PO Box 3942, Wellington 6140 claire.fell@beca.com	Yes	Neutral	D2.1	Is neither in support or opposed but seeks that the provision of a fully reticulated water supply is provided that meets the operational needs of the NZFS and the NZFS code, before houses are constructed on the PC34 site.
					D2.2	Seeks the inclusion of new Rule 12.1.3.44 as follows: <i><u>12.1.3.44 Ensure that connections to reticulated water are available at all property boundaries. Where a reticulated water supply cannot provide adequate quantities and pressure for fire fighting as set out in SNZ PAS 4509:2008, an on-site firefighting water supply shall be provided in accordance with SNZ PAS 4509:2008.</u></i>
					D2.3	Seeks an amendment to the proposed new Rule 12.1.6.8, to support the above, as follows: <i><u>12.1.6.8 Any subdivision subject to Rule 12.1.1 which does not comply with Rules 12.13.43 and Rule 12.1.3.44</u></i>
3	Southbridge Advisory Committee	Secretary, 17 St John Street, Southbridge 7602 southbridge.advisory@clear.net.nz	Yes	Support in Part	D3.1	Seek approval of Plan Change 34.
					D3.2	The Plan Change will avoid future growth of Southbridge being reliant on ad hoc in fill subdivision or construction of residences on vacant sections.
					D3.3	Future development of the Plan Change site will likely refresh building stocks in the township and provide opportunity for residents to down size to smaller sections in the township. This may bring new employees to the township.
					D3.4	An increase in residents will likely enhance the use of existing community infrastructure.
					D3.5	An increase in residents will likely provide increased support for more service activities and resources for the township
					D3.6	Development contributions arising from the development of the Plan Change site and an increased rating base will spread the burden of infrastructure maintenance and development.
					D3.7	The approval of the Plan Change will be able to take advantage of population shifts since the Canterbury Earthquakes
					D3.8	Support creation and on going protection of a reverse sensitivity buffer between the Plan Change site and McMillan Specialist Drilling Services.
					D3.9	Support a bush/tree buffer in the reverse sensitivity buffer for aesthetic purposes, provided this could raise issues with access fro sunlight for adjoining proposed lots.

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					D3.10	Support the suggestion that the reverse sensitivity buffer be given a reserve status to provide a walkway link to Robinsons Road but are uncertain of the costs of achieving this.
					D3.11	Do not support the use of relocatable houses unless they are new or of a very high quality in terms of their ability to meet the current building code. Safeguards should be put in place to ensure these standards are met.
4	Nicola Wellby and Martin Wellby	16 Gordon Street, Southbridge 7602 mart.nik@actrix.co.nz	Yes	Opposed	D4.1	Seek that the plan change is declined
					D4.2	The water supply system does not have sufficient capacity to accommodate a further 56 lots.
					D4.3	The development will impact on current water supply service levels
					D4.4	The wastewater system does not have sufficient capacity to accommodate PC34.
					D4.5	The costs of providing for infrastructure upgrades will put further financial pressure on existing ratepayers.
					D4.6	There is inadequate supply of water for fire fighting
					D4.7	Concerned about the impacts of reverse sensitive effects to McMillan Welldrilling, as the largest employer in the township.
					D4.8	Support the use of a reverse sensitivity buffer adjacent to McMillan Welldrilling
5	Stewart Roger Collie	131 High Street, Southbridge 7602 jscollie@gmail.com	Yes	Opposed	D5.1	Seek that the plan change is declined
					D5.2	The proposal does not fit with, and would drastically alter, the character of the existing township
					D5.3	Rural character is a defining characteristic of Southbridge and it is strongly disagreed that the loss of the Plan Change sites rural character is not an adverse effect.
					D5.4	The wastewater system does not have sufficient capacity to accommodate any additional connections.
					D5.5	The proposal to install another pump at Southbridge does not address the waste water infrastructure issue fully as the Leeston Waste Water Treatment Plant has in sufficient capacity to process the additional wastewater generated.
					D5.6	If the Leeston Waste Water Treatment Plant is to be upgraded it is logical to use the extra capacity to allow more connections in Leeston in the first instance.
					D5.7	The water supply system does not have sufficient capacity to accommodate a further development and how this will be resolved is not clear or certain.
					D5.8	There is inadequate supply of water for fire fighting.
					D5.9	There is little evidence of demand for more residential development in Southbridge. It is more appropriate to utilise the existing Living 1 zoned land in Southbridge for development.
6	McMillan Drilling Ltd	120 High Street, Southbridge 7602 mcmillanlg@yahoo.com	Yes	Support in Part	D6.1	Seeks provisions protecting their business operation from reverse sensitivity effects arising from a residential development.
					D6.2	Seek a "no objection" (to McMillan Drilling Ltd operations) covenant to be put on each title of the future development.
					D6.3	Assurance is sought from the developer that McMillan Drilling will not be adversely affected in the future.
7	John Reuel and Lorraine Anne Summers	150 High Street, Southbridge 7602	Yes	Opposed in Part	D7.1	Concerned about the loss of rural views from their property.
					D7.2	Seek that the Council and the developer protect the nine oak trees to the berm on the south west side of Brook Street
					D7.3	Seek visual mitigation of the future residential subdivision along its Brook Street frontage through either a bund formation and/or tree planting to soften boundary between a residential development and a rural area. This will also have the benefit of protecting residents in the new development from southerly and south westerly storms.