

Plan Change 61 Submitter Details									
Submitter Name	Company-Organisation	Address	Email	Late	Could Gain Advantage	Directly Affected	Wish To Be Heard	Consider Joint Case	Submitter ID
Carey Gommans	P & C Poultry	15 Horndon Street, Darfield 7571	careygommans@yahoo.co.nz	No	No	No	No	Yes	PC61-1
Canterbury Regional Council		c/- Tammy Phillips PO Box, Christchurch 8140	tammy.phillips@eccan.govt.nz	No	No	No	No		PC61-2
Ascot Park Ltd		c/- Roger Crozier 71 Panorama Road, Christchurch 8081	rcrozier@xtra.co.nz	No	No	No	Yes	Yes	PC61-3
Canterbury District Health Board		C/- Matt Willoughby Community and Public Health PO Box 1475, Christchurch 8140	matt.willoughby@cdhb.health.nz	No	No	No	No	No	PC61-4
Brent Gutsell	Darfield Seed Cleaning Co Ltd	87 Horndon Street Darfield 7571	darfieldseed@xtra.co.nz	No	No	No	Yes	Yes	PC61-5
Waka Kotahi NZ Transport Agency		c/- Stuart Pearson PO Box 1479, Christchurch 8011	stuart.pearson@nzta.govt.nz	No	No	No	Yes		PC61-6
W.D. Boyes & Sons Ltd trading as Canterbury Clay Bricks		c/- Murray Boyes 1/7 Horndon St, Darfield 7571	murray@clay-bricks.co.nz	No	No	No	Yes	Yes	PC61-7
Nancy and Peter Boyes		77 Horndon St, Darfield 7571	Nancy.boyes@xtra.co.nz; Pete.boyes@icloud.com	No	No	No	Yes	Yes	PC61-8

Summary of Submissions PC61

Point #	Position	Summary	Decision Requested	Submitter ID
1	Oppose	Our property, 15 Horndon St, is a poultry farm in the industrial zone that operates 24/7. Potential residents will not like this.		PC61-1
1	Neither Support Nor Oppose	Development Capacity. It is unclear whether there is a need for additional capacity when the Area Plan states there is sufficient land for housing and business.	To require a thorough assessment of whether it is appropriate to re-zone the land for residential development in light of the direction contained within the CRPS and pNPS-HPL. An appropriate analysis should be undertaken through an RMA process, either through this Private Plan Change application or more appropriately through the Selwyn District Plan review, to determine the outcome of re-zoning this area of land.	PC61-2
2	Neither Support Nor Oppose	Highly Productive Land The land would be identified as highly productive through the proposed National Policy Statement on Highly Productive Land. The land identified in the Area Plan would not meet the threshold for exemption from NPS-HPL. The threshold requires shortage in development capacity. Although this is not confirmed or gazetted, the consulted document provides strong indication on protection of the land.	To require a thorough assessment of whether it is appropriate to re-zone the land for residential development in light of the direction contained within the CRPS and pNPS-HPL. An appropriate analysis should be undertaken through an RMA process, either through this Private Plan Change application or more appropriately through the Selwyn District Plan review, to determine the outcome of re-zoning this area of land.	PC61-2
3	Neither Support Nor Oppose	Wastewater Servicing Consent to discharge wastewater to the ground will be required from ECan. The cumulative effect of increased density of on-site wastewater treatment remains unknown. Further, ECan is concerned that it would be inappropriate to service the area with on-site wastewater ahead of SDC's decision on wastewater servicing. It would be inefficient to switch from on-site to reticulated at some unknown point. It is inefficient to pre-empt a preference for on-site wastewater systems if there is potential for township wastewater system.	To conclude the evaluation of potential community-based wastewater treatment and disposal options for the township of Darfield, before approving the Plan Change. Alternatively, to require the outline development plan to include reticulated wastewater servicing, or that a mechanism is in place to require a co-ordinated approach to reticulation (site-wide, to include surrounding ODP areas, or community-wide), at the time of subdivision. Environment Canterbury would welcome pre-application consultation for any reticulated wastewater proposal.	PC61-2
4	Neither Support Nor Oppose	Natural Hazards - Flooding The recent modelling shows some overland flow flooding. ECan recommends buildings part of this development have floor levels above the 200 year flood level.	To ensure that any buildings forming part of this development have floor levels suitably above the 200 year flood level as required by CRPS Policy 11.3.2.	PC61-2

5	Neither Support Nor Oppose	<p>Contamination</p> <p>ECan recommends a Detailed Site Investigation for both sites (pits) identified in order to inform an appropriate Remedial Action Plan. The investigation should be carried out in accordance with the Contaminated Land Management Guidelines and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.</p> <p>Any discharges to these areas should consider ECan's discharge rules.</p>	To require that a Detailed Site Investigation is undertaken for both pits identified within the application site. The investigations must be carried out in accordance with the Contaminated Land Management Guidelines and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health legislation.	PC61-2
1	Oppose	<p>General</p> <p>The proposal is heavily reliant on the completion of Ascot Park subdivision in order to create a safe and well-connected township. Further, access to Darfield along West Coast Rd is dangerous for pedestrians and cyclists.</p> <p>Ascot Park is many years away from being completed sufficiently to connect.</p>		PC61-3
3	Oppose	<p>Buffer</p> <p>The proposal does not incorporate a 1ha buffer along Creyke Rd, which would make it consistent with all other properties along Creyke Rd and reduces amenity of the surrounding area.</p>		PC61-3
4	Oppose	<p>Traffic</p> <p>Support the findings from Carriageway Consulting that would require an upgrade to the intersection of Creyke and West Coast Rd. Additional traffic entering from Creyke Rd will put strain on West Coast Rd. Since Ascot Park sealed Creyke Rd it is being used as a thoroughfare. The intersection is very busy with vehicles travelling at speed. This may require a review of speed limits on West Coast Rd.</p> <p>Further, the entrance to PC61 is close to West Coast Rd so there is potential for traffic to build-up along Creyke rd causing more risk and impede flow on West Coast Rd.</p>		PC61-3
2	Oppose	<p>Land Availability</p> <p>The proposal does not represent an efficient use of resources given there is already land zoned for residential and business use.</p> <p>There is already a lot of residential zoned land still undeveloped, this would create an oversaturation.</p>		PC61-3
1	Oppose	<p>Reticulation</p> <p>CDHB has sought that all new developments in Darfield provide reticulated sewerage as continued growth relying on on-site septic systems is untenable from a public health standpoint.</p>		PC61-4
1	Oppose	<p>The proposal does not represent an efficient use of a natural resource/valuable arable farmland given that there is already land zoned for residential and business use in Darfield that is better suited to development than the proposal site.</p>		PC61-5

2	Oppose	<p>Lack of demand for additional residential and business zoned land within the surrounding area of Darfield. Recently rezoned to residential area of land in close proximity to the proposal have generated little to no development.</p> <p>South of the proposed site there is currently a variety of residential land undeveloped. This proposal will create a surplus of residential land.</p> <p>The location of the proposed WWTP over the road is deterring potential purchasers in the area. This proposal has the potential to create large pockets of undesirable land.</p>		PC61-5
3	Oppose	<p>Traffic</p> <p>Traffic concerns relating to entering and exiting Horndon Street from SH73.</p> <p>Upgrades to West Coast Road and Creyke Rd intersection will impact Horndon St, which is not designed or maintained to accommodate large increases in traffic</p>		PC61-5
4	Oppose	<p>New businesses within close proximity to our land</p> <p>We have a good relationship with neighbours and are aware of the other businesses around us. This proposal potentially generates new neighbours that are not accepting of existing and long standing businesses.</p> <p>Additionally, the Business 2 zone provides for a wide range of activities.</p>		PC61-5
5	Oppose	<p>Lack of Consultation.</p> <p>No formal consultation between the applicant and ourselves has occurred. This would have been appreciated.</p>		PC61-5
1	Oppose In Part	<p>Intersection Safety and Efficiency</p> <p>Waka Kotahi is concerned that appropriate intersection investigations have not been undertaken as part of the Transport Assessment in relation to how the land adjacent may develop in the future. The applicant should consider whether the proposed intersection upgrade is appropriate for the plan change and how the reliance of this intersection will be impacted when the adjacent land is developed. This should be considered against the Safe Systems Approach to ensure the correct investment is made.</p> <p>The trigger rules for intersection improvements may be difficult to implement if the current proposed intersection is deemed appropriate. The upgrade should be undertaken at the same time as the formation of the internal road network. Consideration of the current posted speed of the State Highway and whether this needs to be reviewed.</p> <p>The application has not fully considered the compatibility of the development with the state highway network, and its continued safe, efficient and effective operation, as outlined in the RPS 5.23 and 5.3.7.</p>	<p>The potential effects on the roading network need to be considered further to ensure that appropriate investment and design of the intersection are made to address any potential adverse effects.</p>	PC61-6

2	Oppose In Part	<p>Multi Modal Transport Options</p> <p>The increase in residents will increase travel and potential non-car modes. There are currently no options identified as part of this Plan Change for multi modal transport.</p> <p>The RPS seeks reduction in vehicle trip frequency, trip generation and distance, and improve modal choice resulting from the use of private motor vehicles (5.1.2).</p> <p>Selwyn District Plan recognises the need to integrate land use and transport planning (Objectives B2.1.1 and B2.1.2).</p> <p>Selwyn District Plan recognises the importance of multi modal transport and strategic planning (Objective B2.1.3, Policy B2.1.5 and B2.1.17).</p>	<p>That options are further investigated to identify whether any provision for multi modal options can be incorporated.</p> <p>Further assessment is required to understand the potential effects of development and determine the extent to which the plan change will result in residential development that is consistent with Chapter 5 of the RPS and integrates land use and transport planning.</p>	PC61-6
3	Neither Support Nor Oppose	<p>Impact on Greater Christchurch</p> <p>Any rezoning should be considered against the UDS provisions. Darfield is outside the UDS, however, the proposal would result in a large area of residential development, which may affect residential demand in the UDS area.</p>		PC61-6
1	Oppose	<p>Reverse Sensitivity</p> <p>There is potential for the proposal to cause reverse sensitivity on the nearby businesses; Canterbury Clay Bricks, Poultry Farm at 15 Horndon St, and the council proposed WWTP site. The economic implications on Canterbury Clay Bricks is significant. Odour and potentially dust from the site may be found offensive and/or objectionable to the new receiving environment. This may also impact Canterbury Clay Bricks ability to renew its air discharge permit, to be reviewed in August 2028.</p>	<p>Canterbury Clay Bricks see the only outcome that ensures the continued and unimpeded future operation of the business requires the applicant to agree to register a 'no complaints' restrictive covenant (which would also bind subsequent purchasers) on all new records of title issued.</p>	PC61-7
2	Oppose	<p>Business 2 Activities</p> <p>The activities permitted that can occur within this zone are wide ranging and are permitted if meeting other general rules. Examples in Darfield are seed cleaning, farm equipment supplier, engineering and agricultural supplies, fabrication machining and maintenance, transportation, civil construction yard, concrete plant, and panel beaters.</p> <p>Further, activities could be office blocks, showrooms and warehousing and other ancillary activities like coffee shops or takeaway outlets. These may find the noise, dust and odour offensive. There is no guarantee that the proposed B2 zone will act as a buffer.</p>		PC61-7

3	Oppose	<p>NZ Air Quality Assessment</p> <p>The modelled data is an inaccurate reflection of the environmental conditions at the subject site.</p> <p>It fails to comment on future use or intensification of the site; the proposed WWTP; the cumulative impact of other sources within the area, such as the Fonterra Factory; traffic volumes; local coal or wood storage yards or manufacturing sites; or the NW winds.</p> <p>The process doesn't accurately reflect the manufacturing process or continuous operation of the site.</p> <p>The landscape buffering should not remove existing trees and will take years to establish.</p>		PC61-7
4	Oppose	<p>Availability of Residential Land</p> <p>There is currently no need for additional business or residential zoned land in Darfield. To the south of the application there is a variety of residential land undeveloped and existing business land not taken-up.</p> <p>The proposed council WWTP may deter potential purchasers.</p>		PC61-7
5	Oppose	<p>Traffic Effects</p> <p>Increased traffic flows will put additional strain on Horndon St and access to the Canterbury Clay Bricks business. It will make entry and exit more difficult, particularly for trucks.</p>		PC61-7
6	Oppose	<p>Consultation</p> <p>There was no formal consultation between the applicant and Canterbury Clay Bricks. The close proximity of the proposal and Canterbury Clay Bricks means it is inevitable that new operators or landowners will take issue with their activities.</p>		PC61-7
1	Oppose	<p>Availability of Residential and Business Land</p> <p>There is no need for any additional business or residential land within Darfield as there are areas around the proposal that are undeveloped. Also, in Horndon St, landowners have struggled to sell their land.</p> <p>The council WWTP area on Creyke Rd could deter potential purchasers from investing in residential developments.</p>		PC61-8
2	Oppose	<p>Traffic</p> <p>We consider that the upgrade to the West Coast Rd and Creyke Rd intersection should occur prior to any development on the site.</p> <p>Increased traffic will create difficulties on Horndon St, including long waiting times.</p>		PC61-8
3	Oppose	<p>New Business Zone</p> <p>The potential activities that can occur within this zone are wide ranging provided they meet other general rules in the district plan. If the proposal was granted then we will become fully encapsulated by business land that will impact our amenity, particularly if the planting takes years to establish.</p>		PC61-8