

Summary of Submissions

Topic: PC080002 Coffey & Blake Private Plan Change Request

Submitter		Position	To be Heard
1404	C Fossey	Oppose	No
<u>Point 1404.01</u>	<u>Summary</u> Road connection via Williams Street and associated increase in vehicle movements will result in adverse noise effects, compromise the safety of children using the existing playground and affect the existing residents on Williams and Norris Streets. Will also result in through traffic down Williams Street to Springs Road to quicken the travel time to town.	<u>Decision Requested</u>	Change the road access point proposed on William Street adjacent to the playground to be amended to pedestrian access only.
<u>Point 1404.02</u>	<u>Summary</u> Reduction in section sizes and increase in housing density will create adverse effects on the village character and result in social problems. 400m ² sections are contrary to the Prebbleton Structure Plan, which identifies that large sections contribute to the character of the township.	<u>Decision Requested</u>	Change the high density housing allocation to a minimum allotment size of 800m ² to preserve the village character and to align with the Prebbleton Structure Plan.
Submitter		Position	To be Heard
1405	J Dixon	Oppose	Yes
<u>Point 1405.01</u>	<u>Summary</u> Cars already speed down Williams Street, which will be exacerbated by additional vehicle movements. Concerns with increased vehicle movements near the children's playground.	<u>Decision Requested</u>	Decline the plan change request. Does not want additional traffic down Williams Street.
<u>Point 1405.02</u>	<u>Summary</u> Minimum allotment size should stay at 800m ² other than for over 60's units to avoid ghetto style living arising from high density housing, which has occurred in Christchurch City.	<u>Decision Requested</u>	Unclear.
<u>Point 1405.03</u>	<u>Summary</u> Support the extension to the children's playground and the proposed cycle/walking access.	<u>Decision Requested</u>	Unclear.
Submitter		Position	To be Heard
1406	K Gillespie	Oppose	Yes
<u>Point 1406.01</u>	<u>Summary</u> Williams Street is a quiet and safe street where the proposed increase in vehicle movements will compromise the safety of the elderly, children and residents with learning difficulties. The proposed new road near the playground is ridiculous and must not proceed.	<u>Decision Requested</u>	Decline the plan change request. Do not change Williams Street.
<u>Point 1406.02</u>	<u>Summary</u> The subdivision is a travesty as any additional intensification in Prebbleton will compromise the village character that attracted the resident to the area in the first place. This character has already been undermined by previous subdivisions.	<u>Decision Requested</u>	Decline the plan change request

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<u>Point 1406.03</u>	<u>Summary</u> Birdlife has reduced since 2000 due to increased subdivisions. The subdivision of the rural land to residential will further reduce the bird habitat.	<u>Decision Requested</u> Decline the plan change request Conversion of rural land to residential will further reduce bird habitat.
<u>Point1406.04</u>	<u>Summary</u> No more capacity in the sewer network.	<u>Decision Requested</u> Decline the plan change request.
<u>Point 1406.05</u>	<u>Summary</u> The 18.58ha land should be developed into a park with trees or leave it as rural.	<u>Decision Requested</u> Unclear.
<u>Point 1406.06</u>	<u>Summary</u> The density of housing and change from rural to residential will compromise the rural outlook attributed to the area.	<u>Decision Requested</u> Decline the plan change request. At the very least there should be no allotments below 800m ² in size.

Submitter	Position	To be Heard
1407	B Gomibuchi	Oppose
<u>Point 1407.01</u>	<u>Summary</u> High density housing will create a confined, city living atmosphere with more people and activities in the same area that will undermine the spacious and open character of the area. The current medium to low density households attribute to high financial and lifestyle benefits, which should be retained to preserve the character of the area.	<u>Decision Requested</u> Convert the high density housing allocation to either medium or low density households to preserve the character of the area and to align with the Prebbleton Structure Plan.

Submitter	Position	To be Heard
1408	A Berry	Oppose
<u>Point 1408.01</u>	<u>Summary</u> High density housing is contrary to the Prebbleton Structure Plan and will have negative impacts on the residents living in Williams and Norris Streets.	<u>Decision Requested</u> Decline the plan change request or provide for low-density housing (1,000m ²) and tighter restrictions on the numbers and density of development.
<u>Point 1408.02</u>	<u>Summary</u> High density housing will have negative impacts on Norris and Williams Streets, particularly on those living at the end of Williams Street or back onto the development site. High density housing will radically change the aesthetics of what is a quiet area valued for its rural outlook, which is why people moved to the area in the first place.	<u>Decision Requested</u> Decline the plan change request or provide for low-density housing (1,000m ²) and tighter restrictions on the numbers and density of development.
<u>Point 1408.03</u>	<u>Summary</u> The vehicle movements will result in additional noise and traffic pollution, whilst also placing a strain on community resources such as the school, road network that is already in a poor condition and the Williams Street playground.	<u>Decision Requested</u> Decline the plan change request or provide for low-density housing (1,000m ²) and tighter restrictions on the numbers and density of development.

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<u>Point 1408.04</u>	<u>Summary</u> Any extension of the Williams Street playground should include shade or shelter to protect children from the sun.	<u>Decision Requested</u> That shade or shelter is provided if the Williams Street playground is extended.
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Submitter	Position	To be Heard
1409	A Rudd	Oppose

<u>Point 1409.01</u>	<u>Summary</u> Concerns that additional vehicle movements entering and exiting Williams Street adjacent to the playground may compromise the safety of children due to poor visibility. Additional through traffic will undermine the serenity enjoyed by local residents, which was why the submitter moved into the area.	<u>Decision Requested</u> No access from the development site to be provided onto Williams Street.
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<u>Point 1409.02</u>	<u>Summary</u> High density housing is contrary to the Prebbleton Structure Plan that prescribes a 800m ² minimum lot size and is a waste of land that is some of the best in Canterbury.	<u>Decision Requested</u> No high density housing of between 400m ² to 600m ² .
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Submitter	Position	To be Heard
1410	B Jeurson	Oppose

<u>Point 1410.01</u>	<u>Summary</u> Adverse noise nuisance will arise, which is of concern as the submitter works from home. Seeks clarification of what measures are to be undertaken to mitigate adverse noise effects.	<u>Decision Requested</u> Seeks clarification of measures proposed to mitigate noise nuisance.
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<u>Point 1410.02</u>	<u>Summary</u> Dust and dirt nuisance has previously resulted from the development of new subdivisions. Submitter seeks compensation for effects associated with earthworks, particularly as the property is located in the direction of the prevailing north-west and north-east winds.	<u>Decision Requested</u> Seeks compensation payment for any extra cleaning costs incurred as a result of airborne pollution arising from earthworks to develop the site.
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Submitter	Position	To be Heard
1411	D Schurgers	Oppose

<u>Point 1411.01</u>	<u>Summary</u> Existing pressure on sewer, water supply, road network, public transport and education facilities will be increased by additional high density housing.	<u>Decision Requested</u> Decline the plan change request.
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<u>Point 1411.02</u>	<u>Summary</u> Increased vehicle movements on Williams Street at the cul-de-sac head and the playground will compromise the safety of children travelling to the school or playground.	<u>Decision Requested</u> Decline the plan change request. No additional vehicle movements down Williams Street.
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<u>Point 1411.03</u>	<u>Summary</u> High density housing will erode the peaceful village atmosphere and community spirit of the area, which is why the submitter moved to the area from Christchurch.	<u>Decision Requested</u> Decline the plan change request. No high density development in Prebbleton.
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Submitter	Position	To be Heard
1412	G Craig	Oppose

<u>Point 1412.01</u>	<u>Summary</u> Strongly oppose to the proposed access near the playground, which will result in adverse effects arising from increased vehicle movements; including noise, health and safety, parking spillover and child safety. Williams Street is not capable of handling additional vehicle movements. Children will longer be able to play safely at the Williams Street playground, which is the last remaining playground left in the original village.	<u>Decision Requested</u> No access via Williams Street.
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<u>Point 1412.02</u>	<u>Summary</u> Original village needs to be retained and additional development restricted, particularly where it relies on established streets for access and is residential expansion that does not benefit the residents of Norris or Williams Streets. People in Prebbleton have had to put up with too major changes that benefit developers.	<u>Decision Requested</u> No access via Williams Street. Leave the original village as it is now.
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Submitter	Position	To be Heard
1413	M Hollis	Oppose

<u>Point 1413.01</u>	<u>Summary</u> Difficulties experienced getting around the Blake's and Norris Street corner due to parked cars associated with the primary school between 9am and 3pm.	<u>Decision Requested</u> Unknown.
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<u>Point 1413.02</u>	<u>Summary</u> A through road in the middle of the established township will fail to retain the character and atmosphere of Prebbleton.	<u>Decision Requested</u> Restrict additional vehicle connections onto Williams Street, which should be a cycle/walkway link only.
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<u>Point 1413.03</u>	<u>Summary</u> Extra and unnecessary vehicle movements past the submitters property will jeopardise the quiet amenity that attracted the residents to the area from Hornby. Submitter doesn't appreciate the likelihood of extra and unnecessary traffic going past their property.	<u>Decision Requested</u> Restrict additional vehicle connections onto Williams Street, which should be a cycle/walkway link only.
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Submitter	Position	To be Heard
1414	N Carlisle	Oppose

<u>Point 1414.01</u>	<u>Summary</u> Strongly objects to any increase in vehicle movements along Williams Street, with the exception of a pedestrian/cycle way. Increased traffic flows could endanger children living in Williams Street and those attending the Primary School and Play Centre.	<u>Decision Requested</u> Restrict additional vehicle connections onto Williams Street, which should be a cycle/walkway link only.
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<u>Point 1414.02</u>	<u>Summary</u> Williams Street is too narrow to accommodate two-way traffic, particularly at the Springs Road and Norris Street end.	<u>Decision Requested</u> Restrict vehicles at the entrance to Williams Street, which should be a cycle/walkway link only.
Submitter	Position	To be Heard
1415	P & J Francis	Oppose
<u>Point 1415.01</u>	<u>Summary</u> Oppose any increase in vehicle movements on Williams Street, which will compromise the safety of elderly, learning impaired children residing in the area and children using the Play Centre and the playground.	<u>Decision Requested</u> No access via Williams Street. Cul-de-sac to remain at the end of Williams Street.
<u>Point 1415.02</u>	<u>Summary</u> Oppose the provision of high density housing that is contrary to the Prebbleton Structure Plan, which will increase traffic flows, crime and strain on local services. Does not fit well with the surrounding lifestyle blocks, low density residential housing and the primary school.	<u>Decision Requested</u> Change the high density housing allocation to medium to low density to preserve character and align with the Prebbleton Structure Plan.
Submitter	Position	To be Heard
1416	W Nicholson	Oppose
<u>Point 1416.01</u>	<u>Summary</u> Oppose any increase in vehicle movements on Williams Street arising from through traffic and cul-de-sac extension. Additional vehicles will endanger the safety of children attending the Primary School and Plunket and elderly residents living in the area.	<u>Decision Requested</u> Restrict additional vehicle connections onto Williams Street, which should be a cycle/walkway link only.
Submitter	Position	To be Heard
1417	Akaroa Orchards Limited	Support
<u>Point 1417.01</u>	<u>Summary</u> Supports the development on the conditions that the Council does not allow it to proceed until: (1) all existing sites within the developed area have sewer connections, and (2) All high density areas (below 500m ²) are subject to the same zoning provisions that have been applied to Akaroa Orchards Limited to ensure consistency in the community. This includes full development plans including house designs, landscaping and colour palette.	<u>Decision Requested</u> Council to ensure infill development occurs first and is subject to a consistent set of planning rules. Council should not change rules as each new development comes along.
Submitter	Position	To be Heard
1418	B Nicholas & D Craddock	Oppose
<u>Point 1418.01</u>	<u>Summary</u> Oppose any increase in vehicles along Williams Street arising from through traffic and cul-de-sac extension, which will endanger the safety of children attending the primary school and create a thoroughfare along Norris, Williams and Charles Streets.	<u>Decision Requested</u> Restrict additional vehicle connections onto Williams Street, which should be a cycle/walkway link only.

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<u>Point 1418.02</u>	Poor visibility and significant traffic flows already make it difficult to connect from Williams, Charles and Norris Streets to Springs Road, which is compounded by the disrepaired state of the existing roads.	Restrict additional vehicle connections onto Williams Street, which should be a cycle/walkway link only.
<u>Point 1418.03</u>	Williams, Norris and Charles Streets are too narrow to accommodate higher numbers and have not been designed or built to support additional vehicles.	Restrict additional vehicle connections onto Williams Street, which should be a cycle/walkway link only.
<u>Point 1418.04</u>	Concerns that increased vehicles movements will compromise the safety of children at the Williams Street playground, where the road will be busier and drivers will be focusing on maneuvering rather than being aware of children.	Restrict additional vehicle connections onto Williams Street, which should be a cycle/walkway link only.
<u>Point 1418.05</u>	Concerns that the increased population base will increase the pressure on Prebbleton's already minimal amenities and infrastructure.	Seek assurances that the necessary investment will be given to ease the pressure on stretched infrastructure.
<u>Point 1418.06</u>	Support the efforts to encourage cycling and walking linkages and would like to see a dedicated cycle way and path from the new development along Williams Street linking Norris and Charles Streets.	Support and encourage the proposed cycling and pedestrian linkages.

Submitter		Position	To be Heard
1419	D & P Williams	Oppose	Yes
<u>Point 1419.01</u>	<u>Summary</u> Oppose proposed subdivision Rule 12.1.3.33 as the Kingcraft Drive Existing Development Area (EDA) is not identified in the Outline Development Plan (ODP) as suggested in the rule. The rule itself relates to a land use and should not be included in the subdivision rules.	<u>Decision Requested</u>	
<u>Point 1419.02</u>	<u>Summary</u> Proposed Rule 12.1.3.34 that requires the subdivision of land affected by the application to be in accordance with the ODP in Appendix 19 is an unnecessary duplication of an existing rule in the District Plan.	<u>Decision Requested</u>	
<u>Point 1419.03</u>	<u>Summary</u> Oppose proposed Rule 12.1.3.35 that requires a landscape plan to be submitted at the time of subdivision consent as it does not specify the minimum width of planting required to achieve a restricted discretionary subdivision consent activity status.	<u>Decision Requested</u>	
<u>Point 1419.04</u>	<u>Summary</u> PC2 proposes that the 4ha min lot size detailed in Table C12.1 of the District Plan should remain until either: (a) Council passes a resolution that there is adequate sewage capacity, or (b) all necessary consents have been obtained to ensure a method for treating and disposing of wastewater and stormwater is provided. Oppose this rule as the granting of consent does not guarantee the availability of connections or capacity.	<u>Decision Requested</u>	

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<u>Point</u>	<u>Summary</u>	<u>Decision Requested</u>
Point 1419.05	<p>Oppose a number of assessment matters that are already covered in the District Plan.</p> <p>12.1.4.37 sets out the reasons for providing 1,000m² along the boundary with the Kingcraft Drive EDA, which is considered to be justifying the reason for the provision rather than an assessment criteria.</p> <p>The requirement for the 5m building setback should be a new land use rule and should be limited to the consideration of whether a consent notice or other encumbrance is necessary to protect the rural-urban interface.</p> <p>Assessment matters 12.1.4.39 and 12.1.4.40 relate directly to the proposed road network and the interaction with the pedestrian/cycle network, carriageway widths, footpaths, lighting, street furniture and landscaping. These are matters already covered in the District Plan in 12.1.4.11 to 12.1.4.14.</p>	<p>Either delete assessment matter 12.1.4.37 or redraft it to achieve the intended purpose.</p> <p>Amend assessment matter 12.1.4.38 relating to the 5m building setback to address submission points 1419.01 and 1419.03.</p> <p>Delete assessment matters 12.1.4.39 and 12.1.3.40.</p>
Point 1419.06	<p>The ODP for PC2 needs to be amended to include the necessary linkages and landscape buffer. Selwyn District Council has acknowledged the merits in the future road linkage between the submitters property and the land affected by PC2 by providing linkages in the Draft Prebbleton Structure Plan. There is also an inconsistency between Rules 12.1.3.33 and Rule 12.1.3.35 and the ODP for PC2 as the 5m building setback and planted landscape buffer are not included on the Kingcraft Drive EDA boundary of the submitters land.</p>	<p>To amend the PC2 ODP to include a road linkage outlined in the Draft Prebbleton Structure Plan. That the landscape buffer and 5m building setback between the land subject to PC2 and the submitters land that forms part of the Kingcraft Drive EDA are included until such time as the submitters land is rezoned for residential purposes or is included within the PC1 RPS Urban Limit for Prebbleton.</p>
Submitter	Position	To be Heard
1420	H Steer	Oppose
Point 1420.01	<p><u>Summary</u></p> <p>Concerns that dust may be generated from the subdivision development. Submitter seeks compensation for nuisance effects associated with earthworks, particularly as the property is located in the direction of the prevailing north-west and north-east winds and directly adjoins the development site.</p>	<p><u>Decision Requested</u></p> <p>Seeks compensation payment for any extra cleaning costs incurred as a result of earthworks.</p>
Point 1420.02	<p><u>Summary</u></p> <p>Opposed to medium density housing to the rear of properties on Norris Street, which will undermine the country atmosphere, small town charm, rural aspect, sense of space, privacy and character that attracted the resident from Leeston to Prebbleton. This could result in a loss in house value. The community is characterised by people who are drawn to the country life and enjoy gardening or keeping animals. Strongly opposed to Prebbleton becoming another Halswell.</p>	<p><u>Decision Requested</u></p> <p>Low-density development to be provided at the rear of properties located on Norris Street and restrictions to be placed on multi-level buildings.</p>

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Submitter		Position	To be Heard
1421	P Reveley	Oppose	Yes
<u>Point 1421.01</u>	<u>Summary</u> Oppose the placement of medium density housing to the rear of Norris Street properties, which will compromise the rural views, privacy of backyards and amenity treasured by land owners. Low-density zoning would result in less impacts, particularly if building restrictions on multi-level housing is provided.	<u>Decision Requested</u> Housing densities to be a minimum of 600m ² for allotments that adjoin the Norris Street properties and to restrict multi-level buildings.	
<u>Point 1421.02</u>	<u>Summary</u> Dust and dirt nuisance has previously resulted from the development of new subdivisions. Submitter seeks compensation for nuisance effects associated with earthworks, particularly as the property is located in the direction of the prevailing north-west and north-east winds.	<u>Decision Requested</u> Seeks compensation payment for any extra cleaning costs incurred as a result of airborne pollution.	
<u>Point 1421.03</u>	<u>Summary</u> Concerned that the area behind 22 to 26 Norris Street is zoned for medium density housing as this is the location of a drainage area and soak pit to manage the areas stormwater. A long term resident has established that the soak pit was formed in this location and that a water race previously ran diagonally across the paddock. Any development of the site needs to recognise these drainage issues to ensure the adjoining properties are not subject to excessive run-off.	<u>Decision Requested</u> Seek reassurance that the existing soak pit is recognised and factored into any development to avoid any adverse drainage problems caused to the submitters property. This has already been an issue in a year of high rainfall.	

Submitter		Position	To be Heard
1422	R & G Savage	Oppose	Yes
<u>Point 1422.01</u>	<u>Summary</u> Williams Street is a cul-de-sac with a narrow carriageway and should remain as such because of the large numbers of children walking across the Norris/Williams Street intersection; there is a playground used by small children; vehicles will compromise the safety of the proposed cycle/pedestrian footpath from the new subdivision to Williams Street; it is possible to pick up high speeds from the closed end of Williams Street, which arose from a rogue teenager living in the area, and; There is a Play centre and Plunket rooms at the Springs Road end of Williams Street.	<u>Decision Requested</u> Williams Street from Norris Street to the opposite end of Springs Road remains a cul-de-sac and the connection past the Williams Street playground is for pedestrian/cycle use only.	
<u>Point 1422.02</u>	<u>Summary</u> High density housing is not in keeping with the character of Prebbleton, with the submitter being attracted to the area for the rural setting, outdoor living spaces and rural outlook. Support a retirement complex to attract quiet and non-threatening forms of development, but not general high density.	<u>Decision Requested</u> High density housing is not constructed unless as retirement housing. If there is no demand for elderly housing then high density development should be restricted.	

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<u>Point 1422.03</u>	<u>Summary</u> Difficulties in draining stormwater has been experienced over the years and there is a concern that the new subdivision may increase the risk of flooding into adjacent properties.	<u>Decision Requested</u> Reassurance be provided that steps have been taken to ensure that there will not be an increased drainage problem to adjacent existing properties.	
<u>Point 1422.04</u>	<u>Summary</u> Concerns with adverse construction effects, including dust and noise that will be increased by high winds. There needs to be sufficient notice of construction works and compensation paid where necessary.	<u>Decision Requested</u> Notification is provided several months prior to construction commencing.	
Submitter		Position	To be Heard
1423	Environment Canterbury	Oppose	Yes
<u>Point 1423.01</u>	<u>Summary</u> Fails to include specifications for the internal road network which adequately promote and facilitate the pedestrian movement network in the medium and higher density residential areas.	<u>Decision Requested</u> Road specifications for internal roads that provide for footways on both sides of the roads. Exemption from Rule 5.1.1.4 and Rule 5.1.1.5 (specification for roads) to provide footpaths on both sides of roads	
<u>Point 1423.02</u>	<u>Summary</u> The Outline Development Plan fails to provide for connection from the subject site to the Meadow Mushrooms site to the south-east, as sought by the Draft Prebbleton Structure Plan.	<u>Decision Requested</u> Provide for connections to the Meadow Mushrooms site to the south-east.	
<u>Point 1423.03</u>	<u>Summary</u> Fails to fully have regard to the provisions of the Urban Development Strategy and the Selwyn District Walking and Cycling Strategy.	<u>Decision Requested</u> Unknown	

Late Submission

Late submission received by email on 20 November 2009. The reason for lodging the submission outside the statutory timeframes was that the submitter was on vacation and unable to meet the closing date of the 12th November 2009

Submitter		Position	To be Heard
1433	J & V Cannell	Oppose in part	Yes
<u>Point 1433.01</u>	<u>Summary</u> Attracted to Cairnbrae Drive and Waratah Park because it was a small scale subdivision that would be restricted to mainly residents 'traffic'. This site was carefully chosen for a future home as it was accessible by one 'through' road. This was to avoid the constant and large traffic movements currently being experienced at the submitter's lifestyle block, which is now on a thoroughfare for commuters.	<u>Decision Requested</u> No through road connecting Waratah Park with application site.	

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<u>Point 1433.02</u>	<u>Summary</u> Building 200 new households will severely affect submitter's dream of a lifestyle in a nice quiet.	<u>Decision Requested</u> No through road connecting Waratah Park with application site.
<u>Point 1433.03</u>	<u>Summary</u> Major concern that the safety and security provided by a 'closed' subdivision that has only one access will be compromised.	<u>Decision Requested</u> No through road connecting Waratah Park with application site.
<u>Point 1433.04</u>	<u>Summary</u> Advocate that the Council ensure that subdivisions don't become too big and continue to be of a similar size to existing developments to provide lifestyle, safety and security to residents.	<u>Decision Requested</u> Development is too large and should be a similar size to existing development in Prebbleton.