

## Proposed Plan Change 49 - Z & S Croft and J K Williams, proposed Tai Tapu Living 3 zone

### Summary of Decisions Sought

#### Introduction

The period for making submissions to Plan Change 49 to the District Plan closed on 1 March 2017. This is the second stage of the public submission process where people have the opportunity to make further submissions.

Further submissions give the opportunity for the public to either support or oppose the submissions received and summarised or aspects of these submissions. Please note it is not another opportunity to make fresh submissions on the Plan Change itself, as a further submission can only relate to a submission which has already been lodged.

The further submission Form 6 is available at all Council offices and online at: <http://www.selwyn.govt.nz/services/planning/planning-forms/form-6-further-submissions>. It is noted that all specific provisions identified in submissions are referenced in the following summary in *italics*, with all deletions referenced by strike through and additions underlined.

#### Summary

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Request	Decision No	Summary of Submissions
1	C. Cox	16 Ryan Place Tai Tapu carol.cox@ara.co.nz	No	Oppose	D1.1	The submitter requests that there should be no more land developed for residential development as the current water and wastewater networks struggle to service the existing township.
					D1.2	The proposal will result in Tai Tapu losing its small village concept, negative effects include an increase in traffic and noise and additional tree planting will result in a loss of view and the greenbelt will be further away.
					D1.3	The proposal should be declined in full and preserved as a rural green belt and for farming only.
2	S. Everett	716 Christchurch Akaroa Road  Tai Tapu	No	Oppose	D2.1	The proposal will place additional loading onto the sewer network and contribute to possible stormwater problems.
					D2.2	Roading surrounding the area may not be able to support an increase in traffic
					D2.3	Decline the proposal as it will result in Tai Tapu losing its English village values and loss of the rural green belt
3	M. & P. Tentori	PO Box 117 Tai Tapu	No	Oppose	D3.1	Inadequate public notification as the lack of capacity in the wastewater network should have required the Council to serve notice on all land owners, including those within the Adrossan subdivision
					D3.2	The wastewater network has limitations that are defined in an agreement between Selwyn District Council and Christchurch City Council, including flows, volume and connections
					D3.3	The proposal does not provide sufficient information on current market demand in Tai Tapu to justify the need for a further subdivision into L3 zones. Annexure 10 is 4 years old and out of date, so may not reflect the current market in Tai Tapu.
					D3.4	The application does not take into account the Adrossan subdivision, including the ODP and supporting materials
					D3.5	The proposal fails to address future boundary planting, tree spacing or landscaping from the properties on the boundary of L1 subdivision, this could adversely effect the current rural vista to the Southern Alps. There is a need to include future tree spacing and landscaping along the boundary with the Living 1 zone in the ODP and include a planting rule to ensure future consistency with ODP
4	A. & D. Poxon	20 Riverside Lane PO Box 219 Tai Tapu 7645	No	Support in Part	D4.1	The provision of section between 3,000m2 to 10,000m2 is desirable, with minimal options in Tai Tapu
				Oppose in part	D4.2	The low level of additional traffic generated by the plan change is not likely to have any noticeable impact on the traffic on Hauschilds Road
					D4.3	Support having three access points along Hauschilds Road, which will reduce the flow of traffic.
					D4.4	Approve the plan change with one modification to the roading network to address traffic safety concerns arising from the additional development. The right turn into Hauschilds Road from Lincoln Tai Tapu Road may be a potential issue as cars will have to wait in the middle of the road. The view is also restricted when turning left from the Lincoln-Tai Tapu Road onto Hauschilds Road by a large macrocarpa hedge
5	S. P. Scoulding	10F Riverside Lane Tai Tapu	No	Oppose	D5.1	The proposal does not evaluate the impact it will have on the 'village-like' lifestyle and amenity of Tai Tapu. It would be premature to allow further development without first understanding the impacts of Adrossan Subdivision
					D5.2	The proposal threatens the ability of the surrounding area to manage stormwater, where existing parts of Tai Tapu are unable to raise the level of their properties. As more homes are built, the surrounding lands ability to absorb rainfall diminishes, and the water table is irrevocably altered.

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Request	Decision No	Summary of Submissions
					D5.3	The proposals reticulation and wastewater systems is not sufficient, the submitter has experienced water supply disruptions 20 times in the past year (presumably from over-allocation). The fact that it needs buffering systems and overnight pumping, is an indication that the system is oversubscribed. The result is that the ratepayers will eventually have to pay to upgrade the system, instead of the developers.
					D5.3	The power supply has been effected for the submitter 10 times in the past year, showing the effects. The result is that the ratepayers will eventually have to pay to upgrade the system, instead of the developers.
					D5.4	The proposal, coupled with the Adrossan subdivision, will add strain to local services. The nature of the primary school may change from a rural school and there is a limited postal service. The post offices at the General store cannot facilitate everyone's mail, and there is a waiting list which will only get longer with the Adrossan Subdivision.
					D5.5	The proposal should be declined, or deferred, until the impact of the Adrossan development can be defined and experienced.
6	H. J. Macartney - Rosevilla Ltd & K.H. Macartney Trust	833 Christchurch Akaroa Road, RD2 Christchurch 7672	Yes	Oppose	D6.1	Concerns about the extra stormwater being directed to Ryans Drain and into Bains Drain, both of which are at full capacity. If the application is upheld then the drainage water should discharge to holding ponds within the development and then piped to the Halswell River
					D6.2	Although there is sympathy for smaller lot sizes, this needs to be undertaken through a 'General Plan Change' where the best places for this to occur can be debated by all interested parties rather than piecemeal change
7	P. & R. Buckley	752 Christchurch Akaroa Road Tai Tapu	Yes	Support in Part	D7.1	The submitters support the proposal on the condition that all properties on the town boundary are treated fairly and given the same opportunity
					D7.2	The proposal should ensure that only single storey dwellings can be erected and appropriate storm water system is put in place
					D7.3	The proposal should ensure Hauschilds Road is properly formed in its entirety
8	J. & G. Ryan - Ballymackey Ltd	107 Lincoln Tai Tapu Road, RD 2 Christchurch 7672	Yes	Support in Part	D8.1	The applicant must submit an updated flood report prior to determining whether the area should be rezoned for residential purposes. The report does not take into account rainfall events since 2004, and is unlikely to be accurate due to the impact of the earthquakes on the ground.
					D8.2	The applicant must acknowledge, address and mitigate the downstream effects of the development and reverse sensitivity effects on neighbouring farming operations
					D8.3	Amend the proposals density to 1 household per 1 hectare. The site is subject to flooding and will require high building platforms, this will result in high, prominent buildings and result in poor development. The section sizes need to be larger to provide flexibility for the creation of suitably sized shaped building platforms.
					D8.4	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 4.1.1A
					D8.5	Amend the proposal to require stormwater facilities to be vested in council
					D8.6	Amend the proposal to require the upgrading Hauschilds Road, at least from the main road to School Road
					D8.7	Amend the proposal to require all on-site sewer pumps to be above the flood levels
					D8.8	The proposal does not have a mechanism to ensure sufficient provisions of stormwater offset areas to compensate for development of building platforms and other earthworks. The two sites are likely to be developed separately rather than in an integrated way and propose stormwater in private ownership.
9	P. & J. Cox, G. & M. Buckley & P. & J. Gromley	PO Box 68 Tai Tapu 7645	Yes	Oppose	D9.1	The proposals annexure 10 is dated 2013, and is not supported by current data to validate the claim that there is a demand for L3 in Tai Tapu specifically. Also in annexure 10, the proposal suggests that "4ha lots are uneconomical and an unproductive means of providing a rural option." This statement is not supported by evidence.
					D9.2	The proposal states that little remaining zoned land for residential development remains in Tai Tapu, however, this is a positive aspect of Tai Tapu and what gives the village its unique character and high amenity values.
					D9.3	The application states that the western edge of the township is ill-defined, this is incorrect, it is defined by fencing and a sealed roadway. It also proposes a new western boundary to be defined - the proposal fails to show how this is going to be achieved.
					D9.4	The application states "with houses in part turning their back onto Hauschilds Road". This is incorrect, as the houses have their frontages facing directly towards Hauschilds road and west. This provides those houses with high amenity value by providing rural outlooks, and have been specifically designed to capture the rural outlook, this includes the homes being built in Adrossan Subdivision.

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Request	Decision No	Summary of Submissions
					D9.5	The 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 from an outdated flood report (2004 Can), which needs to be updated following earthquakes and flood events since 2004. The 2013 flood event almost caused evacuations - photos and email are attached to the submission (Appendices 2, 3 and 4).
					D9.6	Tai Tapu is in a sensitive stormwater catchment, where further development increased the risk of flooding and damage to properties
					D9.7	The proposal states Area 14 (RRS) "can be economically provided with reticulated water and wastewater" and the proposal notes that specific engineering solutions will be required to ensure the capacity limits agreed with Christchurch City Council are not exceeded. Concerns are expressed about the lack of capacity in the wastewater network, the potential for the tanks to be located above ground level and the feasibility of the low-pressure sewer system incorporating enlarged on-site tanks, facilitating pumping during off-peak times to achieve this requirement.
					D9.8	The RRS states that area 14 is not located in a future growth path. No future urban growth is planned or intended for Tai Tapu. The land North of Tai Tapu, 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 49?
					D9.9	Concerns are expressed around the proposed 6m road width and that residents will park on Hauschilts Road
					D9.10	What is meant by 'simple access interventions'? The proposal needs to show what these will look like and how the intersection of Hauschilts and School road will be controlled
					D9.11	The proposal does not state how the arsenic contamination will be dealt with to ensure the contamination is removed and not redistributed across other areas of the land.
					D9.12	The proposals technical report on flooding (Annexure 6) references an ECAN flood report 2012, but is not attached. Is it the 2004 report ?
					D9.13	What will the setbacks be for the dwellings on the Hauschilts Road side of the proposed subdivision?
					D9.14	The submitters are concerned with the potential noise, vibration and dust from the construction of the subdivision. The Adrossan subdivision has caused significant shaking, likening it to earthquakes. How would this be mitigated?
					D9.15	What rules and restrictions around the density, size of buildings, tanks, and sheds will keep it "rural residential" and not compromise the current high amenity values of Tai Tapu?
					D9.16	What rules around fences and planting along Hauschilts Road will be used to appropriately blend from 'residential' to 'rural residential' to not compromise the high amenity values?
					D9.17	What lighting will be used for the proposed subdivision and will it maintain the low pollution exhibited by other subdivisions in Tai Tapu?
10	P. & N. Smith	53 Packard Crescent, Halswell Christchurch	No	Oppose	D10.1	The proposal will impact on the 'open space' rural feel/outlook of Tai Tapu. This Plan change could result in above ground sewerage tanks and water supply tanks that would be unattractive and potentially create noise and smell. Reassurance is required that the proposed sewerage system pumping tanks and water supply tanks are below ground and that off-peak pumping doesn't generate noise that will impact surrounding properties.
					D10.2	Submitter opposes the potential for large sized sheds and garages, and the use of tall tree planting along Hauschilts boundary, it will impact the views of the houses and Adrossan subdivision. No consents should be issued for large sheds/garages etc., and tall planting not allowed. The setbacks for houses along Hauschilts Road should be far back
					D10.3	Hauschilts Road needs widening and a footpath, it is currently too narrow for the increased traffic PC49 will bring. Is there a Hauschilts Road upgrading plan
					D10.4	Private ownership of administering and maintenance of on site stormwater design swales is a concern, as they potentially won't be maintained and could affect neighbouring subdivisions. Flood offset areas appear undersized. Explanation is required as to how the stormwater area will be maintained and administered if it is to remain in private ownership
11	P. Steenson*	48 Michaels Road, Tai Tapu 7672	No	Oppose	D11.1	Inadequate public notification as not all residents in Tai Tapu were directly served notice of the proposal
					D11.2	The proposal does not adequately take into account the impact of the sewerage system, including proposed response to the lack of capacity.

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Request	Decision No	Summary of Submissions
					D11.3	The risk of further and more serious flooding would be increased with further development outside the existing boundaries
					D11.4	The water supply also has limited capacity, with additional demand reducing the water pressure and having a detrimental impact on existing residence
					D11.5	Tai Tapu has unique character that will be destroyed if it is allowed to expand. Tai Tapu is unique as it has retained its boundaries without encroaching on the rural life around it. This diverse character should be retained as a contrast to Rolleston and medium sized towns like Lincoln

\* = late submission