

From: [Plan Change 73](#)
To: lancaster.ethan@gmail.com
Cc: [Submissions](#)
Subject: Copy of your submission on Proposed Plan Change 73 PC73-0014
Date: Sunday, 2 May 2021 9:25:15 p.m.

Submitter ID: PC73-0014

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[Trade Competition Declaration](#)

I could gain an advantage in trade competition through this submission.

No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

[Hearing Options](#)

Do you wish to be heard in support of your submission?

If you choose yes, you can choose not to speak when the hearing date is advertised.

Yes

If others are making a similar submission would you consider presenting a joint case with them at the hearing?

Yes

Point 1

Provisions to which my/our submission relates:

Attachment 6, Section 32 Evaluation, 42

My position on this provisions is:

Support

The reasons for my/our submission are:

Unsuitable intersection at Dunn's Crossing Road and Main South Road for any increase in traffic. Already a high incidence of accidents. There is funding to upgrade this intersection but no committed timeline, I support this application limiting the number of occupied dwelling to 97 until the intersection upgrade is completed.

The decision I/we want Council to make:

Provision to be retained

Point 2

Provisions to which my/our submission relates:

Attachment 6, Section 32 Evaluation, 46

My position on this provisions is:

Support In Part

The reasons for my/our submission are:

Support the additional intersections from the Skellerup aligning the other developments on Dunn's Crossing Road.

Plan proposes to put in formed roading but does not discuss upgrades to existing roads, including Dunn's Crossing and Burnham School roads which are not built to the SDC standards for dense residential roads. This particularly applies to the Western end of Dunn's Crossing Road, leading to the Skellerup block from the Lowes road intersection. These will also require upgrades and should not be a cost to existing ratepayers. There will be increased traffic around Brookside Park where children play sport regularly, and increased traffic around West Rolleston School, where children walk to and from school along Dunn's Crossing Road.

The decision I/we want Council to make:

Amended to ensure local roads are appropriately upgraded to support the increased traffic, and pedestrians.

Point 3

Provisions to which my/our submission relates:

Attachment 6, Section 32 Evaluation, 40

My position on this provisions is:

Oppose

The reasons for my/our submission are:

Unsuitable access to the motorway from West Rolleston heading North, as Brookside, Lowes and Selwyn Roads are already very busy, and unsafe for the increased large traffic volumes. Single lane coming into Rolleston already causes traffic congestion and a 27% increase in population based on the West side of Rolleston will increase traffic along all these routes. The development will increase the traffic to the west side of Rolleston from the motorway to and from central Rolleston. There has been no assessment in Appendix D off the effects of the increased traffic volumes on the motorway north of Rolleston to and from Christchurch (AM and PM), including the Rolleston Drive Exit and Weedons Ross Road Exits (leading to the Lowes and Dunn's Crossing Road intersection). Christchurch will be a major destination for the new residents for both employment and recreation and should be considered.

The decision I/we want Council to make:

Amended to ensure local roads are appropriately upgraded to support the increased traffic, and pedestrians.

Point 4

Provisions to which my/our submission relates:

Appendix D, 85

My position on this provisions is:

Oppose

The reasons for my/our submission are:

The
crash rate of the Goulds and Selwyn Road intersection reducing due to urbanisation despite the increase in traffic is not substantiated in the report.

The decision I/we want Council to make:

Amended to include a review of this intersection should be necessary as the findings are completed as part of the development

Point 5

Provisions to which my/our submission relates:

Attachment 6, Section 32 Evaluation, 42. Don't support

My position on this provisions is:

Oppose

The reasons for my/our submission are:

Appendix D, 94, accesses the increased traffic volumes through the Dunn's Crossing and Lowes Road intersection. The increased traffic through this intersection, will make this corner congested and dangerous, in the vicinity of a busy park with children. The proposal notes that following the development of the blocks mean this intersection (Dunn's Crossing and Lowes) will not operate satisfactorily. The SDC plan to create a roundabout, but the report findings are that traffic lights would be required to ensure the intersection operates satisfactorily. There is no limit to the number of dwellings that could be occupied on the Skellerup block if this upgrade does not go ahead. There is no requirement to the developer to limit the number of dwellings or fund the upgrading of this intersection. The cost and responsibility of the upgrade should be responsibility of the developer.

The decision I/we want Council to make:

Amended to include a provision to limit the number of dwellings able to be inhabited in the Skellerup block until the intersection of Dunn's Crossing and Lowes Roads are upgraded to safely manage the increased traffic, and pedestrians. Include a provision to manage traffic around Brookside Park, to ensure pedestrian safety.

Point 6

Provisions to which my/our submission relates:

Attachment 6, Section 32 Evaluation, 61

My position on this provisions is:

Support In Part

The reasons for my/our submission are:

Appendix A, Section 5 Notes that the Dunn's Crossing Road water supply line to the Skellerup block will have a significant loss of pressure during times of high-water usage (Figure 3-1). The Skellerup block proposes to add to this load and also requires upgrades to existing infrastructure which will add to the cost for ratepayers.

The decision I/we want Council to make:

We would support the plan change if the proposed water bore is installed as part of the Skellerup block development. Sinking the bore as part of the development will reduce the cost to existing ratepayers, and provide the required water for the development.
Amended to include a provision to upgrade the water supply as part of the Skellerup Block development

Point 7

Provisions to which my/our submission relates:

Attachment 6, Section 32 Evaluation, 52

My position on this provisions is:

Support In Part

The reasons for my/our submission are:

Installation and maintenance cost of the required new Skellerup wastewater pump station will end up as a responsibility of Rolleston ratepayers. The upgrade of the existing gravity fed system will also cost ratepayers at no benefit to current residents.

The decision I/we want Council to make:

Amended to include a provision to include the cost of installing the pumping station as outlined in section 52.

Point 8

Provisions to which my/our submission relates:

Attachment 6, Section 32 Evaluation, 63

My position on this provisions is:

Support In Part

The reasons for my/our submission are:

Appendix A, Section 3.3 notes that any excessive flood runoff will travel generally south from the blocks. We are concerned that our home would be at risk to increased flooding should the stormwater soak pits of the blocks (Holmes) become overwhelmed. A flood risk assessment should be completed

at the plan change stage to ensure that any excessive runoff toward the existing dwellings can be managed by the existing stormwater infrastructure. Recommendations from the flood report should be included in the plan change request.

The decision I/we want Council to make:

Amended to include a provision to complete a flood risk assesment prior to the development starting, to ensure the existing Rolleston stomwater system can manage any run off or overflow from the blocks and will not cause additional flooding in the town.

Point 9

Provisions to which my/our submission relates:

Section 1 and 2

My position on this provisions is:

Oppose

The reasons for my/our submission are:

We purchased our home with the adjacent rural land zoning to ensure we can enjoy the serenity. Medium density housing and retail blocks will reduce our enjoyment of our home, and we are concerned it will reduce the value of our home.

Disruptions of heavy traffic and dust during the development of these blocks will impact on our enjoyment and safety of our home.

The decision I/we want Council to make:

Amended to include limits to the number of dwellings in line with the existing zoning of Living Zone 3.

Point 10

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 11

Provisions to which my/our submission relates:

My position on this provisions is:

The reasons for my/our submission are:

The decision I/we want Council to make:

Point 12

Provisions to which my/our submission relates:

My position on this provisions is: