

# Summary - Submissions by Submitter

11 February 2009

## Plan Change 16

| Submitter                                    | Sub No | Chp | Page | Topic                                | Type    | Decision Requested  |
|--|--------|-----|------|--------------------------------------|---------|---|
| 1 Mr B Blattner Private Individual           | 1.1    | 3   | 1    | Woodbank Road                        | Oppose  | That the Hurunui District Council reviews traffic development along Woodbank Road, resulting from the proposed approx 80 new building sites. HDC should appoint an independent traffic specialist to undertake this review, cost to be paid by the applicant. |
|  | 1.2    | 3   | 1    | Woodbank Road                        | Oppose  | That Woodbank Road gets widened / upgraded from SH7A to the proposed site with footpath for pedestrians. Applicant to Contribute to this upgrade.   |
|  | 1.3    | 3   | 1    | Woodbank Road                        | Oppose  | That the intersection Woodbank and Argelins roads with SH &A is made safer for all users by building a roundabout type intersection. Applicants to pay towards this upgrade.  |
|  | 1.4    | 7   | 1    | Create an Esplanade Reserve          | Oppose  | That the Applicant creates an esplanade along the Chatterton River to link up to the existing esplanade further north along the Chatterton River for residents and visitors to use as Walkway with pick nick (sic) and resting areas along the river.         |
| 2 Mrs R Solomon Te Runaga O Kaikoura         | 2.1    | 1   | 1    | Supports Plan Change 16              | Support | Supports the proposal, as long as the community in general, does. However would like to be consulted with when a subdivision application for this land is received regardless of whether or not the application is processed on a non-notified basis.         |
| 3 Mrs A Taylor Private                       | 3.1    | 2   | 1    | Decline Plan Change 16               | Oppose  | Deny the proposed private Plan Change 16  |
| 4 Mrs R Ensor Hanmer Springs Community Board | 4.1    | 4   | 1    | Area should be zoned Rural Lifestyle | Oppose  | The areas identified in Plan Change 16 should be zoned Rural Lifestyle not residential as shown in the operative District Plan  |
|  | 4.2    | 3   | 1    | Woodbank Road                        | Oppose  | That either a Financial Contribution of a Development Contribution should be required from the Plan Change 16 area to part fund the upgrade of the Woodbank Road / SH7 intersection.  |

| Submitter                                    | Sub No  | Chp | Page | Topic                      | Type                                 | Decision Requested  |   |
|--|---------|-----|------|----------------------------|--------------------------------------|---|---|
| 4 Mrs R Ensor Hanmer Springs Community Board | 4.3     | 5   | 1    | Potential risk of Flooding | Oppose                               | The Board Requests that Plan Change 16 is adopted subject to a detailed flood risk assessment is undertaken for the Hurunui District Council by an independent consultant. Adoption is subject to this report demonstrating that the land is protected from flooding from a 0.2% AEP event and that any downstream effects of any flood protection works are no more than minor. In addition any rezoning for this land should be deferred until a satisfactory stopbank management plan is approved by Environment Canterbury which is funded by those properties that benefit.  |   |
| 5 Mr S Higgs New Zealand Transport Authority | 5.1     | 3   | 1    | Woodbank Road              | Oppose                               | That the Plan Change is declined until the issues regarding an appropriate mechanism to address the effects of the proposed zone on SH7A are resolved.  |   |
|  | 5.2     | 3   | 1    | Woodbank Road              | Oppose                               | Where the appropriate mechanisms to avoid remedy or mitigate effects on the State Highway are resolved, then the NZTA seeks the following: i) If an appropriate mechanism to manage effects on the proposed zone on SH7A by way of the Plan Change can be achieved, then a rule be incorporated into the District Plan which addresses the timing and funding of an intersection upgrade; and ii) Additional changes to Plan Change 2 outlined below and any subsequent changes to address the concerns raised by the NZTA in this submission including upgrading the Woodbank Road / Argilins Road / Hanmer Springs Road (SH7A) intersection to an appropriate standard. |   |
|  | 5.3     | 3   | 1    | Woodbank Road              | Oppose                               | Include a new rule under section A3 - Subdivision, A3.6 Non - Complying Activities to read (h) The upgrade of the Argelins / Woodbank Road / Hanmer Springs Road (SH7A) shall occur prior to any subdivision occurring in the Residential G Zone.   |   |
|  | 5.4     | 3   | 1    | Woodbank Road              | Oppose                               | Include a new rule under section B4 - Hanmer Basin, B4.5 Non complying activities to Read: (d) The upgrade of the Argelins / Woodbank Road / Hanmer Springs Road (SH7A) shall occur prior to any subdivision occurring in the Residential G Zone.   |   |
| 6 Mr J & Mrs P Rundel Individual             | Private | 6.1 | 4    | 1                          | Area should be zoned Rural Lifestyle | Oppose  | Any urban zoning of the land be restricted to rural lifestyle sections and remain consistent with the adjoining Woodbank subdivision and area extending through to the golf course. |

| Submitter                    | Sub No             | Chp    | Page | Topic | Type                                 | Decision Requested |   |
|------------------------------|--------------------|--------|------|-------|--------------------------------------|--------------------|---|
| 7 Mrs C Sargent Limited      | Micah Properties   | 7.1    | 1    | 1     | Supports Plan Change 16              | Oppose             | Micah Properties seek that the provisions of PC16 remain unchanged.   |
| 8 Mrs B Vague                | Barbara Vague      | Law8.1 | 2    | 1     | Decline Plan Change 16               | Oppose             | That the application should be declined, or deferred for the applicant to provide proper and better graphic evidence of the development.  |
| 9 Mr G Sutherland Individual | Private            | 9.1    | 4    | 1     | Area should be zoned Rural Lifestyle | Oppose             | Area should be zoned rural lifestyle due to stormwater runoff.  |
|                              |                    | 9.2    | 0    | 1     | Tree Planting / Tree Felling         | Oppose             | Access to the River should be protected and trees planted to protect river bank environment and provide a wind break.   |
| 10 Mr R Vesey Canterbury     | Environment        | 10.1   | 5    | 1     | Potential risk of Flooding           | Oppose             | Decline the application if there is an adverse effect on the Hanmer West and Upper Chatterton River Rating District; or Grant the application if the recommended flood protection works are carried out, there is no adverse effect on the rating district and the applicant reaches agreement with us in regard to ongoing maintenance.  |
| 11 Mr V Smith Canterbury     | Environment        | 11.1   | 2    | 1     | Decline Plan Change 16               | Oppose             | That the change as proposed be declined   |
| 12 Mr I McAulay              | Private Individual | 12.1   | 2    | 1     | Decline Plan Change 16               | Oppose             | That the plan change 16 in its present form be rejected for the following reasons: That if this area is to be approved for subdivision an integrated subdivision layout is presented to the community that includes but not limited to integrated street and open space network, that is more sensitive to the visual impact of surrounding existing subdivisions. This may include a more sympathetic and integrated design within the whole zone area, landscape setbacks, better traffic, cycling and pedestrian flow characteristics from existing subdivisions to the river bank using a well thought out and integrated stormwater and open space design, section layout and density and building setbacks. If a higher density is desired beyond what Hanmer Springs growth strategy and town centre development plan recommends then consideration should be given to larger sections with unit titles. |
|                              |                    | 12.2   | 3    | 1     | Internal Rooding Layout              | Oppose             | That the access road and the access roads and turnaround areas proposed between proposed on the boundary between the two sites be dispensed with.   |

| <b>Submitter</b>                   | <b>Sub No</b> | <b>Chp</b> | <b>Page</b> | <b>Topic</b>                 | <b>Type</b> | <b>Decision Requested</b>   |
|------------------------------------|---------------|------------|-------------|------------------------------|-------------|---|
| 12 Mr I McAulay Private Individual | 12.3          | 3          | 1           | Internal Roading Layout      | Oppose      | That a road should not be placed on the stopbank due to negative visual impact due to grade change required to access properties, light pollution, and elevated vehicle movements. As the consent holder of this portion of stopbank the submitter believes that he should have been consulted with before any development on the stopbank. |
|                                    | 12.4          | 0          | 1           | Tree Planting / Tree Felling | Oppose      | That landscaping should be a top priority and that clear felling for the existing trees should be carried out progressively so as to provide shelter in the establishment phase of new plantings.   |