

Proposed Plan Change 36 - Conifer Grove Limited, proposed Prebbleton Living 3 zone

Summary of Decisions Sought

Introduction

The period for making submissions to Plan Change 36 to the District Plan closed on 18 October 2013. 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

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Request	Decision No	Summary of Submissions
1	M Sinclair	393 Trices Road, CHRISTCHURCH 7604, mwsinclair@xtra.co.nz	Yes	Oppose in part	D1.1	The proposed lot sizes should be consistent with the existing lot sizes for the 8 sections along Trices Road, i.e. a minimum average of 7,890m ² , with no lots smaller than 7,247m ²
					D1.2	The proposed sewerage scheme should be improved to provide storage for at least 48 hours in case of power outages
					D1.3	PC36 should identify and guarantee the protection the existing shelter belts from future subdivisions
					D1.4	PC36 should include consideration of the use and regulation of the existing water bores post subdivision
2	M & B Claxton	117 Hamptons Road RD6, CHRISTCHURCH 7676, claxtons@ihug.co.nz	No	Support	D2.1	PC36 provides land for rural lifestyle living
					D2.2	PC36 provides a range of allotments sizes giving residents choice.
					D2.3	PC36 increase residential amenity due to separation from neighbouring properties.
					D2.4	Seeks that the plan change be approved
3	Orion NZ Ltd	c/- Resource Management Group Ltd, Contact: Teresa O'Neil, PO Box 908 CHRISTCHURCH 8140, teresa@rmgroup.co.nz	Yes	Support in part	D3.1	Supports overall premises to rezone land to Living 3.
					D3.2	Opposes rules requiring any subdivision of land to comply with the subdivision layout of the ODP and which restricts the number of allotments created in the Orion Block.
					D3.3	PC36 should prescribe a subdivision layout (to be indicative only). This will demonstrate that subdivision of the land can be achieved.
					D3.4	The Orion Block should not be subject to the rules in the District Plan as this is seen as inflexible and limits the subdivision of land.
					D3.5	PC36 should assess any subdivision of land on its own merit as part of the planning application
					D3.6	Seeks the deletion of Rule 12.1.3.X which states: <i>"In the Living 3 zone (Hamptons Rd) at Prebbleton, any subdivision is in general accordance with the respective concept and/or Outline Development Plan in Appendix X."</i>
					D3.7	Seeks the deletion of Rule 12.1.3.Y which states: <i>"Any subdivision of land within the area shown in Appendix X (Hamptons Road Living 3 Zone) complies with: b) the subdivision layout of the Outline Development Plan in Appendix X"</i>
					D3.8	Seeks the deletion of Rule 12.1.3.YY which states: <i>"Any allotment created within the Hamptons Road Living 3 Zone shall be in substantial accordance with the respective concept and/or Outline Development Plan in Appendix X."</i>
					D3.9	Seeks the deletion of Rule X which states: <i>"Within the Living 3 Zone (Hamptons Road) shown on District Plan Map X the maximum number of rural-residential allotments for each sub-area shall be as shown in Figure X."</i>

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					D3.10	Seeks a revised Outline Development Plan that does not show a subdivision layout.
4	M Sweney	329 Trices Road, PREBBLETON 7604 lotsw55@gmail.com	No	Support	D4.1	PC36 is a logical extension to Prebbleton and is able to be easily serviced by network infrastructure.
					D4.2	Trices Road provides an alternative traffic route in to Christchurch
					D4.3	PC36 is close to surrounding amenities (schools, public transport and reserves)
					D4.4	PC36 will help meet the demand for residential/lifestyle allotments without the need to subdivide isolated 4 ha lots.
					D4.5	Seeks that the plan change be approved
5	B & A George	c/- Duncan Cotterill, Contact: Sarah Watson, PO Box 5, CHRISTCHURCH 8140 sarah.watson@duncancotterill.com	Yes	Support	D5.1	PC36 location to the existing residential area makes it an appropriate location for expansion.
					D5.2	PC36 is close to surrounding amenities (schools, shopping area, public transport and reserves)
					D5.3	PC36 responds to the demand for more land to be developed
					D5.4	PC36 meets the objectives and policies of the draft land use recovery plan (LURP)
					D5.5	PC36 will meet the needs of the growing community and enable sustainable growth
					D5.6	PC36 will ensure a sense of open space and amenity is maintained within the existing township.
					D5.7	Seeks that the plan change be approved
6	Te Taumutu Rununga	c/- Mahaanui Kurataiao Ltd, Contact: Melanie Baynes, PO Box 3246, CHRISTCHURCH 8140, melanie.baynes@ngaitahu.iwi.nz	Yes	Oppose	D6.1	The site does not contain any known wahi tapu or wahi taonga sites
					D6.2	PC36 will have adverse effects on ground water quality.
					D6.3	PC36 does not address the effects of stormwater disposal into waterways or on land and should include ongoing monitoring of groundwater
					D6.4	PC36 should ensure that adequate network water supply is available to avoid the need to extract water directly from the site as the site is located within a Canterbury Regional Council 'red zone' where further abstraction could have detrimental effects of abstraction of groundwater for the area.
					D6.5	PC36 does not include any green technology for proposed new developments in the area.
					D6.6	Seeks more information on the adequacy of the proposed sewerage treatment solution to ensure ground water quality will not be adversely affected.
					D6.7	Concerned about the effects of earthworks during construction on groundwater quality and water flows in the adjacent water race and drain.
					D6.8	PC36 does not include details on landscape provisions in the ODP which would recognise cultural values that relate to biodiversity and mahinga kai values.
					D6.9	PC36 needs to protect the water quality and quantity within the waterways (races and drains) and provide riparian planting
					D6.10	Seek the inclusion of an accidental discovery protocol as a condition of any future earthworks or land use consent
					D6.11	PC36 should include low impact urban design provisions to reduce the development footprint on existing infrastructure and the environment.