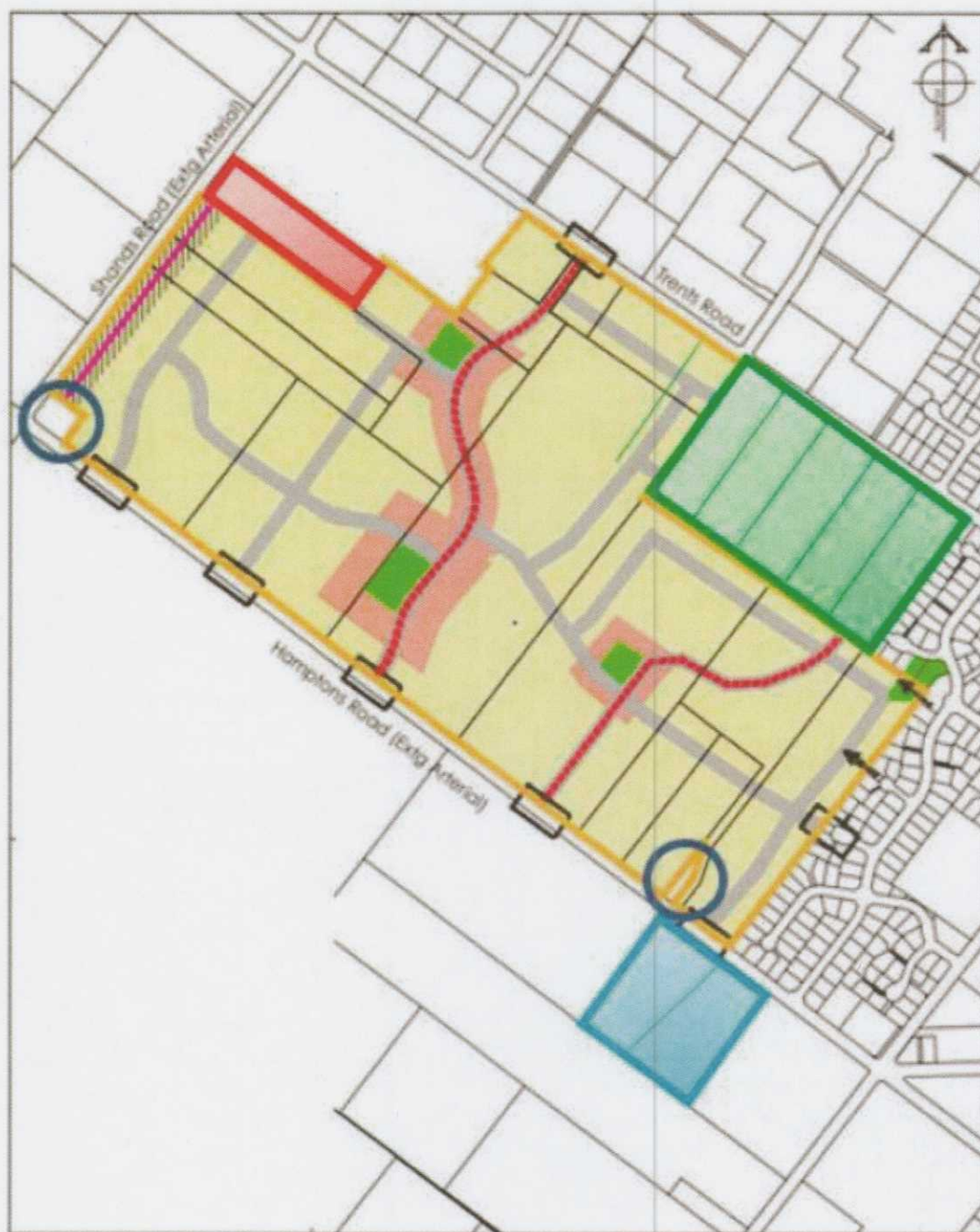


Figure 4. Submissions seeking a change in zoning



APPENDIX A

Submitter ID	Submitter Name	Point #	Position	Summary	Decision Requested	Commissioner Recommendations
PC68-0001	Amelia Bunting	001	Support	Supports Plan Change	Approve Plan Change	Accept.
PC68-0002	Donovan Taynton	001	Oppose	Infrastructure - Prebbleton does not have the adequate infrastructure to accommodate more housing yet such as school, roads, shopping.	Decline the Plan Change	Decline. Expert evidence establishes that infrastructure needs can be accommodated. See recommendations.
PC68-0003	Tayla Wright	001	Neither Support Nor Oppose	Empty - no reasons given	Not Specified	No recommendations.
PC68-0004	Stephanie Broomhall	001	Oppose	Village character - The proposed development through plan change will adversely impact the rural lifestyle. It will add more traffic to the current roads. The current infrastructure do not capacity to approve these small sections and high density development.	Decline the Plan Change	Decline. The evidence establishes that whilst the village character will change, the changes are acceptable. The evidence establishes that transportation matters are able to be dealt with satisfactorily as is the provision of the necessary infrastructure for the relevant development.
PC68-0005	Carolina Ceron Miranda	001	Oppose	Village character - Effects on clearly defined urban limits. Effects on the rural amenity, outlook, and environment.	Decline the Plan Change	Decline. Whilst the village character will change and there will be effects on the amenities of the area in question, the changes are acceptable and do not justify declining the plan change.
PC68-0006	Xaojiang Chen	001	Oppose	Neighbour consultation - Formal consultation with the owner (the submitter) of the property 330 Trents Road, has never happened for the Plan Change 68. However, the Plan Change Request (P68) report states that the owner has "chosen not to be part of the request for rezoning."	Assessment against Policy B4.3.3 and confirmation of geographic boundaries must be provided, as requested in the council's RFI (Item 1, 2 & 3). Signed consent forms from all neighbouring property owners must be required as a part of the plan change application.	Decline. The consultation criticisms have been taken into account and do not justify declining the plan change.
PC68-0006	Xaojiang Chen	002	Oppose	Neighbour consultation - The two blocks include several other property owners, not just the two businesses mentioned in the report.	Signed consent forms from all neighbouring property owners must be required as a part of the plan change application.	Decline For the reasons expressed in relation to Point 1.

PC68-0006	Xaojiang Chen	003	Oppose	Urban form and density - It is inappropriate to develop low density or medium density lots between the rural residential style development area and the rural area at the south of Hamptons Road. The majority of the land opposite the site north of Trents Road is dominated by rural-style residential development with lots size varying between 5000 m2 and 1.2 ha. This area contains the Kingcraft Drive "Existing Development Area" (EDA).	Assessment against Policy B4.3.3 and confirmation of geographic boundaries must be provided, as requested in the council's RFI (Item 1, 2 & 3). As requested in the council's RFI (Item 11), the urban environment is considered to encompass all of Greater Christchurch. Therefore, it must be provided an assessment of how the request would contribute to the function of the wider urban environments of Prebbleton township, the surrounding district, and the Greater Christchurch area.	Decline A full assessment has been made of urban form and density which has resulted in the finding that this was acceptable and supportive of PC68.
PC68-0006	Xaojiang Chen	004	Oppose	Infrastructure - It states that "Primary stormwater from the site will be discharged to ground via soak holes on individual sites. Secondary flow will run through the site via swales along the road and reserve networks and discharged to soak holes within the site." There are privately owned drink water supply bores near the site, for example, the drink water supply bore of my property located within 5 meters of the development site boundary. The effects to these bore's water quality from the stormwater discharge must be assessed and relevant rules from the council and Environment Canterbury be applied.	The assessment of environmental effects must include the effects to the privately owned drink water supply bores.	Decline. The expert evidence in relation to drink water supply bores establishes that PC68 would have no effect on these bores.

PC68-0006	Xaojiang Chen	005	Oppose	Neighbour consultation - It states that "The applicants have also undertaken consultation with the neighbouring landowners. Generally the neighbours are either supportive or ambivalent about the plan change." I have lived in the property of 330 Trents Road for five years and have never been formally consulted on the proposed plan change.	Signed consent forms from all neighbouring property owners must be required as a part of the plan change application.	Decline. See the response to Point 1.
PC68-0006	Xaojiang Chen	006	Oppose	Urban form and density - The plan change has not considered the direct impacts on 330 Trents Road that have 2 ha of grazing paddocks and other rural-style residential properties and businesses. The proposed ODP in the plan change application includes medium density residential lots against boundary of 330 Trents Road Property and a nearby collector road.	Decline the plan change. The council should assess the plan change application against the Policy B4.3.3 and other regional and local plans. More consideration should be given to the impact of the plan change on the properties in the surrounding area.	Decline. Consideration has been given to the direct impacts on 330 Trents Road. It is concluded that PC68 is unlikely to affect the ability to carry on activities on adjacent properties in the surrounding area and in particular 330 Trents Road.
PC68-0006	Xaojiang Chen	007	Oppose	Urban form and density - The area (Penberley Road & Haughty Place) on the other side of Trents Road has been subdivided into residential lots with an average lot size of 5000 square meters. Kingcraft Drive EDA has an average lot size of 10000 square meters. Development of large-lot residential properties in the Subject Area will preserve most of the existing site features and trees, and will enhance amenity value of this area.	Decline the plan change. The area between Trents Road and Hamptons Rd, between Shands Road and Springs Road, excluding existing urban development areas, should be specified as a Specific Control Area, with an average lot size of 2000 - 5000 square meters.	Decline. Expert evidence has established me that the lot sizes which have been specified for PC68 are appropriate, having regard to the expert evidence led in relation to that matter. It follows that establishing a Specific Control Area with average lot sizes off 2000 m² to 5000 m² is inappropriate.
PC68-0007	Mark Larson	001	Support	The submitter fully Supports the plan change	Approve Plan Change	Accept - for the several reasons set out in the recommendations.

PC68-0008	Jonelle Bowman	001	Oppose	Traffic safety - The proposed plan change increases the traffic onto already dangerous roads which includes Shands Rd, Hamptons Road, Trents Road and Springs Road. Springs Road is more dangerous because it goes through Prebbleton township.	Provide additional evidence that traffic flow through Prebbleton can be managed safely.	Decline. Traffic flow through Prebbleton can be safely managed on the basis of the evidence led at the hearing.
PC68-0008	Jonelle Bowman	002	Oppose	Infrastructure - The submitter is concerned that the Prebbleton Primary School, other primary school and Lincoln High School may not have adequate capacity to accommodate the increasing number of children.	Consultation with Ministry of Education & local schools for advice	Decline. Future consultation with Ministry of Education and local schools is referred to in the recommendations.
PC68-0008	Jonelle Bowman	003	Oppose In Part	Urban form - There would be an isolated block of 5 properties on Trents Road that will remain Rural Inner Plains Zone, surrounded on three sides by potentially Living Z zoned land. The blocks have businesses and rural lifestyle blocks with livestock, machinery, tractors, industrial hedge trimming & fires that are immediately surrounded by residential homes.	Amend to include the 5 blocks into the zoning request to keep residential environment consistent with immediate neighbouring properties.	Decline. The proposal to include the five blocks into the zoning request is unable to be accepted because of the jurisdictional issues which have been ruled upon in the recommendations.
PC68-0008	Jonelle Bowman	004	Oppose In Part	Urban form and density - The submitter is concerned that the volume of proposed sections are too high for land that are adjacent to Rural Inner Plains land.	Amend to Living 3 Zone	Decline. The volume of the proposed sections is appropriate for the reasons which are set out in the recommendations.
PC68-0008	Jonelle Bowman	005	Oppose In Part	Traffic - The submitter is concerned for the unsafe pedestrian access along Trents road to the new proposed road access into the subdivision.	Amend to include footpaths continually along Trents road to the access road.	Accept. The Outline Development Plan has been amended to include footpaths continuing on Trents Road to the access road.
PC68-0008	Jonelle Bowman	006	Oppose In Part	Neighbour consultation - There was lack of consultation by developers with all the owners to include the five two-hectare blocks on Trents Road into overall zoning change.	Amend to include the five blocks into zoning change.	Decline. See response to Point 3.
PC68-0009	Richard Bowman	001	Oppose In Part	Neighbour consultation - there was inadequate consultation with neighbours regarding inclusion within the plan change	Amend the plan change to include the 10 ha block.	Decline. The proposal to include the five blocks into the zoning request is unable to be accepted because of the jurisdictional issues which have been ruled upon in the recommendations..
PC68-0009	Richard Bowman	002	Oppose In Part	Reverse sensitivity - having residential neighbours will limit the ability to undertake productive rural activities.	Amend the plan change to include the 10 ha block.	Decline. Reverse sensitivity considerations do not justify amending the plan change to include the 10 ha block. There is a jurisdictional bar to considering the amendment to the plan change for the reasons particularised in the recommendations..
PC68-0009	Richard Bowman	003	Oppose In Part	Urban form - Include the 10ha rural block to create a more integrated area with roading connections	Amend the plan change to include the 10 ha block.	Decline. There is a jurisdictional bar to contemplating the amendment of the plan change to include the 10 ha block as is discussed in the recommendations

PC68-0010	Mark Rhodes	001	Support	Housing supply - The plan change would create space for people to buy houses and be part of the community. The rezoning would benefit the community through more parks, footpaths, wider roads with reduced speed limits down Trent's and Hamptons Road.	Approve the Plan Change	Accept. For the reasons set out in full in the recommendations.
PC68-0012	David Somerfield	001	Oppose	Neighbour consultation - The applicant has not made any contact with the submitter who is an adjoining landowner.	Plan Change to be declined. If Plan Change is to be approved, rules and ODP amendments would be needed. a. Minimum lot size for any allotments created adjoining submitter's property at 382 Trents Road and other properties zoned Inner Plains/General Rural be a minimum of 5000m2 b. Lots adjoining our property must have a buffer zone (no build zone/building restriction in accordance with the New Zealand Standard 8409:1999: Code of practice for the management of agrichemicals, August 1999. This standard recommends for sensitive areas (i.e. Residential areas) that a buffer zone of more than 100 metres is imposed to ensure the risk to human	Decline. The concerns regarding reverse sensitivity are justified and commented upon in the recommendations. However the question of whether there needs to be a buffer created by minimum lot sizes adjacent to the Somerfield property or a buffer zone are matters to be considered at the time of subdivision and not at this time, in accordance with the findings made in the recommendations.
PC68-0012	David Somerfield	002	Oppose	Reverse sensitivity - The submitter operates a long-established plant nursery adjacent to the site. The normal activities includes, noise, dust, odour, sprays, and truck movements that are appropriate in a rural environment but that may generate complaints from new residential neighbours.	Decline the Plan Change	Decline. The concerns regarding reverse sensitivity are justified and commented upon in the recommendations. However the question of whether there needs to be a buffer created by minimum lot sizes adjacent to the Somerfield property or a buffer zone are matters to be considered at the time of subdivision and not at this time, in accordance with the findings made in the recommendations.

PC68-0012	David Somerfield	003	Oppose	Infrastructure - The submitter's nursery business uses an onsite bore that is 18 metres deep. Over the 2 to 3 years, there has been a decline in available water volume at times. Drawing more water to service the proposed residential development could have a significant effect on the water available for our house and business.	Decline the Plan Change	Decline. On the basis of the evidence of Mr Hall, any issues with the supply of water are covered by the strategy of SDC for the supply of potable water and should a new well be required then it is expected that that can be accommodated. Accordingly water supply does not inhibit the potentiality of the land to be developed.
PC68-0012	David Somerfield	004	Oppose	Urban form and density - The proposal will have negative impact as higher urban form will establish adjacent to lands currently zoned as Inner Plains/General Rural Zoning. The proposed rezoning will result in loss of rural character and rural visual amenity and loss of productive lands.	Decline the Plan Change	Decline. The issues of negative impact on adjacent lands, loss of rural character, rural visual amenity and loss of productive lands have all been considered and found not to justify the declination of the approval of PC68.
PC68-0013	Andrew Dollimore	001	Oppose	Urban form - This land is outside the residential areas in the GCUDS and the SDP. Furthermore, this land is inner plains, which the SDP protects. Accordingly, this proposal is inconsistent with all the medium term and long planning collateral for this area. If SDC planning collateral is going to have any credibility this application must be declined.	Decline the Plan Change	Decline. Consideration has been given to the status of the land the subject of PC68 in the context of the instruments mentioned by Mr Dollimore. For the reasons traversed in the recommendations, the matters raised by Mr Dollimore do not justify declining PC68.
PC68-0013	Andrew Dollimore	002	Oppose	Village Character - This plan change would add 820 houses to Prebbleton. Such increase in housing units would significantly change the nature of Prebbleton.	Decline the Plan Change	Decline. Whilst the nature of Prebbleton will change, for the reasons expressed in the recommendations, the changes do not justify refusing consent to PC68.
PC68-0013	Andrew Dollimore	003	Oppose	Infrastructure - The development arising from the plan change would add significant demand on Prebbleton's three waters. Ratepayers should not have to incur any costs in this regard.	Decline the Plan Change	Decline. Full consideration has been given to the issue of the provision of infrastructure and the costs associated with new infrastructure. For the reasons expressed in the recommendations, the matters raised by Mr Dollimore do not justify refusing consent to PC68.
PC68-0013	Andrew Dollimore	004	Oppose	Transport - The combined effects of all Prebbleton and Lincoln Plan Change needs to be considered. Springs Road is already operating near capacity at certain times. The proposed development to add 820 houses arising from this plan change, is likely to add thousands of daily vehicle movements to the local roads which may not be feasible.	Decline the Plan Change	Decline. The effects of PC68 on the transport network have been fully considered in the recommendations. The transportation network is able to handle the additional traffic generated by PC68 and accordingly the matters raised by Mr Dollimore do not justify refusal of consent to PC68.
PC68-0013	Andrew Dollimore	005	Oppose	Urban form - The four plan change requests for Prebbleton and Lincoln will have combined negative impact on schooling, roading, the environment, the GCUDS and the SDP. There is a need to assess all Prebbleton plan changes in a combined manner.	Decline the Plan Change	Decline. Full consideration has been given to the question of urban form including the impact on schooling, roading and the environment. It is not possible to assess all Prebbleton plan changes in a combined manner for the reasons set out in the recommendations. Accordingly the matters raised by Mr Dollimore do not justify refusal of consent to PC68.

PC68-0017	S J Shamy	001	Oppose	Urban form - Plan Change would erode the amenity values of the currently existing rural property because few blocks of the land remains rural while other area become rezoned to intensive development.	Decline the Plan Change (preferred decision. If the plan change is approved then also include 701 Shands Road to be rezoned for residential development in same intensity as PC68	Decline. The issue of urban form has been fully considered in the recommendations. The change in amenity values referred to do not justify refusal of consent to PC68. As to the request to include 701 Shands Road in PC68, there is a jurisdictional bar to this inclusion which is fully traversed in the recommendations.
PC68-0018	Waka Kotahi NZ Transport	001	Neither Support Nor Oppose	Urban form and density - if approved, increase the density to a minimum of 15 households per hectare.	Amend the plan change to provide a minimum of 15 households per hectare	Decline. Full consideration was given to the question of amending the plan change to provide for a minimum of 15 households per hectare, rather than 12 households per hectare. For the reasons set out in the recommendations, the preferred option of 12 households per hectare has been adopted.
PC68-0018	Waka Kotahi NZ Transport	002	Neither Support Nor Oppose	Transport - Provision for multi-modal transport particularly walking and cycling is important. Therefore need to include facilities where the people will be able to travel to other destination such as retail stores, restaurants or reserves without using private vehicle.	Amend the plan change to better provide for multi-modal transport through and adjoining sites and other options needs to be incorporated into the plan change	Accept in part. Amendments have been made to the Outline Development Plan to provide for cycling and pedestrian movements. Beyond this, there is no need for further amendments.
PC68-0018	Waka Kotahi NZ Transport	003	Neither Support Nor Oppose	Urban form - The Plan Change should be assessed against objectives and policies of the NPS-UD to reduce carbon emissions. The plan change would have transport associated carbon emissions due to reliance on private vehicles to commute to city as there is limited job opportunities and local amenities within the Prebbleton township.	Assess the plan change against objectives and policies of the NPS-UD to reduce contribution of carbon emissions.	Accept. PC68 has been assessed against the objectives and policies of the NPS-UD in relation to the contribution of carbon emissions. See the recommendations.
PC68-0019	Chris & Carol White, Adam	001	Support In Part	Urban form - Extending PC68 to the Lots 1 and 2 DP 7939 would be a better use of land because it would connect naturally to residential environment on the north side of the Hamptons Road. Therefore, it would create a more coherent residential environment.	Amend the plan change to include Lots 1 and 2 DP79319	Decline. Consideration was given amending the plan change to include the lots in question. However, for the reasons fully set out in the recommendations, there is no jurisdiction to include these lots.
PC68-0019	Chris & Carol White, Adam	002	Support In Part	Transport - If the zoning be approved, the traffic environment will need to be suitable for increased pedestrian and cyclists. Therefore, Hamptons road should be changed to an urban road with a 50km speed limit with pedestrian footpaths and cycle paths.	Amend the plan change to reduce the speed limit along Hamptons Rd to 50kph and reform the road to include kerb and channel (on both sides of the road), pedestrian footpaths, and cycleways.	Decline. Any amendments to the speed limit will be a matter to be considered by the Council at a later date.

C68-0020	Peter Hunter	001	Oppose	Transport - PC68 will exacerbate the growing transportation conflicts at the Springs Road-Trents Road intersection and Springs Road - Hamptons Road intersection.	Decline the Plan Change, unless traffic issues are resolved.	Decline. Transportation matters have been fully considered in the recommendations. For the reasons set out in the recommendations transport matters can be accommodated and do not dictate that there should be a refusal of consent to PC68.
PC68-0021	Murray and Julie Fletcher	001	Oppose	Transport - The background information and traffic projection used and concluded in the Traffic reports is flawed where planned development would put more pressure than expected. The Plan Change is private motor vehicle based. It does not consider the use of walking, cycling and public transport, other than some cursory comments. There should be planning to show how the public transport system can be extended to accommodate the development and the effect that this will have on reducing vehicle numbers and carbon use. Urban form - The PC needs to consider carbon reduction and combined effects of other developments in the Selwyn District.	Decline the Plan Change	Decline. Full consideration has been given to the matters raised by Mr and Mrs Fletcher in relation to transportation matters. For the reasons set out in the recommendations transport matters can be accommodated and do not dictate that there should be a refusal of consent to PC68.
PC68-0021	Murray and Julie Fletcher	002	Oppose	Urban form - The PC needs to consider carbon reduction and combined effects of other developments in the Selwyn District.	Decline the Plan Change	Decline. Proper consideration has been given to carbon reduction and the combined effects of other developments in the Selwyn District, to the extent that that has been possible. These matters do not justify refusal of consent to PC68.
PC68-0021	Murray and Julie Fletcher	003	Oppose	Infrastructure - More information is required to demonstrate how current infrastructure can cater for the development.	Decline the Plan Change	Decline. Extensive evidence has been heard in relation to the provision of infrastructure which is referred to in the recommendations. For the reasons set out in the recommendations there is satisfaction that proper provision is able to be made for infrastructure and accordingly the matters raised do not justify refusal of consent to PC68.
PC68-0022	Tania Hefer	001	Oppose	Urban Form - There are multiple plan change request for Prebbleton, Rolleston and Lincoln. These plan change request needs to be assessed collectively to consider the impacts as a whole instead of each township.	Decline the Plan Change	Decline. Consideration has been given to the fact that there are multiple plan change requests as noted. It has not been possible to make a full collective assessment of these changes for the reasons fully traversed in the recommendations. These matters do not justify refusal of approval to PC68.
PC68-0022	Tania Hefer	002	Oppose	Transport - This development will add traffic for an additional 820 household on existing infrastructure, especially given wider growth Lincoln, Prebbleton and Rolleston.	Decline the Plan Change	Decline. Transportation matters have been fully considered in the recommendations. For the reasons set out in the recommendations transport matters can be accommodated and do not dictate that there should be a refusal of consent to PC68.
PC68-0022	Tania Hefer	003	Oppose	Village character - Prebbleton and Lincoln are semi-rural townships and are not intended to be the focus of development in Selwyn. This proposed plan change, together with the other two plan changes specifically in relation to Prebbleton will dramatically impact on the character of Prebbleton and of the Prebbleton/Lincoln area.	Decline the Plan Change	Decline. The impact of PC68 on the character of Prebbleton and the Prebbleton/Lincoln area has been properly considered in the recommendations. For the reasons set out in the recommendations this objection does not justify refusal of consent to PC68.

PC68-0022	Tania Hefer	004	Oppose	Infrastructure - The growth proposed by this plan, especially when taken together with the other proposed plan changes currently before Council, will put pressure on Prebbleton schools (and consequently Lincoln schools as many high schoolers from Prebbleton attend Lincoln High), Prebbleton medical facilities, and Council facilities.	Decline the Plan Change	Decline. The issue of the impact on schooling has been addressed in the recommendations. The matters raised by Ms Hefer do not justify refusal of consent to PC68.
PC68-0023	Gary Burgess	001	Neither Support Nor Oppose	Urban form - The plan change needs to be considered with other rezoning requests for Prebbleton so that environment effects can be comprehensively considered which includes traffic, amenity of Prebbleton township, site interfaces and capacity of Council reticulated services.	Council to defer consideration of this private plan change and consider site rezoning comprehensively as part of the Proposed Selwyn District Plan Review.	Decline. For the reasons set out in the recommendations, it is not possible for the plan change to be deferred for the reasons raised by Mr Burgess. To the extent which has been possible consideration has been given to the impact of other zoning requests for Prebbleton.
PC68-0024	Lyn & Malcolm Lee	001	Oppose In Part	Urban form and density - change in character with section sizes small as 200m2.	Amend the plan change to have minimum 5000m2 lots.	Decline. Full consideration has been given to the question of the appropriate size for the allotments which are intended to be the subject of PC68. For the reasons set out in the recommendations, it is not appropriate to amend the plan change to have minimum 5000 m ² lots.
PC68-0025	Greg & Jenny Tod	001	Oppose	Traffic - Strongly oppose the location of the egress for the PC68 onto Trents Road. The submitter's plant nursery business frequently has large trucks and trailer vehicles that need to park on the road/grass verge to be unloaded right opposite to where the new road is proposed. Therefore, this would restrict the intersection and unsafe for motorists. Please see the original submission for full detail.	Decline the Plan Change. If the plan change is accepted then amend the plan change to: a. Section sizes are greater than 5000m2 b. The spine road dwellings do not egress onto Trents Road c. Keep the rural feel of Trents Road by a 20m mass planting along Trents Road as a visual barrier.	Decline. The matter of section sizes has been considered. As recorded in the recommendations, the suggestion that section sizes be greater than 5000 m ² has not been accepted. As to the suggestion that the spine road dwellings do not egress onto Trents Road, expert evidence in relation to this matter suggests that there will not be a problem with this. As to the matter of keeping a rural feel of Trents Road by mass planting along Trents Road, this is a matter which has been dealt with in the ODP where there is provision for a frontage upgrade.

PC68-0025	Greg & Jenny Tod	002	Oppose	Reverse sensitivity, it would have adverse impact on the visual amenity, lifestyle, environment, safety, privacy, well-being and submitter's business.	Decline the Plan Change. If the plan change is accepted then amend the plan change to: a. Section sizes are greater than 5000m ² b. The spine road dwellings do not egress onto Trents Road c. Keep the rural feel of Trents Road by a 20m mass planting along Trents Road as a visual barrier.	Decline. See Point 1 above.
PC68-0026	Christchurch City Council	001	Oppose	Urban form - The plan change is not in a location anticipated by the CRPS and potentially slows the development of other areas that are better served by infrastructure and public transport.	Decline the Plan Change	Decline. The reasons for the plan change not being in a location anticipated by CRPS is fully traversed in the recommendations as is the issue of service by infrastructure and public transport.
PC68-0026	Christchurch City Council	002	Oppose	Transport - The plan change will result in Increase in commuter traffic into Christchurch City thus the results in increased emission, congestion and longer journey times and is not well served by public transport.	Decline the Plan Change	Decline. The increase in commuter traffic into Christchurch, increased emissions, congestion and longer journey times and service by public transport are all matters which have been fully considered in the recommendations and do not justify rejection of PC68.
PC68-0026	Christchurch City Council	003	Oppose	Density - Increased densities would better achieve efficiencies in coordinating land use and infrastructure, support mixed land use activities, support multi-modal transport systems and protect the productive rural land resource.	Decline the Plan Change. If approved, then amend the plan change to require a minimum of 15 households per hectare.	Decline. Consideration has been given to amending the plan change to require a minimum of 15 households per hectare but on the basis of the evidence, the increase in density sought is not appropriate and a minimum of 12 households per hectare is a more appropriate measure.
PC68-0026	Christchurch City Council	004	Oppose	Affordable housing - The Greater Christchurch Partnership are working together on developing Social and Affordable Housing Action Plan. The Christchurch City Council request that the relevant recommendations of Social and Affordable Housing Action Plan be incorporated in the Plan Change.	Decline the Plan Change. If approved then incorporate the recommendations of the Social and Affordable Housing Action Plan.	Decline. Given the temporal restraints imposed by the NPS-UD, it is inappropriate to await the recommendations of the Social and Affordable Housing Action Plan and accordingly this does not justify rejection of PC68.

PC68-0027	Ministry of Education	001	Oppose	Infrastructure - The applicant has not consulted with the Ministry of Education, has not shown any site for a school in the ODP, and has not assessed if a new school is required. The proposal will increase the traffic congestion on the main arterial road (Springs Road) and the ITA has not considered the traffic safety effects on Prebbleton School during peak pick-up and drop-off times.	Decline the Plan Change. If approved, then consult with the Ministry regarding provision for a new school within the ODP and undertake an assessment of traffic effects on school traffic at the Springs Road/Blakes Road Roundabouts outside Prebbleton School	Accept in part. A letter from the Ministry of Education dated 15 March 2022 confirms that the Ministry had met with the consultant of the applicant to address submission points and was satisfied with the educational facilities and safe transport routes indicated on the revised Outline Development Plan. The Ministry requested that if PC68 was approved, the proposed enabling additions regarding educational facilities and pedestrian/cycle routes shown in the revised ODP are included. This has been attended to.
PC68-0028	Laura Chisholm	001	Oppose	Infrastructure - This land is only partially represented within the Rural Residential Strategy and Prebbleton Structure Plan. The existing infrastructure and community facilities cannot service this rezoning.	Decline the Plan Change	Decline. The fact that the land is only partially represented within the Rural Residential Strategy and Prebbleton Structure Plan has been considered in the recommendations, as have all issues relating to infrastructure. Neither of these matters justify rejection of PC68.
PC68-0028	Laura Chisholm	002	Oppose In Part	Urban form and density - Rezone existing urban zones before expanding township to rural zone.	Amend the Plan Change to rezone the existing developed Conifer Grove from Living 3 to Living Z, or similar density, to avoid sprawl and increase housing density within the existing township limits, and to coincide with this plan change request. Decline the Plan Change. Amend – rezone other existing lower density, developed Prebbleton township zones to higher density zones i.e. Trices Rd (between Shands/Springs), Aberdeen, and such like, to avoid sprawl and increase housing density within the existing township limits.	Decline. It is inappropriate to consider the rezoning of existing urban zones before expanding the township as contemplated by PC68. This does not represent a proper basis for rejecting PC68. In any event it is clear that there are jurisdictional barriers to proceeding in the manner suggested in this submission.

PC68-0028	Laura Chisholm	003	Oppose	Village character - There is no distinction between the township and rural areas.	Amend the Plan Change so that a clear distinction needs to be made at the boundary, which includes: larger lots on the boundary (5000m2 minimum), openscape fencing, retain large shelter belts and tree lines	Decline. Appropriate consideration has been given to the form of PC68. It is noted that this includes low density lots adjacent to Shands Road. Otherwise for the reasons set out in the recommendations the development reflected in the ODP and narrative justifies approval of PC68 without further amendments.
PC68-0028	Laura Chisholm	004	Oppose In Part	Infrastructure - the existing underground or above ground infrastructure may not be able to service this rezoning.	Decline the Plan Change. If approved, amend to provide restricted water supply, pressure sewer systems, dedicated green space and reserve for stormwater management etc.	Decline. The issues of water supply and stormwater have been fully considered and the proposals set out in the recommendations are satisfactory and justify approval being granted to PC68.
PC68-0028	Laura Chisholm	005	Oppose	Transport - There could be problems by increasing the traffic volume on the existing Hampton-Springs Road intersection, Trents-Springs Road intersection, Hampton- Shands Road intersection and Trents-Shands Road intersection. And consequently Birchs-Springs Rd intersection and Prebbleton Township. This rezoning would increase the demand on these roads and intersections and pedestrians, cyclist and primary and intermediate school aged children wouldn't be safe without appropriate management or connectivity to the existing pedestrian and cycle network. The site is not well serviced by public transport	Decline the Plan Change	Decline. The relevant transportation matters have been considered in the recommendations and the transportation proposals found to be satisfactory for the reasons which are expressed in the recommendations.
PC68-0028	Laura Chisholm	006	Oppose	Village character - There could be negative visual impacts of the rezoning by stripping off the well-established vegetation to make bare lands which also impacts how Prebbleton will be perceived. Furthermore, the outlook along Trents and Hampton Roads will be negatively impacted by removing existing well-established rural shelter belts/trees/hedging/plantation removed.	Decline the Plan Change	Decline. Whilst there will be a change in visual impacts associated with the rezoning including the removal of well-established vegetation, the proposed development of the area the subject of PC68, reflected in the ODP and narrative, will not result in negative visual impacts which justify rejection of PC68.
PC68-0029	Angus Chisholm	001	Oppose	Infrastructure - This land is only partially represented within the Rural Residential Strategy and Prebbleton Structure Plan. The existing infrastructure and community facilities cannot service this rezoning.	Decline the Plan Change	Decline. Whilst it is correct that the land is only partially represented within the Rural Residential Strategy and Prebbleton Structure Plan, the evidence establishes that the infrastructure and community facilities are able to service the rezoning and that the matters raised do not justify rejection of PC68

PC68-0029	Angus Chisholm	002	Oppose In Part	Urban form and density - Rezone existing urban zones before expanding township to rural zone.	Decline the Plan Change	Decline. There is no jurisdiction to rezone the existing urban zones in the context of PC68 and this matter does not justify rejection of approval of PC68.
PC68-0029	Angus Chisholm	003	Oppose	Village character - There is no distinction between the township and rural areas.	Decline the Plan Change	Decline. Matters of village character have been properly taken into account in the recommendations and this matter does not justify rejection of PC68.
PC68-0029	Angus Chisholm	004	Oppose In Part	Infrastructure -the existing underground or above ground infrastructure may not be able to service this rezoning.	Decline the Plan Change. If approved, amend to provide restricted water supply, pressure sewer systems, dedicated green space and reserve for stormwater management etc.	Decline. The issues of water supply and stormwater have been fully considered and the proposals set out in the recommendations are satisfactory and justify approval being granted to PC68.
PC68-0029	Angus Chisholm	005	Oppose	Transport -There could be problems by increasing the traffic volume on the existing Hampton-Springs Road intersection, Trents-Springs Road intersection, Hampton- Shands Road intersection and Trents-Shands Road intersection. And consequently Birchs-Springs Rd intersection and Prebbleton Township. This rezoning would increase the demand on these roads and intersections and pedestrians, cyclist and primary and intermediate school aged children wouldn't be safe without appropriate management or connectivity to existing pedestrian and cycle network. The site is not well serviced by public transport	Decline the Plan Change	Decline. The relevant transportation matters have been considered in the recommendations and the transportation proposals found to be satisfactory for the reasons which are expressed in the recommendations.
PC68-0029	Angus Chisholm	006	Oppose	Village character - There could be negative visual impacts of the rezoning by stripping off the well-established vegetation to make bare lands which also impacts how Prebbleton will be perceived. Furthermore, the outlook along Trents and Hampton Roads will be negatively impacted by removing existing well-established rural shelter belts/trees/hedging/plantation removed.	Decline the Plan Change	Decline. Whilst there will be a change in visual impacts associated with the rezoning including the removal of well-established vegetation, the proposed development of the area the subject of PC68, reflected in the ODP and narrative, would not result in negative visual impacts which justify rejection of PC68.

PC68-0030	Adam & Sarah Pollard	001	Oppose In Part	Village character - The Plan Change provides high density development in a rural setting that does not match with the rural area and will negatively impact rural amenity and outlook, with a loss of arable land.	Decline the Plan Change. If it is approved then the following amendments are sought: -Sections size to increase to 700m2 at the Sterling park ends and minimum of 5000m2 as the development proceeds North towards Shands Road. -No development zones around existing properties -No complaint covenant against existing landowners and businesses. -Properties facing Trents and Hamptons Road to have a set back and planted boundary to retain rural feel of Trents and Hamptons Road -No direct entry to sections off Trents and Hamptons Road -Prior to any final designs for residential	Decline the Plan Change. Proper consideration has been given to increasing section sizes. Large section sizes are which are desired are inappropriate for the reasons set out in the recommendations. Consideration has been given to reverse sensitivity matters. The suggestion that there be no development zones around existing properties is not appropriate and does not justify rejection of PC68. Further, there is no need for a no complaint covenant against existing landowners and businesses at this stage. As is recorded in the recommendations, consideration to reverse sensitivity matters will be able to be addressed at the subdivision stage. As to the suggestion of setback, the development contemplated by the Outline Development Plan and narrative is appropriate. The suggestion of the lack of a setback and planted boundary is not a matter which justifies rejection of PC68. As to the direct entry matter, the access and egress provisions which are the subject of the ODP and narrative, as supported by the expert transport evidence, are appropriate.	Decline. There is no jurisdiction to deal with this matter having regard to full discussion of this matter in the recommendations.
PC68-0030	Adam & Sarah Pollard	002	Oppose In Part	Infrastructure - The Plan Change will result in impacts on Prebbleton School Capacity, impact on water quality from the submitter's well due to discharge of storm water to soak pits.	Decline the Plan Change	Decline. Impacts on Prebbleton School have been considered. The expert evidence establishes that there will not be any adverse impact on water quality to wells due to the discharge of stormwater.	Decline. There is no jurisdiction to deal with this matter having regard to full discussion of this matter in the recommendations.
PC68-0030	Adam & Sarah Pollard	003	Oppose In Part	Transport - The Plan Change will result in cumulative traffic pressure, and no public transport links.	Decline the Plan Change	Decline. Cumulative traffic effects and public transport links have been fully considered in the recommendations and have been found to justify approval to PC68.	Decline. Whilst concerns regarding reverse sensitivity are justified, as is reflected in the recommendations, this matter can be appropriately dealt with at a later stage, namely at the time of subdivision processes.
PC68-0030	Adam & Sarah Pollard	004	Oppose In Part	Reverse sensitivity - having residential neighbours will limit the ability to undertake productive rural activities.	Decline the Plan Change	Decline.	Decline. There is no jurisdiction to deal with this matter having regard to full discussion of this matter in the recommendations.
PC68-0031	Mark & Joanne Hamlyn	001	Support In Part	Urban form - The property 386 and 398 Trents Road will be isolated by PC68 therefore it will be unlikely to continue activities intended under Rural Inner Plains i.e run livestock, use farm machinery, burnoffs. Therefore, the properties should be included and considered for re-zoning approval as well.	Amend the Plan Change to include the 386 and 398 Trents Road	Decline.	Decline. There is no jurisdiction to deal with this matter having regard to full discussion of this matter in the recommendations.

PC68-0031	Mark & Joanne Hamlyn	002	Support In Part	Infrastructure - Council needs to meet the water needs for future subdivision and home owners and protect is quality, quantity and use.	Amend the Plan Change to implement 'Grey Water' requirement for all building consents in the Selwyn District.	Decline. Full consideration has been given to the issue of the provision of water in relation to quality, quantity and use and the conclusion is that the water needs in question will be able to be addressed in the context of PC68 and accordingly this matter does not justify rejection of PC68.
ustifyPC68-0032	Kate Mayne & Trevor Holder	001	Oppose In Part	Village Character - The proposed plan change will negatively impact the rural character, rural amenity and visual outlook and change it to residential character. Furthermore, there would be accumulative effects on the traffic pressure. Please see the original submission for full detail.	Decline the Plan Change. If it is approved by the Council, the following amendments are sought: -Sections size to increase to 700m2 at the Sterling park ends and minimum of 5000m2 as the development proceeds North towards Shands Road. -No development zones around existing properties -No complaint covenant against existing landowners and businesses. -Properties facing Trents and Hamptons Road to have a set back and planted boundary to retain rural feel of Trents and Hamptons Road -No direct entry to sections off Trents and Hamptons Road	Decline. There will be a change in rural character, rural amenity and visual outlook, this does not justify rejection of PC68 having regard to the expert evidence in relation to these matters recorded in the recommendations. The question of increasing section sizes has been fully considered in the recommendations and found not to be justified. Proper consideration has been given to increasing section sizes. Large section sizes are which are desired are inappropriate for the reasons set out in the recommendations. Consideration has been given to reverse sensitivity matters. The suggestion that there be no development zones around existing properties is not appropriate and does not justify rejection of PC68. Further, there is no need for a no complaint covenant against existing landowners and businesses at this stage. As is recorded in the recommendations, consideration to reverse sensitivity matters will be able to be addressed at the subdivision stage. As to the suggestion of setback, the development contemplated by the Outline Development Plan and narrative is appropriate. The suggestion of the lack of a setback and planted boundary is not a matter which justifies rejection of PC68. As to the direct entry matter, the access and egress provisions which are the subject of the ODP and narrative, as supported by the expert evidence <i>expert evidence</i> , are appropriate. Decline. Cumulative traffic effects and public transport links have been fully considered in the recommendations and have been found to justify approval to PC68.
PC68-0032	Kate Mayne & Trevor Holder	002	Oppose	Transport - Cumulative traffic pressure and a lack of public transport	Decline the Plan Change	Decline. Cumulative traffic effects and public transport links have been fully considered in the recommendations and have been found to justify approval to PC68.

PC68-0033	Warren Ladbrook	001	Oppose In Part	Transport -The proposed plan creates an adverse impact on the traffic within Prebbleton. Springs-Trent Road intersection is a dangerous for both pedestrians and cyclists to cross. It is highly likely that the additional traffic would impact the intersections with Springs Road.	Decline the Plan Change. If it is approved by the Council the following amendments are sought: 1. The development should be directed to Hamptons Rd since Hamptons Rd is an arterial route with a proposed round about scheduled for access to Springs and Shands Rd. 2. Reduce speed on Trents Rd, and the construction of traffic calming measures on Trents Rd. 3. Require construction of pedestrian (and cycle) safety refuges for crossing Springs Rd and Birches Rd at Trents Rd, prior to development. 4. Require a slower speed and traffic calming measures on Springs Rd to mitigate against adverse impacts of	Decline. As to transportation matters, full consideration has been given to the impact of traffic generated by PC68 and the expert evidence the subject of PC68 established that the additional traffic can be properly accommodated. See the recommendations for a discussion of this matter. As to the direction of the development, it is inappropriate to direct the development to Hamptons Road. The design of the development reflected in the ODP and associated narrative is appropriate and has justified approval of PC68. As to the reduction of speed on Trents Road, this is a matter to be addressed by the Council independently of the consideration of PC68. As to the construction of pedestrian (and cycle) safety refuges, it is noted that the Outline Development Plan contains cycle pathways. The matter of construction of pedestrian (and cycle) safety refuges is a matter which can be dealt with by the Council at a later time, it being inappropriate for this matter to be dealt with at this time. The same comment applies to the imposition of slower speed and traffic calming measures.	Decline. AS to urban form and density, proper consideration has been given to the effect of the instruments referred to in this submission. For the reasons which are fully traversed in the recommendations, these matters have not been found to justify rejection of PC68.	Decline. Proper consideration has been given to the status of the Pines Wastewater Treatment Plant. It is able to be upgraded. Reference is made to the recommendations where this matter is fully considered.
PC68-0034	Canterbury Regional Council	001	Oppose	Urban form and density - The proposed plan change 68 does not give effect to NPS-UD objectives and policies (Objective 6 (a) - (b) and Objective 8(a) and Policy 6). Furthermore, further development capacity in Prebbleton is not required at this time to meet the medium and long term housing targets identified Our Space 2018-2048 and expressed in CRPS. Oversupply of land in Prebbleton could equally undermine urban form objectives, delay development in growth and urban regeneration in areas already identified through the CRPS. Please see the original submission for full detail.	Decline the Plan Change	Decline. AS to urban form and density, proper consideration has been given to the effect of the instruments referred to in this submission. For the reasons which are fully traversed in the recommendations, these matters have not been found to justify rejection of PC68.		
PC68-0034	Canterbury Regional Council	002	Oppose	Infrastructure - The PC application maybe inconsistent with Policy 6.3.5(2) because the Pines Waste Water Treatment Plant (WWTP) is currently almost at full capacity and the plan change may exacerbate the capacity even further. Please see the original submission for full detail.	Decline the Plan Change	Decline. Proper consideration has been given to the status of the Pines Wastewater Treatment Plant. It is able to be upgraded. Reference is made to the recommendations where this matter is fully considered.		

PC68-0034	Canterbury Regional Council	003	Oppose	Transport - The proposed plan change site will be heavily dependent on private motor vehicles. The site is not within a walkable catchment of the current public transport service for Prebbleton and significant portion of the commuter traffic is from Prebbleton to Christchurch City. Therefore the plan change does not meet wider transport network and land use integration outcomes sought by Objective 6.2.4 and Policies 6.3.4 and 6.3.5. Please see the original submission for full detail	Decline the Plan Change	Decline. The transportation matters which are referred to in this part of the submission have been fully considered. The impact on the wider transport network has been properly considered and found to justify approval to PC68. Reference is made in the recommendations.
PC68-0034	Canterbury Regional Council	004	Oppose	Urban form and density - The plan change site is identified on Canterbury Maps as comprising Land Use Capability Classes 2, 3, and 4 using New Zealand Resource Inventory data set from Manaaki Whenua Landcare Research. The site is likely to conflict with the Selwyn District Plan Township Volume Policy B1.1.8 and proposed Selwyn District Plan Policy UG-P9. In addition, this would not comply with CRPS Policy 5.3.12 and Objective 3 of the proposed NPS-HPL. Please see the original submission for full detail.	Decline the Plan Change	Decline. The issue of versatile and other soils has been fully considered in the recommendations. The expert evidence has established that the impact on the soil resource does not justify rejection of PC68 and in particular the effect of PC68 on district and regional agricultural productivity potential is insignificant and the soils on the site are not capable of sustaining fully productive agricultural uses.
PC68-0034	Canterbury Regional Council	005	Oppose	Urban form and density - Further development capacity in Prebbleton is not required to meet the medium and long term housing targets identified in Our Space 2018 -2048 and expressed in CRPS. Environment Canterbury does not consider that any localised capacity shortfalls must be addressed at an individual town level. Please see the original submission for full detail	Decline the plan change. Reassessment regarding the desirability of additional growth at Prebbleton is therefore best considered as part of a future spatial planning exercise rather than ad-hoc and individual assessments prompted by private plan change request	Decline. The need to make provision for further growth in and adjacent to Prebbleton has been clearly established by expert evidence, this matter has been fully traversed in the recommendations. There is a requirement for the provision of further capacity which has justified recommending approval to PC68.

PC68-0035	David & Fiona Lees	001	Oppose	Urban form and density - High density of proposed housing will not fit in with rural environment It would impact the quality of life, rural character and amenity.	Decline the Plan Change. If it is approved then the following amendments are sought: Lower density with larger sections with larger sections of the rural edge; investigate effects on ground water and flood hazard; neighbours be notified of the final subdivision design.	Decline. Proper consideration has been given to the question of whether the proposed development will fit in the existing environment and this is found to be so. Whilst there will be an impact on rural amenities, these do not justify the rejection of PC68. The suggestion that lower density with larger sections on the rural edge has been considered and the development proposed in the Outline Development Plan and narrative has found to be appropriate and satisfactory. As to groundwater and flood hazard, these matters have been fully considered and the concerns have been found not to justify rejection of PC68. Reference is made to the recommendations in this regard. As to being notified to the final subdivision design, this will be a matter to be addressed at subdivision stage and is not appropriate
PC68-0035	David & Fiona Lees	002	Oppose	Transport - Cumulative traffic effects from the proposed development the proposed changes and other subdivisions which would cause safety issues with pedestrians, cyclists and children.	Decline the Plan Change	Decline. The traffic effects, including cumulative traffic effects have been fully considered in the recommendations. This records that transportation matters have been properly dealt with and justify PC68 being approved.
PC68-0035	David & Fiona Lees	003	Oppose	Infrastructure - water capacity and quality maybe impacted.	Decline the Plan Change	Decline. Proper consideration has been given to the issue of water capacity and quality associated with the development of the site the subject of PC68. The expert evidence establishes that there are no concerns in this regard.
PC68-0036	Marilyn and Stuart Thorne	001	Oppose	Transport - will increase traffic volume on already congested areas and Trent-Hamptons Roads.	Decline the Plan Change	Decline. The transportation matters have been fully considered in the recommendations and have been found to justify approval to PC68. This includes consideration of increased traffic volume associated with the development of PC68.
PC68-0036	Marilyn and Stuart Thorne	002	Oppose	Village Character - The high density housing will have negative impact on the rural amenity and environment that the current property owners of the area enjoy.	Decline the Plan Change	Decline. Whilst the development the subject of PC68 will undoubtedly affect the rural amenity and environment, proper consideration has been given to this aspect of matters in the recommendations and this has not been found to justify declining consent to PC68.
PC68-0037	Bernard and Andrea Parsonage	001	Oppose	Urban form- density The submitter resides directly opposite this proposal and have received no notification from the developers or council regarding the PC68 whatsoever. It has been bought to submitter's attention via Facebook and our concerned neighbours, there are many flaws in the documents and inaccurate information.	Decline the Plan Change	Decline. It is noted that Mr and Mrs Parsonage lodged a document recording their evidence in relation to outstanding matters and accordingly have allowed themselves an opportunity to comment on the matters the subject of PC68. In these circumstances the matter of notification does not justify rejection of approval to PC68.

PC68-0037	Bernard and Andrea Parsonage	002	Oppose	Transport - Shands road is zoned a "High Crash area". Additional 820 homes to an already high risk intersection is not appropriate. There is already very limited visibility at the Trents/Shands corner even without adding more traffic from a densely populated subdivision. Trents Rd is also a narrow rural Rd with no curbing or footpaths etc.	Decline the Plan Change	Decline. Transportation matters have been fully considered and expert evidence given in relation to relevant transportation matters. That evidence has established that transportation matters do not operate to justify rejection of approval to PC68.
PC68-0037	Bernard and Andrea Parsonage	003	Oppose	Urban form and density - The section size should be at a minimum of 5000sqm section sizes, as this is a rural area and would be in keeping with all the surrounding properties. Having 65% of the sections being 600-250sqm is not appropriate	Decline the Plan Change	Decline. The matter of increasing section sizes has been considered in the recommendations and attention is drawn to the relevant part of the recommendations. This matter does not justify rejection of approval of PC68.
PC68-0037	Bernard and Andrea Parson	004	Oppose	Infrastructure - Prebbleton School and Lincoln High are already at full capacity. Therefore, this area cannot sustain another 820 families without a new school	Decline the Plan Change	Decline. Consultations have taken place with the Ministry of Education which, as are noted in the recommendations, have resulted in the Ministry being satisfied with the proposals associated with PC68.
PC68-0038	Karen & Shayne Richardson	001	Oppose	Village character - The plan change will negatively impact the area by light, noise, dust pollution to the existing residents thus reducing rural character and amenity.	Decision not included.	Decline (on the assumption that declaration of the plan change is sought). Whilst the development the subject of PC68 will impact on the area in relation to light, noise, dust and dust pollution and that rural character and amenity will change, these matters do not justify rejection of PC68. Attention is drawn to the relevant parts of the recommendations in relation to this matter.
PC68-0038	Karen & Shayne Richardson	002	Oppose	Traffic - There will be additional traffic congestion	Decision not included.	Decline (on the assumption that declaration of the plan change is sought). Full consideration has been given to transportation matters. See the recommendations for a discussion of all relevant matters which justify the granting of approval to PC68. See Point No.1 above.
PC68-0038	Karen & Shayne Richardson	003	Oppose	Neighbourhood consultation - there was lack of consultation, lack of green belts around existing residents.	Decision not included.	Decline (on the assumption that declaration of the plan change is sought). Whilst the lack of consultation has been noted there has been an opportunity for all relevant matters to be addressed at the hearing and in the context of the submissions lodged. Accordingly these matters do not justify refusal of consent to PC68.
PC68-0038	Karen & Shayne Richardson	004	Oppose	Infrastructure - There will be lack of community facility (which includes school that is in full capacity, medical facilities, fire, ambulances and police stations). Stormwater from the proposed development could impact the drinking water quality and quantity. Please see the original submission for full detail.	Decision not included.	Decline (on the assumption that declaration of the plan change is sought). As to community facilities, these could be expected to develop alongside the development of the site the subject of PC68. In particular reference is made to the response of the Ministry of Education in relation to the issue of schools. See the recommendations.

PC68-0039	Chris White	001	Support	Transport - Traffic report is not accurate and more recent data is needed. The Hampton - Spring Road intersection is very dangerous and the traffic report does not show clear picture.	Decision not included.	Decline. A wide body of expert evidence was led at the hearing which established that the impact of the development of the site the subject of PC68 could be accommodated within the network, subject to the conditions regarding intersection development which had been imposed in the recommendations. In summary transportation matters do not justify refusal of consent to PC68..
PC68-0040	Nettles Lamont	001	Oppose	Reverse sensitivity - The PC68 will have negative impact on the existing rural living as the land would be rezoned for higher density residential activities which creates a disjointed and fragmented environment. The effects of reverse sensitivities would restrict horticultural business operation due to noise, sprays, logistics, machinery, transport noise, odours and dust. Please see the original submission for full detail.	Decline the Plan Change if the council approves the PC68, the lot size should be limited to 5000m2 at minimum. No egress onto Trents Road from any developments of roads and houses No log burners	Decline. Proper consideration has been given to the reverse sensitivity matters reverted to by Ms Lamont. In this regard reference is made to the recommendations. Further, the issue of increased lot sizes has also been fully considered and rejected. See the recommendations. As to egress on to Trents Road, the expert evidence indicates that the development as proposed in the Outline Development Plan and narrative is appropriate from a transportation perspective. As to the matter of log burners, that is a matter for the Council to deal with outside the consideration plan change.
PC68-0040	Nettles Lamont	002	Oppose	Traffic - The plan changes will bring 1000 extra vehicles to the Prebleton to get to shopping and commercial areas. The current roading structure cannot cope with additional load as it is already in full capacity.	Decline the Plan Change if the council approves the PC68, the lot size should be limited to 5000m2 at minimum. No egress onto Trents Road from any developments of roads and houses No log burners	Decline. To the extent that this part of the submission refers to the impact of additional vehicles into the Prebleton area, reference is made to the recommendations where the impact of additional traffic generated by PC68 is fully considered. This does not justify refusal of consent to PC68.
PC68-0040	Nettles Lamont	003	Oppose	Infrastructure - Quality and quantity of water maybe affected by the proposed development.	Decline the Plan Change if the council approves the PC68, the lot size should be limited to 5000m2 at minimum. No egress onto Trents Road from any developments of roads and houses No log burners	Decline. All infrastructure matters have been considered. In particular PC68 is not expected to impact upon the quantity and quality of water available as is noted in the recommendations.
PC68-0041	Helen & Roger Urquhart	001	Oppose	Neighbour consultation - Many residents were not notified properly on this plan change.	Decline preferably. Start the notification process again or provide further opportunity for submitters to participate	Decline. Consideration has been given to the allegation that residents were not notified of the plan change. It is noted that the request was the subject of public notification in terms of the requirements of the Resource Management Act 1991. It is inappropriate to rule that the notification process should commence again given the pathway that the hearing has taken to give submitters an appropriate input into the process.

PC68-0041	Helen & Roger Urquhart	002	Oppose	Contamination - HAIL activities occurred on site and has been contaminated which is not suitable for residential use. A remediation plan should be provided	Decline the Plan Change. A remediation plan should be provided.	Decline. The issue of contaminated soil has been properly considered in the recommendations. Appropriate measures will be taken at subdivision stage to ensure contaminated soils are dealt with appropriately. This matter does not justify a refusal of consent to PC68.
PC68-0041	Helen & Roger Urquhart	003	Oppose	Infrastructure - Many residents have wells to supply drinking water therefore there can be water quality and quantity problems. Please see the original submission for full detail.	Decline the Plan Change	Decline. The issue of the availability and quality of the supply of drinking water was considered in the recommendations. The expert evidence establishes that there are no concerns in this regard. Accordingly this is not a matter which justifies declining consent to PC68.
PC68-0041	Helen & Roger Urquhart	004	Oppose	Urban form and density - Prebbleton already has undergone growth with multiple subdivision	Decline the Plan Change	Decline. For the reasons expressed in the recommendations, the significant and unsatisfied demand for housing in Prebbleton requires remediation and justifies the granting of approval to PC68.
PC68-0041	Helen & Roger Urquhart	005	Oppose	Infrastructure - There may not be sufficient infrastructure and the maintenance issues may occur which is a responsibility of the Council.	Decline the Plan Change	Decline. The recommendations traverse the availability and adequacy of infrastructure both now and in the future and concludes that infrastructure matters should not serve to justify refusal of consent to PC68.
PC68-0041	Helen & Roger Urquhart	006	Oppose	Housing supply - Affordability of house is not predictable as it is dictated by the Market.	Decline the Plan Change	Decline. PC68 makes available an opportunity for new housing which is justified by the evidence led at the hearing in relation to market supply and demand. This matter does not justify the declining of consent to PC68.
PC68-0041	Helen & Roger Urquhart	007	Oppose	There are too many inaccuracies within the reports. Please see the original submission for more detail.	Decline the Plan Change	Decline. During the course of the hearing and in considering submissions there has been an opportunity to address inaccuracies. This matter does not justify refusal of consent to PC68.
PC68-0041	Helen & Roger Urquhart	008	Oppose	Density - The density of the housing per hectare or the lot size is not clear from the report.	Decline or amend so that section sizes are minimum of 5000 m2 or smaller sections have similar lot sizes to established residential sizes.	Decline. Consideration has been given to increasing section sizes as is noted in the full discussion in the recommendations. This is found to be not justified. This matter does not support refusal of consent to PC68.
PC68-0041	Helen & Roger Urquhart	009	Oppose	Infrastructure - The Prebbleton School is already in full capacity. While there are new buildings to be erected, there should be bigger picture should be considered with other PC applications as well.	Decline the Plan Change	Decline. The Ministry of Education has been consulted in relation to school matters. See the discussion in the recommendations. This matter does not justify refusal of consent to PC68.
PC68-0041	Helen & Roger Urquhart	010	Oppose	Reverse sensitivity - Pets such as dogs can pose risks to the stocks (such as sheep) which can negatively impact the existing residents.	Decline the Plan Change	Decline. The issue of pets posing risks to the stocks has been considered. It does not justify refusal of consent to PC68 or call for the imposition of conditions.
PC68-0041	Helen & Roger Urquhart	011	Oppose	Traffic safety - There is poor visibility at the various four main intersections boarding the proposed area. Vehicle drivers have limited views due to parked ute or SUV at an intersection.	Decline the Plan Change	Decline. The issue of poor visibility at the four main intersections is noted. A full transportation assessment has been made and based on the expert opinion, the transportation proposals have been found to be acceptable.

PC68-0041	Helen & Roger Urquhart	012	Oppose	Reverse sensitivity - Consider reverse sensitivity to the local residents who enjoy the rural character, amenity and environment.	Decline the Plan Change	Decline. The issue of reverse sensitivity is the subject of extensive consideration and findings in the recommendations. This issue does not justify refusal of consent to PC68.
PC68-0041	Helen & Roger Urquhart	013	Oppose	Village character - The PC68 will have light pollution created by 820 sections. Noise pollution will also occur when doing landworks and building works.	Decline the Plan Change	Decline. The issue of light pollution has been dealt with in the recommendations and suggestions made in that document as to how this matter should be dealt with at subdivision stage. The issues of noise pollution does not call for the imposition of conditions as a pre-requisite to
PC68-0041	Helen & Roger Urquhart	014	Oppose	Village character - The site area is rural and for rural lifestyle. This development encroaches upon existing lifestyle blocks which also results in loss of productive land.	Decline the Plan Change	Decline. The issues of encroachment on existing lifestyle blocks and loss of productive land have both been considered in the recommendations. These matters do not justify refusal of consent to PC68.
PC68-0042	Angela Phillips	001	Oppose In Part	Reverse sensitivity - Hamptons Road is not a sufficient buffer to avoid loss of amenity and reverse sensitivity. It will not provide adequate separation distance to mitigate potential reverse sensitivity effects from adjacent rural zoned properties as per the District Plan Objective B3.4 because the land does not provide visual, odour, noise or physical barrier.	Ensure covenants are in place to protect existing rural properties and activities. Restrict development low density residential along Hamptons Road with adequate setback to provider buffer and screening (minimum 2m in height and with evergreen hedging) along Hamptons Road. Restrict the number of entrances to the subdivision off Hamptons Road to one or two and no entrance to individual properties for Hamptons Road. Locate public, open space, reserve areas within the site to be well away from Hamptons Road.	Decline. The submission relates to the issue of reverse sensitivity. For reasons which are expressed in the recommendations, the matters of concern, whilst being understandable, are not appropriately dealt with by conditions imposed upon the approval of PC68. See discussion in the recommendations. In particular covenants are not necessary to protect existing rural properties and activities. As to the issue of low-density residential development along Hamptons Road, this is not considered to be justified. The development which will proceed in accordance with the Outline Development Plan and narrative is regarded as appropriate for the reasons traversed in the recommendations. The measures which are referred to in the subdivision to deal with reverse sensitivity issues are not regarded as necessary. Accordingly the matters raised do not justify refusal of consent to PC68.
PC68-0042	Angela Phillips	002	Oppose In Part	Infrastructure - The purpose of Canterbury Stock water race network is to provide water to livestock and is the only source of water for livestock. The water race have aesthetic value but it needs to be well maintained and regulated to function effectively to supply water to livestock.	Covenant to maintain stock water race in compliance with SDC water race policies.	Decline. The suggestion that there be a covenant to maintain the stock water race is not a matter which required to be dealt with in the context of consideration of PC68. It is a matter which the Council can be expected to deal with, should be necessary, having regard to its water race policies.

PC68-0042	Angela Phillips	003	Oppose In Part	Village character - Changing landscape from "semi-open and agricultural character to one that is denser and more suburban in nature" is a significantly undesirable change. More details are required to understand how existing character and amenity elements can be integrated into the proposed residential development.	Maintain the visual amenity and rural aspect of Hamptons Road. Restrict development low density residential along Hamptons Road with adequate setback to provider buffer and screening (minimum 2m in height and with evergreen hedging) along Hamptons Road. Restrict the number of entrances to the subdivision off Hamptons Road to one or two and no entrance to individual properties for Hamptons Road. No additional street lighting along Hamptons Road.	Decline. The visual amenity and rural aspect of Hamptons Road has been considered. The suggestion that there be low density residential along Hamptons Road with setbacks and the other measures are not considered to be necessary. As to additional street lighting along Hamptons Road, that will be a matter for the Council to consider at subdivision stage.	
PC68-0042	Angela Phillips	004	Oppose In Part	Infrastructure - PPC68 proposed a significant reduction in the area available for stormwater absorption. Furthermore, if the PPC68 was to be approved, future stormwater would flow off roads/paving, vehicles, buildings and/or other structures giving rise to risk of contamination.	Water quantity must be maintained at pre-development rates and volumes. Covenant to contain all stormwater and contamination within the subdivision and not into groundwater or stock water race. A compliant Erosion and Sediment Control Plan (ESCP) should be implemented during the construction phase. Long term monitoring of water quantity should be included.	Decline. Consideration has been given to water quantity and quality and contamination by stormwater within the subdivision. See the discussion on these matters in the recommendations. As to a compliant Erosion and Settlement Control Plan, this is a matter for the Council to deal with at subdivision stage and not a matter to be dealt with at this stage..	

PC68-0042	Angela Phillips	005	Oppose In Part	Traffic - Figures presented by Abley in the ITA assessment (Appendix E) indicate that peak traffic volume will increase by 28%. The large increase of traffic will change the amenity of the area and will impact farm traffic and make roadside mowing more dangerous. These issues become more exacerbated when combined with the proposed widening of Hamptons Road.	Selwyn District Council to take on mowing of the berms on both sides of Hamptons Road along the application site.	Decline. This submission relates to roadside mowing. The position is noted. It is considered that this is a matter for the Council to deal with at the subdivision stage. This is not a matter which calls for the imposition of conditions at this stage in the context of the approval of PC68..
PC68-0042	Angela Phillips	006	Oppose In Part	Reverse sensitivity - Increased number of dwellings and residents will likely to increase the anti-social behaviours which includes; stock disturbance, theft of livestock and crops, Ovis (sheep measles), trespassing, Golf driving practice, model aeroplane flying, Boy racer joy-riding and fly tipping. Please see the original submission for full detail.	No footpaths along Hamptons Road to discourage pedestrians and dogwalkers. No additional street lighting along Hamptons Road. Make Hamptons Road a "No Stopping" zone to protect against anti-social behaviour.	Decline. The various matters which are raised in the context of reverse sensitivity issues are noted. It is not considered that there is justification for ruling that there should be no footpaths along Hamptons Road to discourage pedestrians and dog walkers. The matter of street lighting is a matter for the Council at a later time as is the issue of whether Hamptons Road should be a "no stopping zone" to protect against anti-social behaviour. These matters do not justify refusal of approval to PC68..