

Plan Change 8 'Holmes Block' - Proposed Residential Living 3 Zone

Summary of Decisions Sought

Introduction

The period for making submissions to Plan Change 8 to the District Plan closed on 24 September 2010. This is the second stage of the public submission process where people have the opportunity to 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 The further submission Form 6 is available at all Council offices and online at:

THE SUMMARY

Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?
Robert Barker	S1	D1	Oppose	Decline the Plan Change	Yes
Mark Larson	S2	D1	Oppose	Decline the Plan Change	Not Stated
D Booth	S3	D1	Oppose	Decline the Plan Change	Yes
Malvin Griebel	S4	D1	Oppose	Decline the Plan Change	Yes
Janice Griebel	S5	D1	Oppose	Decline the Plan Change	Yes
PM Kennedy Family Trust	S6	D1	Oppose	Decline the Plan Change	Yes
Kenneth Abrams	S7	D1	Oppose	Decline the Plan Change	Yes
Poultry Industry Association of NZ Inc. & Tegal Foods Ltd.	S8	D1	Oppose	Decline the Plan Change	Yes
	S8	D2	Amend	That should the Plan Change be approved, the scale should be reduced to be more consistent with Plan Change 1 (i.e. a lower number of lots).	Yes
	S8	D3	Amend	That proposed amendment 28 be altered to provide for a 300m setback, provide for sensitive activities, and provide for an intensive farming activity on the site through proposed Rule 4.9.27 beign amended to read as follows: " Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes <u>sensitive activity</u> in the living 3 Zone at Rolleston (as shown on the Outline Development in Appendix 38) shall be setback at least 450m <u>300m</u> from the northern boundary shared with lot 3 DP20007 containing a poultry breeder farm, an intensive farm, provided that this rule shall cease to have effect upon the cessation of the intensive farming operations on Lot 3 DP20007".	yes
L & K Ponsonby	S9	D1	Oppose	Decline the Plan Change	Yes
L & L Field & Lanlee Ltd	S10	D1	Oppose	Decline the Plan Change	Yes
New Zealand Transport Agency	S11	D1	Amend	That the minimum allotment size be increased to 1 hectare to be in alignment with the definition of 'rural residential' in PC1.	Yes

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	S11	D2	Amend	The maximum number of allotments permitted within a staging period in new rule 12.1.3.39 is reduced to properly reflect the average density requirement in PC1 of 1 household per hectare.	Yes
	S11	D3	Amend	<p>That new rule 4.9.27 be amended so that it reads as follows: "Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes, and any internal areas associated with noise sensitive activities in the Living 3 Zone at Rolleston (as shown on the Outline Development in Appendix 37) shall be setback at least 80m from State Highway 1.</p> <p>For the purposes of this rule, noise sensitive activities means any residential activity, travellers accommodation, educational facility, medical facility, hospital or other land use activity, where the occupants or persons using such facilities may be likely to be susceptible to adverse environmental effects or annoyances as a result of traffic noise from State Highway 1 over its location."</p>	Yes
	S11	D4	Amend	<p>Amend proposed new matter of discretion 4.9.34.4 for buildings and building position so that it reads as follows:</p> <p>"In the Living 3 Zone at Rolleston as shown in Appendix 37, whether the building development ensures habitable rooms meet "satisfactory" internal sound levels as recommended in AS/ NZS 2107:2000 - Acoustics Recommended Design Sound Levels and Reverberation Times for Building Interiors. <u>meets the internal sound levels listed in the table below:</u></p> <p><u>Residential dwelling/ family flat/ accessory buildings - bedrooms - 35 dBA Leq (24 hr); Residential dwelling/ family flat/ accessory buildings - other habitable rooms - 40 dBA Leq (24 hr); Noise sensitive activities - 35 dBA Leq (24 hr).</u></p>	Yes
	S11	D5	Amend	Any other consequential changes associated with the matters raised in the submission	Yes
R & B Salthouse	S12	D1	Oppose	Decline the Plan Change	Yes
Bob Paton	S13	D1	Oppose	Decline the Plan Change	Yes
Debra Hasson	S14	D1	Oppose	Decline the Plan Change	Yes
Alastair King	S15	D1	Oppose	Decline the Plan Change	No
Alison Burrowes	S16	D1	Oppose	Decline the Plan Change	Yes

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New Zealand Historic Places Trust	S17	D1	Amend	That should the Plan Change be approved, an advice note is included in the decision notice as follows: "Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. If any work associated with the development of these areas under Plan Change 8 around Rolleston, such as earthworks, fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement. It is an offence to damage or destroy a site for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage."	No
Canterbury Regional Council	S18	D1	Oppose	Decline the Plan Change	Yes
Sam Carrick	S19	D1	Oppose	Decline the Plan Change, but only if it adversely affects the equitable allocation of rural residential land	No
B&A George and S&S Cunningham	S20	D1	Oppose	Decline the Plan Change	Yes
Ernest Smith	S21	D1	Amend	Significantly reduce (by at least 50%) the number of lots allocated to SPBL. This could be achieved by deleting either one of Plan Changes 8 or 9	Yes
Denwood Trustees	S22	D1	Oppose	Decline the Plan Change	Yes
The West Melton/ Newtons Road Gr	S23	D1	Oppose	Decline the Plan Change	Yes
K McIntosh, Wha Jung & Se Kyung L	S24	D1	Oppose	Decline the Plan Change	Yes
BC & MA Coles Family Trust	S25	D1	Oppose	Decline the Plan Change	Yes
Ivan & Dorothy Robertson	S26	D1	Oppose	Decline the Plan Change	Yes
Susan Chaney	S27	D1	Oppose	Decline the Plan Change	Yes
Joe & Glennis Burdis*	S28	D1	Oppose	To postpone PC8 until Plan Change 7 is ratified	Yes
Nadia Sole*	S29	D1	Oppose	Decline the Plan Change	Yes
Dryden Trust*	S30	D1	Oppose	Decline the Plan Change	Yes
Paul Mason	S31	D1	Oppose	Decline the Plan Change	Yes
	S31	D2	Amend	That as an alternative the development should not proceed until all residenital land in the District Plan has been developed.	
Selwyn District Council	S32	D1	Oppose	Decline the Plan Change	Yes

*= late submission