

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
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Full name of submitter: Duncan and Angela Poxon

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

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

The rezoning of 8.1 hectares of land from an existing Rural Zone to Living 3 to facilitate subdivision and development of approximately 16 rural residential households.

Road access and traffic management along Hauschilds road.

2. My submission is in SUPPORT of the plan change.

We are in support of the plan change to allow for the development of 16 rural residential households. When we were looking to purchase a property within the Tai Tapu township in 2014 we were specifically looking for property or a section between 3000 and 10, 000 m². There were minimal options available to us. With rapid development in Selwyn District, the provision of small rural residential sections is desirable and increases options for those wishing to purchase properties or sections of greater than 3000m². Tai Tapu township has already increased capacity for residential properties of 1100m² or less with the development of Ardrossan (accessed off school road and adjacent to the proposed area of plan change).

We are in support of the proposed access points along Hauschilds road. Having 3 access points reduces the flow of traffic at each point. Spreading the access points along Hauschilds road, whilst maintaining the eastern side of Hauschilds as predominantly a paper road for pedestrian access only supports how the paper road is currently used- mostly by recreational walkers and dog walkers.

The low level of additional traffic generated by the plan change (maximum 16 households) is not likely to have any noticeable impact the traffic on Hauschilds Road. We live on School Road near the proposed new subdivision and largely use School Road for vehicle outings as we are predominantly driving into Christchurch on the Tai Tapu/ Akaroa highway. We use Hauschilds Road when are driving towards Lincoln which is a less common route for us than driving towards Christchurch.

A potential traffic issue is traffic turning into Hauschilds Road from either direction on the Lincoln Tai Tapu Road. Right turning traffic onto Hauschilds Road from the Lincoln/ Tai Tapu Road when

travelling from Lincoln direction will need to wait in the middle of the road. However Riverside Lane is also a right turn from Lincoln/ Tai Tapu Road and has no additional road provisions and serves access to 24 households, a greater number than those proposed by the plan change.

One area where improvements could be made is to the blind corner turning left onto Hauschilds from the Lincoln/ Tai Tapu Road from Tai Tapu direction. Currently vehicles need to stop on the Lincoln/ Tai Tapu Road as the turn is larger than 90 degrees back on yourself and is also visually restricted by the large macrocarpa hedge belonging to the property of 31 Lincoln/ Tai Tapu Road. (see photo below) We would like to see a change to this corner on Hauschilds Road as the new households are likely to use this corner to access their properties.



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

The proposed plan is retained with a modification to the visibility of a left hand turn from Lincoln/ Tai Tapu Road into Hauschilds Road when travelling towards Lincoln.

4. I DO NOT WISH to be heard in support of my submission

5. If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Yours sincerely,

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