

Form 6

Further submission in support of, or in opposition to, submissions on publicly notified Plan Change 49 to the Selwyn District Plan

Clause 8 of First Schedule, Resource Management Act 1991

To Selwyn District Council
Attention: Catherine Nichol, Policy Planner
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

Name of person making further submission: Mark Tentori

This is a further submission in support of submissions put forward on the Z & S Croft and J K Williams Private Change Request (PC 49: Tai Tapu Living 3 Zone):

I support the following submissions of:

1. C.Cox.
2. S.Everet.
5. S.P.Scoulding.
6. H.J.Macartney.
8. J. & G.Ryan-Ballymackey Ltd.
9. P. & J.Cox, G, M.Buckley, P.& J.Gromely.
10. P.& N.Smith.
11. P.Stenson.

The particular parts of the submissions I support are indicated by Decision Nos noted in the Summary of Decisions Document and grouped under headings.

Infrastructure. (sewerage and water)

D1.1, D2.1, D5.3, D9.7, D11.1, D11.2

Reason for support:

I agree with the submitter's concerns/comments

- On further development connecting into the existing restricted sewerage system outside of the agreed boundary and any future impact it will have on the system itself and future connections within the boundary. If the plan change goes ahead is the council prepared to guarantee residents, within the boundary, that it will not affect the existing infrastructure or right of access.
- The impacts of further water connections may have on the township water supply.

Data

D8.1, D9.1, D9.5, D9.12

Reason for support:

- I agree with the submitter's comments that the market demand and flooding data supplied to support the application is not recent enough to accurately reflect the current situation and the additional demands that have been put on the Halswell River in recent times through earthquake effects and subdivision discharge.

Stormwater and Flooding

D5.2, D6.1, D8.5, D8.8, D9.6, D10.4, D11.3

Reason for support:

I agree with the submitter's comments/concerns

- Regarding the setup, management and control of stormwater facilities and the effects it could have on the area, and surrounding areas, already prone to flooding. The change application indicates the use of existing drains to convey stormwater build up and storage. From comments made by local landowners regarding the capacity of existing drains, and as can be seen from recent flood photos provided in submission 9, the drains have failed to cope previously in a flood situation. Further run off from elevated building sites will only make it worse. As I understand it, the recent Ardrossan development required the stormwater to be piped to the river and not use existing drains.
- I also agree that all stormwater facilities should be under the control of the council, not private ownership, so that during times of flooding a central risk control can be maintained to protect the area and township.

Impact on existing amenity values and village atmosphere.

D1.2, D2.2, D2.3, D5.4, D5.5, D6.2, D9.4, D9.15, D9.16, D10.2, D11.5

Reason for support:

I agree with the submitter's concerns/comments;

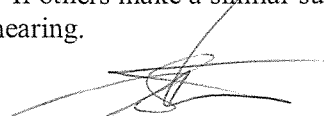
- On the change to the character of the village if further expansion was allowed, over and above the already planned, but unfinished development within the township. The effects of which are yet to be seen.
- The question of further expansion when there is already an undeveloped living zone 2 available.
- On the effects that the zoning change will have on the current rural outlook enjoyed by residents on the western boundary of the township both in the Riverside subdivision and the Ardrossan subdivision not shown on the ODP.
- On the current state of Hauschids Road and its intersection with the Tai Tapu-Lincoln Road not being adequate to cope with a further increase in traffic.
- The strain on local services with further expansion of the township.

I seek the following decision from the local authority:

That the council reject the current plan change request PC 49: Tai Tapu Living 3 Zone based on the comments and concerns documented in the submissions received.

I do not wish to be heard in support of my further submission.

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



Signature of person making further submission

Mark and Tentori
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