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SCANNED  
Schedule 1

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

PETER AND JACKIE COX, 10E RIVERSIDE LANE  
GABE AND MARK BUCKLEY, 10C RIVERSIDE LANE  
PETER AND JUDE GORMLEY, 10B RIVERSIDE LANE

Full name of submitter: .....

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:

AMENDMENT 1: AMEND THE DISTRICT PLAN  
PLANNING MAPS TO IDENTIFY  
THE ZONING OF THE SITE  
AS LIVING 3

.....(give details).

2. \*My submission in SUPPORT / OPPOSITION is:

SEE ATTACHED

\*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.

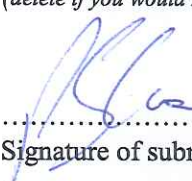
received 4.15pm  
1 MAR 2017

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

DENY THE PLAN CHANGE 49 FROM  
INNER PLAINS TO LIVING 3

†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.  ..... 1/3/17  
Signature of submitter (or person authorised to sign on their behalf) ..... Date

7. Address for service of submitter: P.O. BOX 68  
TAITAPU 7645

Telephone: 0274447383 Fax: —

Email: jackiepeter-6556@gmail.com

Contact person: PETER COX 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)



## **Submission of Opposition to Private Plan Change 49 Living 3 Lincoln Tait Tapu and Hauschilds Roads**

### **We oppose the proposed Plan Change 49 for the reasons noted below:**

Regarding the Application for Plan Change document we make the following comments:

1) Item 1.6:

We question the current demand for properties as noted in the developer's proposal in the Tai Tapu area. There are comments about demand in the Selwyn District, however, there is nothing presented to show that specific demand for these properties exists in the Tai Tapu area. We note in Annexure 10, that the letter relied on by the developers is dated 2013 and is not supported by current data to validate this claim and there is no suggestion that such demand is specifically in the Tai Tapu area.

2) Item 1.6

The fact that it is stated there is little remaining zoned land for residential development at Tai Tapu is a positive aspect to maintain the unique character and high amenity values of Tai Tapu and its current community. With the new Ardrossan subdivision, yet to be completed, the character of Tai Tapu is rapidly changing and whilst it must be accepted that previous zoning and decisions have enabled this to occur, there is a point where the line must be drawn. Having viewed other areas within the Selwyn District where such planning has allowed these sized blocks to proceed we do not believe this is in the best interests of maintaining the uniqueness of the Tai Tapu Village environment and community.

3) Again, referring to Annexure 10, it is the writers view that "4Ha lots are uneconomical and an unproductive means of providing a rural option", but where is the evidence to support this?

4) Item 1.18:

"The western edge of the township is ill-defined in this area...." This is incorrect - the Western edge is defined by both fencing on all residential properties and a sealed roadway separating this from fenced agricultural farmland which enhances the nature of the Tai Tapu settlement. See Appendix 1.

Is the suggestion that the planning change will allow for the "proposed new" western boundary to be defined? If so how is it intended to be accomplished?

5) Item 1.18:

This same section states "with houses in part turning their back onto Hauschilds Road." This is incorrect as the houses have their frontages facing directly toward Hauschilds Road and the West. The high amenity value of Tai Tapu provides for rural outlooks and these houses were specifically designed and built to capture this rural outlook to the West including that of the Southern Alps. The new houses to be built on the Western boundary of the Ardrossan

Subdivision also have this rural outlook which I am confident the new purchasers had in mind when buying their land.

6) Item 1.31

We are surprised that the Selwyn District Council Rural Residential Strategy document of June 2014 Section 6.101 states "The site avoids the sub-regional constraints outlined in Policy 6.3.9 of Chapter 6 of the CRPS" and in particular states "Area 14 is located within identified geotechnical and flooding zones but is not in a high hazard area as defined in the CRPS".

This is reliant, as I believe, on the ECan Flood Report dated 2004 with supporting evidence describing events in 1975, 1977, 1986, 1992 and 1994. There have been significant earthquake events since that time and in addition the impact of climate change over the 13 years since the report was written would indicate further questions need to be asked about the suitability of the land in this respect.

From our own personal experience living in the area why has the significant event in 2013 been ignored? This event caused the Selwyn District Council to communicate a "prepare for evacuation" message to us owing to the flood risk during that event. We have attached several photos taken from different vantage points:

Halswell River – Appendix 2

Riverside Subdivision – Appendix 3

The proposed subdivision property – Appendix 4

The Halswell River level was extremely high to the point where the outflow pipe from the Riverside Subdivision shut off owing to the level of the Halswell River, causing the stormwater retention area within the Riverside subdivision to fill with water and overflow to the point that houses were at risk of flooding.

Tai Tapu is an area sensitive to its water table and any further development, including that of Ardrossan increases the risk of flood damage to our properties and damage to the surrounding land and vegetation. It also places additional demand on the current flood management equipment and the ongoing costs of its maintenance and future purchases.

With reference to the "drain" referred to in 4.25 where does this drain to and what is the impact on the downstream properties and waterways?

We simply do not want to be put at further risk that will come from this subdivision even though some measures have been suggested to mitigate such events.

In addition, there are many other subdivisions in the area whose stormwater discharges into the various waterways.

What is the impact of the discharges from Halswell Junction Road subdivisions (which continue to expand), the new subdivision on the corner of Wroots and Halswell Road, the subdivisions on the Bank Peninsula foothills, and the recent Ardrossan Subdivision, on the Halswell River and surrounding water-table and has this been considered when assessing the flood and water quality risk?

7) Item 1.31



The document also states Area 14 “can be economically provided with reticulated water and wastewater”, noting elsewhere (Item 4.29) that specific engineering solutions with respect to wastewater will be required to ensure the capacity limits agreed with Christchurch City Council are not exceeded. A low-pressure sewer system incorporating enlarged on-site tanks, facilitating pumping during off-peak times would achieve this requirement.

As we understand the current sewerage services are at maximum capacity and the new subdivision cannot connect using a gravity fed system. The only way to accommodate this within the proposed plan is to store sewerage on each property in tanks and pump this out overnight into the main system when the demand on the main system is lower.

How has this been assessed as technically feasible? Has this been tested and used successfully in other areas with the same soil structure, water table and elevation from the main sewerage system from a functional point of view and from a maintenance an ongoing cost point of view.

Also, is the proposed placement of these tanks above or below ground?

We attached an email from the Selwyn District Council on the 23 June 2013 as an example of the additional measures needed to take when the water systems are compromised – Appendix 4

- 8) The Rural Residential Strategy document “Tai Tapu Rural Residential Location” states:  
“Area 14 is not located within a future growth path for Tai Tapu. No future urban growth is planned or intended for Tai Tapu”.

The land to the North of Tai Tapu on Old Tai Tapu Road adjacent to St Paul’s Anglican Church is Zoned L2a. Is this available for further residential development and would this satisfy the future demand for properties in Tai Tapu negating the need for Plan Change?

- 9) Item 1.33

With the proposed road width of 6m will all vehicles associated with the residences in the proposed subdivision be parked on their individual property or is it possible parking will be on Hauschids Road?

- 10) Item 1.34

What is meant by “simple access interventions” and what will they look like?  
How will the intersection of Hauschids Road and School road be controlled?

- 11) Item 4.36

We have concerns over the arsenic contamination referred to in this section as to how this will be dealt with to ensure the contamination is removed and not redistributed across other areas of the land.

- 12) Item 4.41

There is reference to a flood risk assessment undertaken in 2012 referenced to Annexure 6, however this is the same report that I referred to above dated 2004. Where is the report dated 2012 referred to in this item?

13) Item 4.8

What will the setback of dwellings on the Hauschids Road side of the proposed Subdivision?

14) Noise and Vibration

We are concerned about the potential noise and vibration from works should the subdivision go ahead. We have experienced considerable shaking of our houses owing to the works already undertaken to put the discharge pipe from the Ardrossan subdivision down Hauschids Road, likening it an earthquake. There are also several other residents who experienced this from the general construction of the Ardrossan Subdivision.

How is this to be mitigated if the subdivision is approved?

15) Dust

The prevalent winds that we are most exposed to come from the South and North West, therefore construction of the subdivision will create significant amounts of dust and dirt for many months.

What measure will be consistently undertaken to mitigate this and how will the council monitor this?

In the event that they are not mitigated to the satisfaction of the community what action will be taken by council to enforce these measures?

16) Buildings

What will be the rules and restrictions around the number and size of buildings, tanks, sheds etc to keep this as a "rural residential" subdivision and not compromise the current high amenity values of Tai Tapu?

17) Fencing

What will be the rules and restrictions around the style and height of fencing or trees along the Hauschids Road boundary to appropriately blend the subdivision from "Residential" to "Rural Residential" and not compromise the current high amenity values of Tai Tapu?

18) Lighting

What lighting will be used for the proposed subdivision and will it maintain the low light pollution exhibited by recent subdivision developments in the Tai Tapu area?

## Appendix 1 – Outlook over defined Boundary on Hauschilds Road





## Appendix 2 – Flooding of Halswell River 2013











### Appendix 3 – Flooding of Riverside Subdivision







**Appendix 4 – Flooding of adjacent Land on West side of Hauschilds Road  
2013, including culvert on Hauschilds Road (see under fenceline - last photo)**







## Appendix 4

