
SUMMARY OF SUBMISSIONS (DECISIONS REQUESTED AND REASONS)

Agenda 17: Plan Change 17 - North East Kaiapoi

Ref Relief Sought

Airways Corporation of New Zealand

26.1 Delete all changes to the District Plan which allow for rezoning within the 50dBA noise contour line.

Reason Airways consider that noise complaints are likely to increase as a result of increased development which creates an unnecessary pressure on the ongoing operation of the airport. Airways does not wish to see aircraft safety compromised as a result of a desire to increase development in the Kaiapoi area. Any request to alter the flight paths would be out of step with both national and international procedures and potentially have an adverse effect on aircraft safety. CIAL has no power to vary flight paths.

Blackwell, D H

1.1 Retain the proposed Plan Change as notified.

Reason Ten thousand residents live happily under the flightpaths. No logical reason why CIAL should be able to impose building constraints.

1.2 Retain the proposed Plan Change as notified.

Reason Flooding and drainage problems have been overcome.

1.3 Retain the proposed Plan Change as notified.

Reason Wide and easy access onto motorway and Williams Street.

1.4 Retain the proposed Plan Change as notified.

Reason More land is urgently needed to prevent stagnation of Kaiapoi growth.

Brown, Francis & Maryanne

2.1 Retain the amendments as proposed by Plan Change 17. Investigate deleting airport contour path.

Reason Opposed to CIAL imposing restrictions on District/Kaiapoi growth.

2.2 Retain the amendments as proposed by Plan Change 17. Investigate deleting airport contour path.

Reason Area A is within close proximity to the Pineacres corner enabling traffic to feed into the motorway north and south.

2.3 Retain the amendments as proposed by Plan Change 17. Investigate deleting airport contour path.

Reason Demand for housing in Kaiapoi. Kaiapoi needs to grow.

Cameron, Russell & Christine

3.1 Retain proposed plan change as notified.

Reason Decision making should be left to the District Council and not CIAL.

3.2 Retain proposed plan change as notified.

Reason Logical extensions to existing areas of housing.

Canterbury Regional Council

6.1 Delete the proposed Plan Change in its entirety.

Reason Limited flood modelling to determine if site is suitable for urban development.

6.2 Delete the proposed Plan Change in its entirety.

Reason Traffic effects need to be modelled. Noise contours are to be remodelled (completed March 07).

6.3 Delete the proposed Plan Change in its entirety.

Reason Development between 50 and 55dBA is inappropriate and unsustainable.

6.4 Delete the proposed Plan Change in its entirety.

Reason Waimakariri District Council member of Urban Development Strategy process, plan change pre-empts and undermines that outcome.

6.5 Delete the proposed Plan Change in its entirety.

Reason Inconsistent with the Waimakariri District Plan and the Canterbury Regional Policy Statement.

Christchurch City Council

4.1 Delete the proposed plan change (as notified) in its entirety.

Reason The proposed rezoning under 50dBA is inconsistent with the approach taken by Christchurch City Council with Selwyn and Waimakariri District Council plan reviews. Compromise ability of CIAL to operate effectively and efficiently.
Section 32 report inadequate in respect of its assessment of aircraft noise and the traffic effects on the roading network.

4.2 Delete the proposed plan change (as notified) in its entirety.

In the alternative:

- Delete the area under the 50dBA Ldn noise contour lines; and
- Consider deferring the area outside the 50Ldn dBA noise contour after the northern arterial is constructed or other improvements are made to the Roothing Network; and
- Postpone final consideration of the plan change until the greater Christchurch Urban Development Strategy has been adopted and relevant parts incorporated into the Regional and District Planning documents.

Reason Proposed plan change may be inconsistent with the principles, timing and direction of the greater Christchurch Urban Development Strategy. Inequality in treating landowners differently depending on which territorial authority they may reside.

Christchurch International Airport

5.1 Delete all amendments relating to proposed Plan Change 17.

Reason No justification for further residential zoning in Kaiapoi. Proposed plan change based on erroneous technical advice and inadequate assessment of operational requirements for control of aircraft movements. Plan change inconsistent with Objectives 14.3.1 and 18.1.1, and Policies 14.3.1.1 and 18.1.1.1(j) and 18.1.1.3. Contrary to the Regional Policy Statement (Objective 2 and Policy 4 of Part 12) and (Objective 1 and Policy 1 of Part 15 and Part 20.3).

5.2 Delete all amendments relating to proposed Plan Change 17.

Reason Proposed Plan Change is contrary to/inconsistent with Christchurch City Plan and Proposed Selwyn District Plan as it relates to operation of the Christchurch International Airport and is identified as a cross boundary issue.

5.3 Delete all amendments relating to proposed Plan Change 17.

Reason Rezoning inappropriate without the benefit of an outline development plan.

5.4 Delete all amendments relating to proposed Plan Change 17.

Reason Proposed change is contrary to the Resource Management Act 1991.

Foster, D J & A P

7.1 Amend policies 18.1.1.4 and 18.1.1.5 by noting that that while there may an increasing frequency of aircraft movements in the future there will be an accompanying decrease in noise levels for individual aircraft. Amend planning maps 59, 101, 102 and 103 and replace with new contour lines as a result of the proposed re-modelling. Amend plan to remove 50dBA Ldn from planning maps 59, 101, 102 and 103. Amend policy 11.1.1.9 and objective 14.3.1.1 and relevant policies and objectives to provide the relief sought being the removal or replacement of the noise contours.

Reason Underlying modelling which CIAL have relied on is inaccurate due to following an out of date version of INM model, inaccurate/inappropriate inputs. Range of additional measures or options available to CIAL but are not adopted. The noise contours are unwarranted in terms of meeting the purpose of the Resource Management Act 1991.

Gerard Phillips & Valerie Bunn

16.1 Amend wording in District Plan to incorporate land known as Area C within the rezoned Area A land.

Reason Development in Area C would allow submitters to connect to Council sewer.

16.2 Amend wording in District Plan to incorporate land known as Area C within the rezoned Area A land.

Reason Floor heights already set through the Moorcroft subdivision.

16.3 Amend wording in District Plan to incorporate land known as Area C within the rezoned Area A land.

Reason The land within Area C is well suited for residential housing with schools in the area and natural traffic flow.

Hodson, Paul

8.1 Investigate and consider the impact of increased number of students within Kaiapoi.

Reason Uncertain as to where all the children will go to school and how they will get there.

Jack Ryan & Estate P J Ryan

19.1 Retain the proposed plan change amendments as notified as it allows for residential zoning.

Reason Area A contains the highest land above sea level in the whole of Kaiapoi.

19.2 Retain the proposed plan change amendments as notified as it allows for residential zoning.

Reason Ground conditions are excellent in regard to liquefaction and flooding.

19.3 Retain the proposed plan change amendments as notified as it allows for residential zoning.

Reason Roading and services are located in two places to the boundary, compliment Moorcroft subdivision.

Jameson, R L & K M

9.1 Retain Plan Change as notified. Consider Area A for development first.

Reason Some services are already in place.

9.2 Retain Plan Change as notified. Consider Area A for development first.

Reason Lower flood risk.

9.3 Retain Plan Change as notified. Consider Area A for development first.

Reason More in keeping with the layout of Kaiapoi.

John Ryan & John Ryan & Ernest Tait as Trustees

18.1 Amend/delete Policy 11.1.1.9 as it relates to the 50dBA Ldn. Amend any policies or objectives relating to aircraft noise that constrain residential development within Area A.

Reason Soils particularly suitable for residential development, this includes geotechnical considerations.

18.2 Amend/delete Policy 11.1.1.9 as it relates to the 50dBA Ldn. Amend any policies or objectives relating to aircraft noise that constrain residential development within Area A.

Reason Easily serviceable being adjacent to recently developed Moorcroft subdivision and economics of scale.

18.3 Amend/delete Policy 11.1.1.9 as it relates to the 50dBA Ldn. Amend any policies or objectives relating to aircraft noise that constrain residential development within Area A.

Reason Area A meets the requirements imposed by Ecan for the Moorcroft subdivision floor levels.

18.4 Amend/delete Policy 11.1.1.9 as it relates to the 50dBA Ldn. Amend any policies or objectives relating to aircraft noise that constrain residential development within Area A.

Reason Extension partially under the noise contour will not give rise to any material additional effects.

K B Contracting & Quarries Ltd

- 10.1 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Add within the District Planning Maps the allowance for an Outline Development Plan for North East Kaiapoi (Area A).

Reason A preliminary servicing strategy that details the potential demand for water, electricity and telephone services and proposed management systems for stormwater and sanitary sewer capacity issues have been raised. Any such issues can be mitigated by upgrades suggested in the Council's servicing report.

- 10.2 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Add within the District Planning Maps the allowance for an Outline Development Plan for North East Kaiapoi (Area A).

Reason The flood levels for the area have been established through the Moorcroft and Canterbury Lakes developments.

- 10.3 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Add within the District Planning Maps the allowance for an Outline Development Plan for North East Kaiapoi (Area A).

Reason Supports the provisions proposed within the Plan Change to deal with the protection of communities to unreasonable noise nuisance.

- 10.4 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Add within the District Planning Maps the allowance for an Outline Development Plan for North East Kaiapoi (Area A).

Reason The extension to the north east (Area A) is a logical step for the growth of Kaiapoi.

- 10.5 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Add within the District Planning Maps the allowance for an Outline Development Plan for North East Kaiapoi (Area A).

Reason K B Contracting & Quarries Ltd agrees with Council approach of an accidental discovery protocol.

- 10.6 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Add within the District Planning Maps the allowance for an Outline Development Plan for North East Kaiapoi (Area A).

Reason The development of area can be achieved with the introduction of only one additional link road.

- 10.7 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Add within the District Planning Maps the allowance for an Outline Development Plan for North East Kaiapoi (Area A).

Reason The Outline Development Plan has been designed in accordance with the Standards for Residential 2 Zone as set out in the Operative District Plan with the key feature being the provision of one central "spine" road.

Kaiapoi Community Board

- 11.1 Retain plan change as notified. Delete all references to the 50dBA contour line in the plan. Consider establishing a timeframe for an Outline Development Plan.

Reason Upgrade of McIntoshs drain a benefit to wider community.

Ref Relief Sought

- 11.2 Retain plan change as notified. Delete all references to the 50dBA contour line in the plan. Consider establishing a timeframe for an Outline Development Plan.

Reason The principal of 50dBA has not been independently verified and this may set a precedent which may restrict future growth in the District.

- 11.3 Retain plan change as notified. Delete all references to the 50dBA contour line in the plan. Consider establishing a timeframe for an Outline Development Plan.

Reason Supports the form and function of the plan change as it aligns with the District Plan for the health and wellbeing of the Kaiapoi Community.

McLean, Allan & Julia

- 12.1 Delete proposed amendments as required for Plan Change 17.

Reason Access routes not suitable for large volumes of traffic and will disadvantage existing residents.

- 12.2 Delete proposed amendments as required for Plan Change 17.

Reason Scale of development too large for the existing township infrastructure to cope.

Ministry of Education

- 13.1 Investigate the setting aside of land appropriate for a new educational facility in Kaiapoi.

Reason State primary and secondary schools in Kaiapoi are nearing, or are at capacity at present. Prudent to plan for the potential need for an additional State Primary School and early Childhood Education and care service.

Nimbus Consulting Ltd

- 14.1 Amend explanation and reasons for Policy 12.1.1.9 so that it recognises and provides CIAL with a range of options to avoid or mitigate the noise effects in the receiving environment. Amend planning maps 59, 101, 102 and 103 and replace with new contour lines as a result of the proposed re-modelling. Amend plan to remove 50dBA Ldn from planning maps 59, 101, 102 and 103. Amend policy 11.1.1.9 and objective 14.3.1.1 and relevant policies and objectives to provide the relief sought.

Reason Underlying modelling which CIAL have relied on is inaccurate due to following an out of date version of INM model, inaccurate/inappropriate inputs. Range of additional measures or options available to CIAL but are not adopted. The noise contours are unwarranted in terms of meeting the purpose of the Resource Management Act 1991. Appears to be no rules in District Plan relating to 50dBA, considered unnecessary to include in planning maps.

NZ Historic Places Trust

- 15.1 Investigate and identify known archaeological sites in the area. Amend District Plan to identify affected properties.

Reason Consideration of the archaeological sites is not adequate.

Ruby Views Ltd

- 17.1 Amend the area proposed by Plan Change 17 to include Area C. This should allow for Mackintosh's Drain to be diverted to also include Area C.

Reason Infrastructure including roading, water and sewer have been upgraded to cater for growth to the North East.

Ref **Relief Sought**

17.2 Amend the area proposed by Plan Change 17 to include Area C. This should allow for Mackintosh's Drain to be diverted to also include Area C.

Reason Providing for a larger area allows for a continuous form of bunding from Moorcroft east to Mackintosh's Drain, then south to the Cam River which would provide greater protection from a breakout from the Ashley River.

17.3 Amend the area proposed by Plan Change 17 to include Area C. This should allow for Mackintosh's Drain to be diverted to also include Area C.

Reason To maintain form and function in relation to the Urban Development in Kaiapoi.

17.4 Amend the area proposed by Plan Change 17 to include Area C. This should allow for Mackintosh's Drain to be diverted to also include Area C.

Reason Deal with flooding and CIAL issues as one process.

Selwyn District Council

20.1 Amend District Plan Policies and explanation so that they recognise the need to maintain consistency across territorial boundaries when dealing with noise effects/appeals.
Amend proposal to ensure a consistent approach to airport noise across territorial boundaries.

Reason Does not take into account airport noise remodelling work currently being undertaken by Christchurch International Airport Limited (CIAL). A consistent approach would help serve the requirements of integrated management of effects of the use and development of resources under the Resource Management Act 1991. Deferral will assist in promoting consistency. Appeals and the noise contours are subject to change.

20.2 Consider deferring proposal until the airport noise appeals are settled in light of the airport noise remodelling work.

Reason Important to avoid cross boundary inconsistencies in relation to how the airport noise and establishment of noise sensitive activities impact across territorial authorities.

Suburban Estates Ltd

21.1 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Amend within the District Planning Maps the allowance for an Outline Development Plan to the North East Kaiapoi (Area A).

Reason A preliminary servicing strategy details the potential demand for water, electricity and telephone services and proposed management systems for stormwater and sanitary sewer. Any such issues can be mitigated by upgrades suggested in the Council's servicing report.

21.2 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Amend within the District Planning Maps the allowance for an Outline Development Plan to the North East Kaiapoi (Area A).

Reason The flood levels for the area have been established through the Moorcroft and Canterbury Lakes developments.

21.3 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Amend within the District Planning Maps the allowance for an Outline Development Plan to the North East Kaiapoi (Area A).

Reason Supports the provisions proposed within the Plan Change to deal with the protection of communities to unreasonable noise nuisance.

Ref Relief Sought

- 21.4 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Amend within the District Planning Maps the allowance for an Outline Development Plan to the North East Kaiapoi (Area A).

Reason The extension to the north east (Area A) is a logical step for the growth of Kaiapoi.

- 21.5 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Amend within the District Planning Maps the allowance for an Outline Development Plan to the North East Kaiapoi (Area A).

Reason Agrees with Council approach of an accidental discovery protocol.

- 21.6 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Amend within the District Planning Maps the allowance for an Outline Development Plan to the North East Kaiapoi (Area A).

Reason The development of area can be achieved with the introduction of only one additional link road.

- 21.7 Amend District Plan to allow for residential development for the area covered by Plan Change 17. Amend within the District Planning Maps the allowance for an Outline Development Plan to the North East Kaiapoi (Area A).

Reason The Outline Development Plan has been designed in accordance with the Standards for Residential 2 Zone as set out in the Operative District Plan with the key feature being the provision of one central "spine" road.

Te Runanga o Ngai Tahu

- 22.1 Investigate and consider further consultation with the Runanga.

Reason

Transit New Zealand

- 23.1 Delete the proposed amendments as they relate to Plan Change 17 as notified.

Reason Plan Change does not achieve the purpose under Part II of the Resource Management Act 1991. Plan Change does not give effect to the functions of the Waimakariri District Council; and the potential local and distributional effects of traffic generated on the State Highway network. The appropriateness and timing for deferred residential zoning. Lack of technical information to support the Plan Change. The Plan Change does not achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the District.

- 23.2 Delete the proposed amendments as they relate to Plan Change 17 as notified.

Reason Inconsistencies with the Waimakariri District Plan and the Canterbury Regional Plan Statement.

- 23.3 Delete the proposed amendments as they relate to Plan Change 17 as notified.

Reason The Plan Change does not address the effects of the timing and management of growth to avoid and manage the effects on the State Highway 1 network.

Venis, Raymond

- 27.1 Consider not entering into legal dispute with Airport Authority.

Reason Any issues with Christchurch International Airport should be the responsibility of the developer not the council.

