
Summary - Submissions by Submitter

11 August 2008

Plan Change 14

Submitter	Sub No	Type	Decision Requested
1 Mr T Downs .	1.1	Support	Adopt Plan Change 14 as currently drafted. There is development above and below the land and it is not big enough to farm economically and it is right on the edge of the town boundary. Does not see this as having a detrimental effect as a bordering neighbour.
2 Mrs G.E. Downs .	2.1	Support	Adopt Plan Change 14 as currently drafted. The submitter notes that there is flood protection in place. It is a logical extension to Hanmer Springs. There are relatively high density developments on all adjoining properties, including the submitters property. The land area is not big enough to farm economically. The submitter does not believe that there would be any adverse effects on them as an adjoining land owner.
3 Mrs K. M. Pointer .	3.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	3.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	3.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	3.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
4 Mr S Pearson .	4.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	4.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.

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4 Mr S Pearson	4.3	Oppose	Rippingale Road needs to be widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	4.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
5 Mr P & Mrs P Trumic	5.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	5.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	5.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	5.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
6 Mrs S.A. Cunninghame	6.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	6.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	6.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	6.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.

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7 Mr M.C. Cunninghame	7.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	7.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	7.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	7.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
8 Mr A & Mrs N Ockwell	8.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	8.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	8.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	8.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
9 Mrs M.J Pearson	9.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	9.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.

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9 Mrs M.J Pearson	9.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	9.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
10 Mr G.A Sutherland	10.1	Oppose	As stated in the growth strategy town centre development the area should be considered for deferred zoning and that no 14 area is low on priority for development. The density of dwellings is too dense for this water and spring laden area.
	10.2	Oppose	Further consideration needs to be given to the flood zone as it extends to two other developments as these areas are at full capacity when it rains.
	10.3	Oppose	Protective environmental management on the river side and river side esplanade reserve continuation to give access to the river through the easement given to the golf course to the well site, for cycle and foot traffic. Would require compressive (sic) planning.
11 Mr R Healey	11.1	Support	Land should be rezoned from rural to residential. The land is a logical extension to the urban boundary, and there is a shortage of good flat building land in Hanmer Springs, opportunity to build at a lower cost than on the hills. The plan change area is close to the village with adjacent areas already supporting residential type development. The land is an anomaly, being rural land so close to the village, this piece of rural land is too small to farm economically.
	11.2	Support	The land in question is largely flood protected.
	11.3	Support	The neighbouring areas are already built up with residential buildings. The land is largely hidden and so the amenity of the area will not be adversely affected. The area can be developed in sympathy without contributing to ribbon development.
12 Mr I.R & Mrs L.G. Brownlee	12.1	Oppose	Residential Zoning in an area where almost all of the road is lifestyle blocks with boutique accommodation and Animal Farm is totally out of character. Submitter supports the area being rezoned into lifestyle blocks.
	12.2	Oppose	The area is too close to the stopbank and is really old riverbed and may flood in extreme circumstances.
	12.3	Oppose	Rippingale Road requires upgrading. The road needs widening at the dangerous corner at the back of the Golf Course, footpaths provided. The unsealed part of Rippingale Road needs to be sealed with footpaths in keeping with Glenlea Estates end of the Road.

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13 Mrs J Clyma	13.1	Support	Rezoned from rural to residential. The land is isolated rural land and not a viable farming prospect and there is very little viable residential land close to the village to cater for future demand.
14 Mr J & Mrs A Baker	14.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	14.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	14.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	14.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
15 Mrs S Alexander	15.1	Support	Land should be rezoned from rural to residential.. The land is currently surrounded by residential or lifestyle land and is close to the village. The land is not large enough to support any level of economic farming.
	15.2	Support	The land identified in the plan change is flat. There is a shortage of flat land near the village. Flat land allows people to build homes at a lower cost.
	15.3	Support	The land identified in the Plan Change is 'tucked away' but is close to the village. It will not contribute to ribbon type development and is near existing infrastructure and access roads.
	15.4	Support	Land is protected from flooding and has excellent drainage.
16 Mrs S.H.S. Godfrey	16.1	Support	Land should be rezoned from rural to residential. The land is flat and building on flat land would keep costs down. The land surrounding this land is residential and therefore rezoning this land residential would be a natural progression.
	16.2	Support	Rezoning this land residential would not have a detrimental effect on the amenity of the area, rather residential development would enhance the area.
18 Mrs A Maw	18.1	Support	Council should change the zoning on this portion of land from rural to residential.

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18 Mrs A Maw	18.2	Support	Submitter is considering buying a holiday home in Hanmer Springs. The parcel of land has been the same for several years and development will enhance the area.
19 Mr L Wing	19.1	Support	Council should change the zoning of the land from rural to residential
	19.2	Support	General support for the plan change. Submitter is considering buying a holiday home in Hanmer Springs. The parcel of land has been in its current state for as long as I have known and development will enhance the area. The land is well suited for development.
20 Mr T Michelle	20.1	Support	To include in Map H in an extended Urban Management Area to be zoned Residential F
	20.2	Support	General support for the plan change. The plan change area adjoins current residential zoning.
	20.3	Support	Applicant has shown that the flood protection works are adequate.
21 Mr DW & Mrs GJ Stead	21.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	21.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	21.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	21.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
22 Mr R McGlashen Winter	22.1	Support	The development will provide additional land for residential use within the natural boundary of the Hanmer Urban Area. Residential zoning will be in keeping with the nearby developments and will allow more efficient use of the land. The land is flat with sun.
	22.2	Support	The proposed stop bank will protect against flooding.
	22.3	Support	The location of the plan change area means that the additional housing will have little effect on the character of the township.

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22 Mr R McGlashen Winter	22.4	Support	Approval of both provisions of plan change 14.
23 Mrs M.A. Herlund	23.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	23.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	23.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	23.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
24 Mr U & Mrs S Grasmück Hedgesparrow Holdings Ltd	24.1	Oppose	The section size proposed in the plan change is too small and there are too many sections relative to the size of land. Section size needs to be similar to that of Glenlea.
	24.2	Oppose	Rippingale Road needs to be upgraded. There is a blind corner at the terrace and it is narrow and dangerous. The road needs to be widened, sealed and a footpath provided along both sides. Dust and debris off the road would effect walkers.
	24.3	Oppose	Subdivision and consent criteria need to be added to the Plan Change to retain and enhance the feeling of spaciousness. If the plan change goes ahead the animal park and the bed and breakfast would loose their special setting.
	24.4	Oppose	Council needs to ensure that all services (water and sewer) have the required capacity adequate for the amount of housing.
	24.5	Oppose	Increased noise and pollution from temporary subdivision and construction and permanent occupation.
25 Mrs M Ward	25.1	Support	General support for the Plan Change. The land at Rippingale Road should be rezoned residential.
26 Mr S Carter	26.1	Support	General support for the Plan Change. Would like to see the land at Rippingale Road rezoned residential

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27 Mrs L Egan c/o Beca Carter Hllings and Ferner Ltd for New Zealand Fire Service	27.1	Oppose	Add the following to A3.2.4 Potable Water Supply (a) Any new allotment created within an urban area (including in a rural lifestyle area) shall be served by the public water reticulation supply system, and comply with New Zealand Fire fighting Water Supplies Code of Practice SNZ PAS 4509:2003. ADVICE NOTES: For more information on how to comply with the above or on how to provide for NZFS operational requirements refer to the New Zealand Firefighting Water Supplies Code of Practice SNZ 4509:2003 (http://www.fire.org.nz/building/water.htm). In particular the following should be noted: - for more information on suction sources see Appendix A SNZ PAS 4509:2003 Section B3. - For more information on flooded sources see Appendix B, SNZ PAS 4509:2003, Section B3. The reserve capacities and flow rates stipulated in the above conditions are relevant only for single-family dwellings. In the event that any proposed dwelling provides for more than single family occupation then the consent holder should consult with the NZFS as larger capabilities and flow rates may be required. All Other Activities: Activities other than residential activities shall comply with the provisions of SNZ PAS 4509:2003.
28 Mrs KM Devine	28.1	Oppose	First preferred relief - That the Plan Change is withdrawn or rejected in its entirety. - The Submitter notes that the Plan Change would be contrary to the purpose and provisions of the RMA 1991. The proposed Plan Change is contrary to or inconsistent with a number of objectives and policies in the District Plan in particular the provisions that seek to protect open spaces and prevent degradation of the visual qualities of the area. The Section 32 is inadequate. It fails to properly assess alternatives and to give due consideration to the costs or disadvantages of the Plan Change. The submitter notes that the area that is proposed to be rezoned is located some distance from Hanmer Village and would lead to a splintered style of residential development which is contrary to the objectives of the District Plan. There is already sufficient residential land available in Hanmer Springs for residential development, this should be developed before Hanmer is enlarged. The area is located in Area 14 in the Hanmer Springs Growth Strategy and Town Centre Development Plan and has been identified as the second to last area to develop. The increased traffic resulting from the Plan Change will have significant adverse affects on the roading infrastructure, safety and amenity values. In addition residential density is not appropriate for the are covered by the Plan Change due to natural hazards.
	28.19	Oppose	Second preferred relief - The inclusion of suitable design controls on new dwellings and associated buildings to ensure adverse effects are mitigated as much as possible including in respect of matters such as height, colours and cladding materials.
	28.2	Oppose	Second preferred relief - Rippingale Road needs to be properly formed, tar sealed with a safe footpath link from the top of the terrace and to the Glenlea subdivision. This zig zag faultline part of Rippingale Road needs to be widened, safety barrier towards golf course to the well site, for cycle and foot traffic.
	28.3	Oppose	Second preferred relief - The formation of an esplanade strip (this is a requirement of the DP) for public access to the river to link with the existing esplanade north of the proposed plan change all the way along to meet Woodbank Road.
	28.4	Oppose	Second preferred relief - To use the accessway south of 88 Rippingale Road to give access to the river esplanade through the easement given to the gulf course to the well site, for cycle and foot traffic.

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28 Mrs KM Devine	28.5	Oppose	Second preferred relief - Retain of the shelter strip of pine trees on the application site along the eastern edge of the Chatterton River.
	28.6	Oppose	Second preferred relief - Protective environmental management (should be carried out) along the eastern bank of the Chatterton River. Any housing development along the river to be set back by 50 metres to minimise possible river and water pollution from residents.
	28.7	Oppose	Second preferred relief - Comprehensive environmental and infrastructural services evaluation, detailed structure planning and master planning to be carried out by Council / applicant as per HS Growth Strategy 2006 page 66 before any application can be considered.
	28.8	Oppose	Second preferred relief - The flood zones and intense spring activities on the land, which spread to the two neighbouring and lower lying subdivisions, Glenlea and Woodbank will require further consideration for water management as the waterways in these two subdivisions are at full capacity when heavy rain is experienced in the catchment areas.
	28.9	Oppose	Second preferred relief - A prohibition on the installation of enclosed solid fuel burning devices in new houses located within the Plan Change area.
29 Mr J & Mrs K Kennedy	29.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	29.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	29.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	29.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
30 Mr NAO Duncan	30.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	30.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.

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30 Mr NAO Duncan	30.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	30.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
31 Mr GA & Mrs KG Mahuika	31.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	31.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	31.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	31.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
32 Mrs S Bonnafoux	32.1	Oppose	Rippingale Road is 4.5m wide. The corner from 64 to 68 Rippingale Road is blind to traffic descending and there is no pedestrian pathway. This needs to be addressed. Could Rippingale Road be made one way and that is up.
	32.2	Support	It would be nice to keep the lower area in keeping with Glenlea and Woodbank Road but no real reason to object.
33 Mr SA Bonnafoux	33.1	Oppose	Rippingale Road is 4.5m wide. The corner from 64 to 68 Rippingale Road is blind to traffic descending and there is no pedestrian pathway. This needs to be addressed. Could Rippingale Road be made one way only and that is up.
	33.2	Support	General Support for the Plan Change, with the exception of the upgrade required on Rippingale Road.

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34 Mr B Blattner & Mrs B Meier	34.1	Oppose	First priority relief - withdraw or reject the plan change in its entirety. The Plan Change is inappropriate and otherwise contrary to the purpose and provisions of the Resource Management Act 1991. The plan change would result in the submitters land, currently zoned rural, being surrounded on three sides by residential land. This would create adverse effects on the submitters bed and breakfast. The section 32 analysis is inadequate. It fails to both properly assess alternatives and to give due consideration to the costs or disadvantages of the Plan Change. The Plan Change does not promote the sustainable management of resources so as to enable people and communities to provide for their economic wellbeing. The Plan Change is also contrary to section 7 of the Act in that it will adversely affect the ability to use and develop the submitters lodge facility. In addition the Plan Change is contrary to a number of objectives and policies in the Plan. The plan change area is some distance from Hanmer village. This will lead to a splintered style of residential development for the township. There is significant spring activity on the land proposed for rezoning. The proposed flood protection work may actually increase the this problem. The capacity of the stormwater system is inadequate, therefore any residential development will exacerbate flooding in the surrounding land. Development of the area to residential densities is not appropriate due to natural hazards. The increase in traffic resulting from the Plan Change will have significant adverse effects on road infrastructure, safety and amenity values. There is adequate provision for residential development in areas currently zoned residential in the existing Hanmer Springs Management Area and adjacent to the existing village and these areas should be developed first.
	34.2	Oppose	Second priority relief - A prohibition of the installation of enclosed solid fuel burners.
	34.3	Oppose	Second priority relief - The inclusion of suitable design controls on any new dwellings and associated buildings to ensure adverse effects on amenity are mitigated as much as possible, including such matters such as height.
	34.4	Oppose	Second priority relief - The requirement for realignment of Rippingale Road to address the safety concerns.
	34.5	Oppose	Second priority relief - A 100m setback should be developed between the submitters land and any new residential dwellings
	34.6	Oppose	Second priority relief - The erection of an appropriate visual barrier and landscaping between the submitters land and the land subject to the Plan Change to mitigate the adverse effects on visual amenity
	34.7	Oppose	Second priority relief - The closure of the accessway to the south so that it is not used for access to the rezoned land.
	34.8	Oppose	Second priority relief - The inclusion of suitable rules protecting the submitters land during construction with particular attention being paid to (i) the adverse effects of dust including mitigation measures in respect of particular cladding on the submitters dwelling and the lodge and (ii) the effects of noise and (iii) the hours of construction activity such that the lodge guests do not experience disruption.
	34.9	Oppose	Second priority relief - The retention of a shelter strip of pine trees on the application site along the western boundary of the submitter's land.

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34 Mr B Blattner & Mrs B Meier	34.91	Oppose	Third Priority Relief - Adopt the plan change if the submitters land is included in the Plan Change area, on the condition that additional provisions are included in the plan change to ensure that the entire block is developed coherently and with sufficient regard to amenity.
35 Mr S & Mrs J Pearson	35.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	35.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	35.3	Oppose	Rippingale Road needs to be widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	35.4	Oppose	Council needs to ensure that the plan change ensures adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
	35.5	Oppose	Concerned that smoke from open fires will be trapped and will not dissipate from the plan change area. There is inadequate information in the proposed plan change for submitters to make informed submissions.
	35.6	Oppose	The additional sections will create significant additional noise, which will be very audible for sections at the top of the terrace.
36 Ms C Hutton & Mr I Pool	36.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	36.2	Oppose	Subdivision consent criteria should be included to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	36.3	Oppose	Rippingale Road needs to be widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	36.4	Oppose	Council needs to ensure that the plan change ensures adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
37 Mrs A Stielow	37.1	Oppose	A mix of residential and rural lifestyle land is appropriate for this area. The area shown as a flood zone may be appropriate for rural lifestyle zoning and the remaining area a residential zone.

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37 Mrs A Stielow	37.2	Oppose	A walkway link needs to be provided allowing public access to the Chatterton River.
	37.3	Oppose	Flood Zone: All Environment Canterbury resource consents should be sorted out before there is any sort of subdivision on this land.
	37.4	Oppose	All roading, footpaths, kerb and channel and lighting should be assessed at the time of subdivision.
38 Mr V Smith Environment Canterbury	38.1	Oppose	The proposed plan change lacks information. It fails to address the potential adverse effects of the extension to the residential management area (residential F zone). In particular the plan change fails to provide information as the level of protection provided by the stopbank for potential development both in the residential F zone and land down stream. It is also unclear as to the purpose of the 10m setback to the stopbank.
	38.2	Oppose	The Plan Change does not provide an adequate Outline Development Plan for future development of the zone including the design of the subdivision and its integration with current and future development of the township e.g. the design of the roads and footpaths and connections to the town centre for cyclists or pedestrians.
	38.3	Oppose	The plan change should be withdrawn or rejected in its entirety.
39 Mr N.W. Eggleton	39.1	Oppose	First preferred relief - That the Plan Change is withdrawn or rejected in its entirety. - The Submitter notes that the Plan Change would be contrary to the purpose and provisions of the RMA 1991. The proposed Plan Change is contrary to or inconsistent with a number of objectives and policies in the District Plan in particular the provisions that seek to protect open spaces and prevent degradation of the visual qualities of the area. The Section 32 is inadequate. It fails to properly assess alternatives and to give due consideration to the costs or disadvantages of the Plan Change. The submitter notes that the area that is proposed to be rezoned is located some distance from Hanmer Village and would lead to a splintered style of residential development which is contrary to the objectives of the District Plan. There is already sufficient residential land available in Hanmer Springs for residential development, this should be developed before Hanmer is enlarged. The area is located in Area 14 in the Hanmer Springs Growth Strategy and Town Centre Development Plan and has been identified as the second to last area to develop. The increased traffic resulting from the Plan Change will have significant adverse affects on the roading infrastructure, safety and amenity values. In addition residential density is not appropriate for the are covered by the Plan Change due to natural hazards.
	39.11	Oppose	Second preferred relief - Rippingale Road needs to be properly formed, tar sealed with a safe footpath link from the top of the terrace and to the Glenlea subdivision. This zig zag faultline part of Rippingale Road needs to be widened, safety barrier towards golf course to the well site, for cycle and foot traffic.
	39.2	Oppose	Second preferred relief - The formation of an esplanade strip (this is a requirement of the DP) for public access to the river to link with the existing esplanade north of the proposed plan change all the way along to meet Woodbank Road.

Submitter	Sub No	Type	Decision Requested
39 Mr N.W. Eggleton	39.3	Oppose	Second preferred relief - To use the accessway south of 88 Rippingale Road to give access to the river esplanade through the easement given to the golf course to the well site, for cycle and foot traffic.
	39.4	Oppose	Second preferred relief - Retain of the shelter strip of pine trees on the application site along the eastern edge of the Chatterton River.
	39.5	Oppose	Second preferred relief - Protective environmental management (should be carried out) along the eastern bank of the Chatterton River. Any housing development along the river to be set back by 50 metres to minimise possible river and water pollution from residents.
	39.6	Oppose	Second preferred relief - Comprehensive environmental and infrastructural services evaluation, detailed structure planning and master planning to be carried out by Council / applicant as per HS Growth Strategy 2006 page 66 before any application can be considered.
	39.7	Oppose	Second preferred relief - The flood zones and intense spring activities on the land, which spread to the two neighbouring and lower lying subdivisions, Glenlea and Woodbank will require further consideration for water management as the waterways in these two subdivisions are at full capacity when heavy rain is experienced in the catchment areas.
	39.8	Oppose	Second preferred relief - A prohibition on the installation of enclosed solid fuel burning devices in new houses located within the Plan Change area.
	39.9	Oppose	Second preferred relief - The inclusion of suitable design controls on new dwellings and associated buildings to ensure adverse effects are mitigated as much as possible including in respect of matters such as height, colours and cladding materials.
40 Mr P & Mrs M Delamain	40.1	Oppose	First preferred relief - That the Plan Change is withdrawn or rejected in its entirety. - The Submitter notes that the Plan Change would be contrary to the purpose and provisions of the RMA 1991. The proposed Plan Change is contrary to or inconsistent with a number of objectives and policies in the District Plan in particular the provisions that seek to protect open spaces and prevent degradation of the visual qualities of the area. The Section 32 is inadequate. It fails to properly assess alternatives and to give due consideration to the costs or disadvantages of the Plan Change. The submitter notes that the area that is proposed to be rezoned is located some distance from Hanmer Village and would lead to a splintered style of residential development which is contrary to the objectives of the District Plan. There is already sufficient residential land available in Hanmer Springs for residential development, this should be developed before Hanmer is enlarged. The area is located in Area 14 in the Hanmer Springs Growth Strategy and Town Centre Development Plan and has been identified as the second to last area to develop. The increased traffic resulting from the Plan Change will have significant adverse affects on the roading infrastructure, safety and amenity values. In addition residential density is not appropriate for the are covered by the Plan Change due to natural hazards.

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41 Mrs B.N. Moore	41.1	Support	General Support for the Plan Change.
	41.2	Oppose	Appropriate landscaping needs to be included and sections need to be a reasonable size, perhaps 1,000 sq m.
42 Mr G.A Rule	42.1	Support	General support for the plan change. Area is surrounded by residential property and would not have a detrimental impact on the environment.

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43 Mrs P.M. Rule .	43.1	Support	General support for the plan change. Area is surrounded by residential property and would not have a detrimental impact on the environment.
44 Mrs R.A. Knight Long .	44.1	Support	Support for Plan Change 14 - More land of this description should be made available because it is currently underutilised given its location and because of the lack of these sections available to interested parties.
45 Mr D.R. Long .	45.1	Support	General support for the Plan Change - More land of this description would be beneficial for the township and it is currently underutilised given its location to the township.
46 Mrs J.M. Frame .	46.1	Support	Submitter supports this development and believes that the village needs to grow and the location of this development is the logical direction for growth. Submitter wants the proposed Plan Change approved
47 Mrs R.R. Powell .	47.1	Support	Plan Change should be approved. The location of this development is the logical area for growth.
48 Mrs R Pine .	48.1	Support	The rezoning application should be approved. A residential zoning would provide much needed smaller sections in a suitable area.
	48.2	Support	Submitter expects that suitable roading and footpath upgrades would be included in the development when a definite plan is submitted.
49 Mr N.J. Still .	49.1	Support	Area should be rezoned from rural to residential. There is a need for smaller sections and this area is idea. The Plan Change would support the need for smaller sections in an area that lends itself to development. Land should be rezoned from rural to residential.
50 Mr L.I. Rae .	50.1	Support	General support for the Plan Change.
	50.2	Support	Rippingale Road needs upgrading. The cutting is a hazard to both pedestrians and motorists. The work should be funded from the general rate and not pushed onto the Rippingale development plan costs. It serves all the ratepayers who live along Rippingale Road, in addition to all the through traffic and pedestrians that use this link.
51 Mrs A.W. Rae .	51.1	Support	Support for Plan Change 14.
52 Mrs G North .	52.1	Support	Support for the Plan Change as submitted. The area around the Plan Change is already developed and as long as the development is well planned (e.g. section size not too small) then development should be allowed in this area. Land should be rezoned to residential. Tthe land to the east and north is already zoned residential and this has set a precedent. Properties of this nature are needed in Hanmer Springs as they will cater for those families seeking medium size (1,000m sq) residential sections on flat land.

Submitter	Sub No	Type	Decision Requested
53 Mr P North	53.1	Support	Land should be included within the urban boundary and zoned residential.
	53.2	Oppose	All of the conditions need to be completed before the land is developed e.g. stopbank on Chatterton River.
54 Mrs R Innes	54.1	Support	Change (the District Plan) to the proposed Plan Change. The Plan Change will contain the township within its natural boundaries
55 Mr D Innes	55.1	Support	Approve the proposed Plan Change. Support on the basis of continuing the township within its naturally defined boundaries.
56 Mrs E.L. Lunn	56.1	Support	Approve the Plan Change. This increases the opportunity for people to buy smaller properties enabling more change for long term residences in Hanmer Springs
57 Mr R.J. Stirling	57.1	Support	Approve the rezoning of land from Rural to Residential. Submitter supports well planned subdivision in appropriate places such as this. This land is ideal for residential development.
58 Mrs Y Farrent	58.1	Support	Rezone land from rural to residential. Supports the need for smaller sections in an area that lends itself to development.
59 Mr K.J. Gavin	59.1	Support	Change the designation from Rural to Residential. There is demand for flat sections as they are easier to build on. The flat sections available at the moment are very expensive and a lot of them are exposed to the wind.
60 Mrs K.I. Gavin	60.1	Support	Change the designation from rural to residential. Support the Plan Change, there are not enough sections close to Hanmer Springs that are on flat land.
61 Mr J.M. Fletcher	61.1	Support	Approval of the plan change from rural to residential, further residential is a positive necessity that can only bring good things to the village.
62 Mrs L.M. Harris	62.1	Support	Plan Change will provide reasonable sized sections at a reasonable price, which will hopefully encourage a more permanent population.
63 Mr M King	63.1	Support	General support for the Plan Change. Smaller sections are required in Hanmer Springs, rather than larger homes on even larger sections to allow more permanent population to come to Hanmer Springs. The future of Hanmer Springs aesthetic history is not in large houses on even larger sections, but in small quaint aesthetically pleasing homes.
64 Mrs V Teka-King	64.1	Support	Support for the Plan Change. Smaller sections are more ideal for the future of Hanmer Springs.
65 Mr B Ensor Bruce Ensor Builders Ltd	65.1	Support	Area should be rezoned from rural to residential. It will be of great value to the community and the families that will eventually live there.

Submitter	Sub No	Type	Decision Requested
66 Mr P Batchelor .	66.1	Support	Allow subdivision to go ahead
67 Mr N Batchelor .	67.1	Support	Land should be rezoned from rural to residential it is a good place for development.
68 Mrs T Colson .	68.1	Support	Support for the plan change because it is a good area to develop. Rezone land from rural to residential.
69 Mrs D Batchelor .	69.1	Support	Allow subdivision to go ahead.
70 Mr M & Mrs S.J. Minson Minson Partnership	70.1	Support	Approval for rezone request. There are few flat sections left in Hanmer of a reasonable area.
71 Mr S.G Miller .	71.1	Support	Support the Plan Change as a logical extension to the urban boundary. Change the zoning from rural to residential
72 Mr P Brash .	72.1	Support	Support the proposed Plan Change because it is consistent with the local growth management strategy as per the "Hanmer Growth Strategy and Town Centre Development - 2006 and subsequent related planning. Sections are a reasonable size, but larger than those typically sought for holiday homes, but is a more efficient use of land compared to nearby Glenlea Estates and Woodbank. The proposed Plan Change has minimal impact on the approach to Hanmer
73 Mr G Brash .	73.1	Support	The plan change is consistent with the regional objectives and policies of the Hurunui District Plan
	73.2	Support	Council should approve Plan Change 14. The plan change is a natural extension of the Hanmer Township to the geographic boundary of the Chatterton River. The Plan Change does not change the inherent character of the Hanmer Township, rather it enhances its progression within the over arching town development framework.
	73.3	Support	Will reduce the geographic area that could be potentially affected by flooding
74 Mr P Packham .	74.1	Support	General support for the Plan Change. Will benefit both the locals and the wider community. More land of this description should be made available for residential development.
	74.2	Support	The land should be rezoned from rural to residential.
75 Mr M & Mrs A Smith .	75.1	Support	General support for the Plan Change, it is a small area of land surrounded by residential sections.
	75.2	Support	Further development of this land does not interfere with visual amenities and there is already a lot of other development in the area.
	75.3	Oppose	This land should be rezoned residential.

Submitter	Sub No	Type	Decision Requested
76 Mr M Beattie .	76.1	Support	Support for the Plan Change. It is important to make the best possible use of this land. There is very little flat land in Hanmer for development. The submitter would like to see the land rezoned from rural to residential.
77 Mr R Carter .	77.1	Support	General Support for the Plan Change to allow Hanmer Springs to grow and the whole community to benefit. The submitter would like to see the land rezoned from rural to residential.
78 Mrs M.J. Long .	78.1	Support	Rezone the land from rural to residential. It will enhance the value to families and others who choose to live in that area of Hanmer Village.
79 Mr R.W. Long .	79.1	Support	Rezone the land from Rural to Residential, the land is suitable for residential development.
80 Mr J.W. Donaldson .	80.1	Support	Full support for the Plan Change and allowing the township a positive step forward.
81 Mrs J.M. Donaldson .	81.1	Support	Support for the Plan Change. Submitter sees no disadvantage at all.
82 Mrs K.D. Scart .	82.1	Support	Change zoning from rural to residential.
83 Mr B Lake .	83.1	Support	Rezone land from rural to residential submitter supports the development of Hanmer Springs.
84 Mrs J Wehner .	84.1	Support	Support for the Plan Change. Hanmer needs more sunny residential sections and smaller sections are more affordable. Go ahead with the planned changes from rural to residential.
85 Mr A.W. Carter .	85.1	Support	Smaller sections are in great need especially around Rippingale Road area, change the area from a rural zoning to a residential zoning.
86 Mr S.M. King .	86.1	Support	Support for the Plan Change because it would be good to see Hanmer Springs grow. Change (the zoning) from rural to residential.
87 Mrs L Mehrtens .	87.1	Support	Submitter agrees to open this area for developing. Rezone to residential
88 Mrs S Hewett .	88.1	Support	Support for the Plan Change. Would like to see more flat land become available. Approve the change from rural to residential.
89 Mr I.M. Mehrtens .	89.1	Support	Let these people do what they wish to do and give them the "go ahead"
90 Mrs V.E. Paton .	90.1	Support	Support the Plan Change but sections should not be less than 900m2 in this part of Hanmer Springs.
	90.2	Support	Support for the specific provisions of the Plan Change.

Submitter	Sub No	Type	Decision Requested
91 Mr R.S. Paton	91.1	Support	Support the Plan Change to enable more land to be made available for development in Hanmer Springs.
92 Mr P & Mrs J Adams	92.1	Support	Plan Change should be approved.
93 Mrs J Adams	93.1	Support	Supports the change in zoning because the area is suited to residential development. It is desirable to encourage growth here instead of in the centre of the village.
94 Mrs D McLeod	94.1	Support	The land currently zoned rural should be rezoned residential. It makes sense that land is developed away from the village centre. The land concerned will be well utilised if rezoned residential.
95 Mrs K Bratschi	95.1	Oppose	Amend Plan Change to ensure a minimum allotment / section size of 2000m2 as in the rural lifestyle zone, to help retain the feeling of open spaciousness and calm and allow this development to flow smoothly, naturally and contiguous to the eye with Glenlea and Woodbank.
	95.2	Oppose	Amend Plan Change to include subdivision consent criteria to enhance the feeling of green open space, with spacious streets, simple subdivision design, wide road reserves, grass verges and walkways, and avoiding dense residential development.
	95.3	Oppose	Amend Plan Change to ensure that Rippingale Road is widened, upgraded and sealed to the Council's satisfaction to meet the demands of increased traffic. A continuous footpath needs to be provided to link the footpath on the Terrace and the Glenlea subdivision. There is a blind corner at the top and is very narrow when cars pass other cars and walkers. Increased traffic will not improve this.
	95.4	Oppose	Amend Plan Change to ensure adequate management of water supply, sewerage, stormwater and other services, all to Council's satisfaction to meet the demands of current and increased housing.
96 Mr D Duns Rippingale Holdings Limited	96.1	Oppose	Rippingale Road needs to be upgraded to a width of 7 metres inline with the road through the Glenlea Subdivision. The road must also be sealed on the same basis. The dangerous corner near 64 Rippingale Road should also be remodelled and located in the correct position. This work will make the road much safer for the increased traffic that will result from the proposed plan change. A pedestrian pathway should be part of the remodelling of this corner and this pathway should join up with the Glenlea footpath.
	96.2	Oppose	The stormwater discharge and runoff should not affect any of the neighbouring properties. It should not adversely affect the Glenlea subdivision sections.

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97 Mr D Duns Portree No 2 Family Trust	97.1	Oppose	Rippingale Road needs to be upgraded to a width of 7 metres inline with the road through the Glenlea Subdivision. The road must also be sealed on the same basis. The dangerous corner near 64 Rippingale Road should also be remodelled and located in the correct position. This work will make the road much safer for the increased traffic that will result from the proposed plan change. A pedestrian pathway should be part of the remodelling of this corner and this pathway should join up with the Glenlea footpath.
	97.2	Oppose	The stormwater discharge and runoff should not affect any of the neighbouring properties. It should not adversely affect the Glenlea subdivision sections.
98 Mr R.E. Bossley	98.1	Oppose	Rippingale Road needs to be upgraded to a width of 7 metres inline with the road through the Glenlea Subdivision. The road must also be sealed on the same basis. The dangerous corner near 64 Rippingale Road should also be remodelled and located in the correct position. This work will make the road much safer for the increased traffic that will result from the proposed plan change. A pedestrian pathway should be part of the remodelling of this corner and this pathway should join up with the Glenlea footpath.
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99 Mr D Duns P W Duns Family Trust	99.1	Oppose	Rippingale Road needs to be upgraded to a width of 7metres inline with the road through the Glenlea Subdivision. The road must also be sealed on the same basis. The dangerous corner near 64 Rippingale Road should also be remodelled and located in the correct position. This work will make the road much safer for the increased traffic that will result from the proposed plan change. A pedestrian pathway should be part of the remodelling of this corner and this pathway should join up with the Glenlea footpath.
	99.2	Oppose	The stormwater discharge and runoff should not affect any of the neighbouring properties. It should not adversely affect the Glenlea subdivision sections.

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100 Mr J.B. Berrill The Hanmer Village Protection Group	100.1	Oppose	Relief sought - That the Plan Change is withdrawn or rejected in its entirety. The submitter notes that the Plan Change would be contrary to the purpose and provisions of the RMA 1991. The proposed Plan Change is contrary to or inconsistent with a number of objectives and policies in the District Plan. The proposed Plan Change is contrary to the District Plan that seeks to protect open spaces and prevent degradation of the visual qualities of the area. The Section 32 is inadequate. It fails to properly assess alternatives and to give due consideration to the costs or disadvantages of the Plan Change. The submitter notes that the area that is proposed to be rezoned is located some distance from Hanmer Village and would lead to a splintered style of residential development which is contrary to the objectives of the District Plan. There is already sufficient residential land available in Hanmer Springs for residential development, this should be developed before Hanmer is enlarged. The area is located in Area 14 in the Hanmer Springs Growth Strategy and Town Centre Development Plan and has been identified as the second to last area to develop. The increased traffic resulting from the Plan Change will have significant adverse affects on the roading infrastructure, safety and amenity values. In addition residential density is not appropriate for the are covered by the Plan Change due to natural hazards. Rippingale Road is a popular road. The Zig Zag part of Rippingale Road is a traffic hazzard because it is blind at the top and is very narrow when cars pass other cars or walkers.
101 Mr W.F. Lawson - LATE .	101.1	Oppose	The explanation on page one of the plan change 14 document referrers to Lot 1 DP 351105, this cannot be correct. It appears that the reference should be to Lot 2 DP 351105.
	101.2	Oppose	General support in principle for the Plan Change, subject to satisfactory safeguards being put inplace against the effects of flooding and improvements to the width and gradient of the zigzag on Rippingale Road.
	101.3	Oppose	The zigzag on Rippingale Road currently represents a hazard to larger vehicles because of its limitations as to width and gtade. This section of Rippingale Road will require redesign of its alignment if it is to cope with the increased traffic volume.
102 Mr A & Mrs D Dunbar LATE .	102.1	Support	Support for the plan change. There is a need to provide further residential areas available for the continuing growth of Hanmer Springs as not only a rural town but also to further its potential as a tourist destination.