

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:

Bellgumackey Ltd & J & G H Ryan

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:

Please refer to document attached

(give details).

2. *My submission in SUPPORT / OPPOSITION is:

*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.

3. †I seek the following decision from Selwyn District Council:
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†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.
Signature of submitter (or person authorised to sign on their behalf) Date

7. Address for service of submitter:

.....

Telephone: Fax:

Email:

Contact person: 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

Form 5 Submission on publicly notified Plan Change 49

To Selwyn District Council
Attention: Craig Friedel, Policy Planner
PO Box 90
Rolleston 7643

Full name of submitter: Ballymackey Limited

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 suitability of the land for residential use at Living 3 densities
- The adequacy of the proposed provisions relating to stormwater treatment, conveyance and disposal, site development and road upgrading

2. My submission in OPPOSITION is:

1. The site is subject to significant flooding and subsequent ponding due to its location within the flood plain and its high ground water levels. We note the applicants only intend to create building platforms and are not intending to raise the level of the sites. We consider this approach could result in a poor development outcome due to the limitations it creates for the location of building platforms. In particular, it will result in very high and prominent building platforms which will look quite out of place in this environment. We therefore consider that section sizes should be larger to provide sufficient flexibility for the creation of suitably sized and shaped building platforms. This will result in a reduced number of sections than is usual in the Living 3 zone.
2. The provisions specifying the minimum floor levels are not consistent with those in the District Plan and applied throughout this part of Tai Tapu.
3. The analysis of the risk and level of flooding and ponding for the Plan Change area is based on a 2004 Report from Environment Canterbury. We consider this report is not sufficient for the purposes of a rezoning request because it does not take into account rainfall and flood events since 2004 and because it is unlikely to be accurate due to the impacts of the Christchurch earthquakes on ground levels. We note that there are two references to an ECan report of 2012 which contains modelling of the southern half of the site but this report is not part of the PC49 documents.
4. There is no acknowledgement in the Plan Change documents that the property in its current state does not have an effective drainage outfall and that this will only be exacerbated by the proposed development. No approach has been made to neighbours downstream about how downstream effects of the rezoning are to be avoided or mitigated.
5. The Plan Change does not contain a mechanism to ensure there is sufficient provision of stormwater offset areas to compensate for development of building platforms and other earthworks. This is a real issue as the two sites within the Plan Change area are likely to be developed separately, rather than in an integrated way and the applicants propose to retain any stormwater facilities in private ownership.
6. The Plan Change documents do not acknowledge the real potential for future residents to be concerned about farming activities on adjoining land and consequently creating pressure for these activities to be constrained.

7. The proposed reticulated system for stormwater is not clear and no cross sections for the primary and secondary systems are provided.
8. The proposed retaining of the stormwater treatment and offset areas in private ownership will not provide sufficient security for neighbouring properties that flood and ponding waters will be retained on their site.
9. The Plan Change makes no provision for the upgrading of the Hauschilds Road at least from the main road to School Road.
10. There is no provision in the Plan Change ensuring that the on-site sewer pumps for each site will be above the flood levels.

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

1. That an updated flood report for the site is obtained prior to determining whether the area should be rezoned for residential purposes.
2. That the applicants be required to acknowledge and thoroughly address and mitigate the downstream impacts of the development of the site and reverse sensitivity effects on neighbouring farming operations.
3. To amend the provisions of PC49 to ensure that if the site is rezoned, that the density is reduced to one site/household per 1 hectare
4. Amend rule 4.1.1. to refer to Living 3 so that the area is subject to a minimum floor level of 6.93m above mean sea level and delete proposed rule 4.1.1.A
5. Require the stormwater facilities and offset areas to be vested in the Council
6. Require the upgrading of Hauschilds Road at least from the main road to School Road
7. Require all on-site sewer pumps for each site to be above the flood levels.

4. I 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

6. 

Signature of submitter

Date

1-3-17

7. Address for service of submitter:

Ballymackey Limited
107 Lincoln Tai Tapu Road
RD2, Christchurch 7672

Email: ryanjj@xtra.co.nz
Contact person: John Ryan