

Form 5
Submission on publicly notified Plan Change
Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

To Selwyn District Council
Attention: Craig Friedel, Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799

Full name of submitter: MARK RENOLOPE TENTORI

This is a submission on Private Plan Change Z & S Croft and J K Williams.

I. The specific provisions of the proposed plan change that my submission relates to are:

- NOTIFICATION & WASTEWATER
- MARKET NEED
- ODP - PRESENTATION & CONTENT
.....(give details).

2. *My submission in SBPPOR:'f / OPPOSITION is:

SEE ATTACHMENT ITEM

**Include whether you S:PPORT or OPPOSE spec(fic parts of one or both of the plan changes or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*

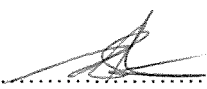
3. I seek the following decision from Selwyn District Council:

REFER ATTACHMENT ITEM

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

4. I WISH/ DO NOT WISH to be heard in support of my submission (delete as applicable)

5. 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)

6.  23/02/17
Signature of submitter (or person authorised to sign on their behalf) Date

7. Address for service of submitter: BOX L. TAPU
CANTERBURY

Telephone: ... 03 329 6650 Fax:

Email: tentori@stra.co.nz

Contact person: .. MARK TENTORI Title .. ITAPU PROPERTY (if appropriate)

SUBMISSIONS CLOSE AT SPM WEDNESDAY 1 MARCH 2017

Responses to be:

Posted to:

Catherine Nichol, Policy Planner
Selwyn District Council
P.O. Box 90
Rolleston 7643

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Leeston or Rolleston

Emailed to:

submissions@selwyn.govt.nz

Resource Management (Forms, Fees, and
Plan change 49 Submission Item 2 Attachment

1. Selwyn District Council failed to notify directly, all affected owners of properties within the designated Tai Tapu sewerage boundary. They chose to notify only a portion of those owners directly. The notice, in only one of the weekly editions of The Selwyn Times, was not a sufficient medium to inform the rest of the owners. It is not placed in their PO boxes, but instead, is only available for personal pick up from the store during opening hours.
With the plan change, the proposed subdivision requires connection to the existing Tai Tapu waste water system from outside the community/council agreed defined sewerage boundary. This effectively changes that boundary so all property owners should have been notified. Also the system has limitations defined by the contract between CCC and the SDC of flow, volume and connections, and therefore any further connections than those originally planned could, in the future, have controlling/usage implications on the system.
2. This submitter does not believe there is a current demand or requirement for another land zone change/subdivision in the Tai Tapu area. A current Living 2A zone on the northeast side of the township has yet to be developed and the living 1 zone subdivision sections have been slow to sell compared to other subdivisions in Lincoln, Rolleston and Prebbleton. Stage 1 of that subdivision has been on the market at least 22months and still not fully sold. Information provided in Annexure 10 (Letter from Matson & Allan Real Estate) is almost 4 years old and may now not reflect the market, in particular Tai Tapu.
3. The ODP and all supporting document plan diagrams do not identify the current Ardrossan subdivision on the southeast side of Hauschids Road, and yet the subdivision plan has been publically available for more than 22 months. This omission gives the impression that no subdivision/sections exist and therefore no one in that area is affected by the plan change. It was noted that none of the section title owners on the Hauschids Road boundary in this subdivision were directly informed of this plan change and yet they would probably be the most affected, along with residents of the western side of the Riverside subdivision to the northeast of Hauschids Road, who were directly informed by the SDC by mail.
4. The amended ODP removed any detail of proposed/existing boundary tree planting, after questions were asked by council staff reviewing the original ODP. It was indicated that these were better addressed at the subdivision stage. As any boundary tree planting, either existing or proposed, would directly affect the current rural outlook across the countryside to the Southern Alps of current properties on the east side of Hauschids Road it should be included in the ODP, allowing review and comment from affected parties. If left till the subdivision stage, any concerns from those affected parties may not be addressed, as subdivisions are not necessarily notified and open for public submissions. When included in the ODP it would at least give some confidence a tree planting rule was in place to ensure future consistency with the ODP.

Resource Management (Forms, Fees, and
Plan change 49 Submission Item 3 Attachment

I seek the following decision from Selwyn District Council that they take into consideration the following during their approval/rejection process:

- 1/ That not all property owners, within the township and rely on the existing wastewater infrastructure, have received the notification of the plan change, which may influence the number of submissions received.
- 2/ Is there a current market need for further subdivision of the Tai Tapu area.
- 3/ No information regarding boundary planting is evident in the amended ODP. Depending on future tree spacing and landscaping, this could adversely affect the current rural vista to the Southern Alps, of those properties on the boundary of existing L1 subdivisions to the east of Hauschilds Road.