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## 1 FORM 5

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### Submission on publicly notified Plan Change Selwyn District Plan

*Clause 6 of First Schedule, Resource Management Act 1991*

**To** Selwyn District Council  
Attention: Catherine Nichol, Policy Planner  
PO Box 90  
Rolleston 7643  
FAX: 03-347-2799

**Full name of submitter:** ...Simon Peter Scoulding BSc (Hons), CA .....

This is a submission on Private Plan Change (PC49) Z & S Croft and J K Williams.

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

Storm water impact on existing properties

Reticulation and waste water impact on existing properties

Power supply impact on existing properties

Other amenities impact – schooling and postal services

*(give details).*

2. \*My submission in OPPOSITION is:

That the proposal does not take sufficient notice of the impact on the rest of Tai Tapu, the current “village-like” lifestyle it provides and its amenities. The township has already been significantly expanded by the Ardrossan development of 50+ home units; of which only the first phase has been sold and taken up for development. At the time of writing, no homes have yet been completed. The longer-term impacts of this development have yet to be experienced but existing inhabitants are significantly concerned about the impact on the above amenities and threats, whilst not being convinced that the interests of existing Tai Tapu residents are being sufficiently balanced against the desires for property developers’ profit.

Storm water – parts of Tai Tapu are in flood threatened areas, indeed some are unable to get flood insurance cover. Unlike new developments, existing parts of the Tai Tapu Township are unable to raise the level of their properties to address the flood threat. As more houses are built, the ability of the surrounding land to absorb rainfall is diminished, thus houses that were previously not liable to flooding become so, as the water table is

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irrevocably altered. The effects of the Ardrossan development have yet to be experienced, thus it seems premature to add to the problems and the impact on the existing storm water systems.

Reticulations and waste water systems – Water supply has been disrupted approximately 20 times, in my experience, in the last year with water pressure issues: and we have yet to see the impact of the Ardrossan development. The fact that the proposal includes a buffering system of storage tanks and overnight pumping would imply that the existing system is oversubscribed and should properly be addressed by an increase in capacity. Doubtless, such an increase in capacity will eventually be required and will be paid for by existing ratepayers rather than the property developers.

Power supply - Power supply has been disrupted approximately 10 times, in my experience, in the last year and we have yet to see the impact of the Ardrossan development. Again, capacity in an oversubscribed system will need to be addressed and will likely be paid for by existing ratepayers rather than the developers.

Other amenities – The Tai Tapu Primary School has expanded significantly over the last year or so and, again, we have not yet seen the impact of the Ardrossan development – potentially and detrimentally changing the very nature of this rural school. There is a limited postal service in Tai Tapu and newer subdivisions (such as Riverside Lane) have no door-to-door postal service. The post boxes at the General Store are limited and there is a waiting list that can only get longer with the Ardrossan development and this proposal. There is no mention of how such a lack of basic facilities, like these, will be addressed. Why would existing residents wish to add the strains on the community whilst getting no additional facilities? It seems that the developers are contributing little, apart from the above outlined problems, which will have detrimental impacts to the wider Tai Tapu Township and significant future costs for existing ratepayers.

*\*Include whether you SUPPORT or OPPOSE specific 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.*

Schedule 1

**Procedure) Regulations 2003**

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

That the proposal be rejected.

At the very least, the decision on the proposal should be deferred until the impact of the Ardrossan development be experienced in practice and a better case is made for why this would be a positive contribution to the township. I would anticipate this would be at least 3 years from the time of the development completion of the existing 50+ home units of the Ardrossan development.


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

4. I 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.

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6.  ...27/2/2017...  
Signature of submitter (or person authorised to sign on their behalf) Date

7. Address for service of submitter: ...10F Riverside Lane, Tai Tapu 7672  
.....

Telephone: ...021587519.....Fax: .....

Email: .....simon.scoulding@nz.ey.com.....

Contact person: ...Simon & Alice Scoulding..... Title .....(if appropriate)

**SUBMISSIONS CLOSE AT 5PM 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](mailto:submissions@selwyn.govt.nz)