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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:** ...Peter Steenson.....

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:

Waste Water impact on existing residents  
Impact on water supply to existing residents  
Impact on the character of the Tai Tapu village.

2. \*My submission in OPPOSITION is:

The proposal does not take into account the impact on the sewerage system. When the sewerage system was put in and paid for by the existing residents it was designed to accommodate the existing township including the land presently being developed and known as Ardrossan. The sewerage capacity was set to include infill of existing sections. If this proposal goes ahead some of the capacity for infill subdivision could be taken away from those of us who supported and paid for the sewerage system. Clearly there are capacity constraints on the sewerage as the proposal suggests holding tanks and sending sewerage in off peak times. Furthermore the Christchurch City sewerage system is already under capacity pressure and therefore it is unlikely that the city will be easily persuaded to take extra material generated from outside its boundaries and not already the subject of agreement.

Waste water is also a potential issue as Tai Tapu is prone to flooding. The risk of further and more serious flooding would be increased with further development outside the existing boundaries.

Water supply is also subject to Tai Tapu township supply with limited capacity. We have already had additional connections up the Otahuna Valley which have an impact on the water pressure available to the existing township. Further water drawn from the existing system will be detrimental to the existing residents.

## Resource Management (Forms, Fees, and

The Tai Tapu Township has a unique character which will be destroyed if it is allowed to expand beyond its' boundaries. This sort of creeping will lead to the village growing and making it similar to other towns in the district including Prebbleton and Lincoln. Tai Tapu is unique in that it has been retained within its' boundaries without encroaching on the rural life around it. The Council has an opportunity to retain the diverse character of the townships within its' boundaries with larger towns such as Rolleston and medium sized townships like Lincoln.

The plan change impacts on the whole of the Tai Tapu Village and therefore, in my view, the advice of the proposal should have been circulated specifically to all residents and surrounding rural residents, as opposed to selective letter and public notification in a newspaper which not all residents received.

*\*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

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

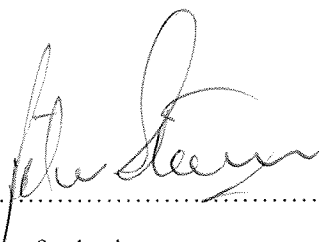
That the proposal be rejected.

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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

6.  ..... 1/3/17 .....  
Signature of submitter (or person authorised to sign on their behalf) Date

7. Address for service of submitter: 48 Michaels Road .....  
Tai Tapu. 7672 .....  
.....

Telephone: 3296 028 ..... Fax: .....  
Email: peter.steenson .....  
Contact person: Peter Steenson ..... 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)