

## Proposed Plan Change 41 - D & S Anderson, proposed Prebbleton Living 3 zone

### Summary of Decisions Sought

#### Introduction

The period for making submissions to Plan Change 41 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	D & S Anderson	c/- Davie Lovell-Smith, P O Box 679	Yes	Support	D1.1	Approve the plan change in full.
2	G Tod	349 Trents Road, RD 6, CHRISTCHURCH 7676, <a href="mailto:gj.tod@xtra.co.nz">gj.tod@xtra.co.nz</a>	No	Oppose	D2.1	Request the application is re-notified due to an inconsistency between the number of allotments proposed in the Council report (14 lots) and the application (16 lots).
					D2.2	The rural environment of Prebbleton and surrounding areas need to be protected and section sizes should keep this appearance - too smaller sections will create further problems with traffic, amenity, groundwater pollution and maintaining the environment.
3	M Stratford	c/- c/- Spiire, Contact: Graham Fowler, PO Box P O Box 13 875, CHRISTCHURCH 8141, <a href="mailto:graham.fowler@spiire.co.nz">graham.fowler@spiire.co.nz</a>	Yes	Oppose in part	D3.1	To defer any decision on the application until the submitters land is included within the application.
4	Te Taumutu Rununga	c/- Mahaanui Kurataiao Ltd, Contact: Melanie Baynes, PO Box 3246, CHRISTCHURCH 8140, <a href="mailto:melanie.baynes@ngaitahu.iwi.nz">melanie.baynes@ngaitahu.iwi.nz</a>	Yes	Oppose	D4.1	The plan change and Outline Development Plan must identify the areas to be set aside from development for the purpose of stormwater, treatment and infiltration, including the size, location and design of the system.
					D4.2	Require confirmation from Selwyn District Council that there is sufficient capacity in the reticulated water network as the area is within 'red zone' under the Canterbury Water management Strategy where water has been overallocated.
					D4.3	Green water efficiency technology should be utilised as a consequence of the identified water allocation issues and to protect the quantity, quality and mauri of the water resource.
					D4.4	Concerned about the potential adverse effects of earthworks during construction phases on the groundwater and adjoining water race, which must be avoided through appropriate conditions of consent and Accidental Discovery Protocol to ensure any wahi taonga or wahi tapu are discovered. The wording from the Accidental Discovery Protocol must accord with Appendix 3: Accidental Discovery Protocol of Mahaanui Iwi Management Plan.
					D4.5	The landscaping proposed fails to recognise and provide for cultural values relating to biodiversity and mahinga kai. Proposed Rules 4.2.2 and 4.2.3 are opposed as the majority of plant specimens are exotic and should be replaced with indigenous plantings that are also referenced in the rule and Outline Development Plan.
					D4.6	Concerned that intensification of the land will adversely impact on the quality of the adjoining water race, which is a tributary to Te Waihora/Lake Ellesmere. The Outline Development Plan must be amended to include riparian planting along the water race on the property side to protect water quality and quantity, along with appropriate building setbacks and esplanade strip incorporated to achieve Policy WM12.4.
					D4.7	There has been no assessment of the impact of development on the small pond identified in the application. Any discharge of stormwater to ground must recognise and provide for the connection between land, groundwater and surface water to ensure water quality is not degraded as a result of new residential development.

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					D4.8	Consideration must be given to low impact urban design and sustainability options to reduce the development footprint on infrastructure and the environment, including through sustainable house designs and low impact, self sufficient solutions for water, wastewater and energy.
					D4.9	Consideration must also be given to the urban and landscape design to support a sense of community within the development, including housing orientation, appropriate fencing, sufficient open space and community gardens, that accord with the Ngai Tahu Subdivision and Development Guidelines outlined in the Mahaanui Iwi Management Plan.