



WAIMAKARIRI DISTRICT COUNCIL
PROPOSED
PRIVATE PLAN CHANGE 28
PG HARRIS
116, 136 & 148 MCHUGHS ROAD,
MANDEVILLE

Waimakariri District Council has accepted for public notification privately initiated District Plan change request 28 under clause 25 of the first schedule of the Resource Management Act 1991.

Proposed Private Plan Change 28 seeks to rezone Lots 1 – 3 DP 476847, held in certificates of title CFR 659932, CFR 659933 and CFR 659934. The land is known as 116, 136 and 148 McHughs Road, Mandeville North. The identified plan change amendments seek to retain the existing Rural Zoning of the area comprising the former gravel pit known as 148 McHughs Road, and to rezone 116 and 136 McHughs Road from Rural to Residential 4A.

To enable this, Proposed Private Plan Change 28 introduces a new Outline Development Plan into the District Plan, amends associated planning maps and adds or amends rules. The changes proposed are:

- Insert District Plan Map 179 - Mandeville North McHughs Road, Mandeville Road Outline Development Plan;
- Amend District Plan Maps 56, 57, 92 and 93 to show the proposed Residential 4A Zone and existing Rural Zone;
- Add new Rule 27.1.1.32 (minimum floor heights within the Mandeville North McHughs Road, Mandeville Road Outline Development Plan Map 179);
- Add new exemption Rule 30.6.2.14 (exemption to Rule 30.6.1.26 relating to vehicle crossing separation distances to intersections within the Mandeville North McHughs Road, Mandeville Road Outline Development Plan Map 179);
- Add new exemption Rule 30.6.2.15 (exemption to Rule 30.6.1.32 relating to road separation distances to intersections within the Mandeville North McHughs Road, Mandeville Road Outline Development Plan Map 179);
- Add new Rule 31.1.1.50 (fencing of pedestrian walkways within the Mandeville North McHughs Road, Mandeville Road Outline Development Plan Map 179);
- Add new Rule 32.1.1.20 (maximum allotment numbers within the Mandeville North McHughs Road, Mandeville Road Outline Development Plan Map 179);
- Add new Rule 32.1.1.89 (minimum subdivision floor heights within the Mandeville North McHughs Road, Mandeville Road Outline Development Plan Map 179);
- Add new clause (aj) to Rule 32.1.1.27 (compliance with development within the Mandeville North McHughs Road, Mandeville Road Outline Development Plan Map 179); and,
- Consequential amendments to numbering, maps and cross references.

Proposed Private Plan Change 28 is available from the following Council Service Centres and Libraries:

- Rangiora Service Centre, 215 High Street, Rangiora,
- Rangiora Library, 141 Percival Street, Rangiora,
- Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi,
- Oxford Service Centre/Library, 34 Main Street, Oxford.

A copy can also be viewed online on the Council's website: www.waimakariri.govt.nz.

Any person may make a submission on this Private Plan Change. Submissions must be in writing and in the format prescribed by Form 5 of the Resource Management (Forms) Regulations 1991 or similar. Forms are available from the Council Offices listed above and on the Council's website.

Once all submissions have been received, the Council will prepare and publicly notify a summary of the submissions. All the submissions will be available for public inspection. There will be an opportunity for anyone to make a further submission in support of, or in opposition to, any of these submissions. A Council hearing will then be arranged to consider all submissions, and decisions will be made. Anyone who has made a submission will have the right to attend the hearings and present his or her submission. Generally, anyone who has made a submission also has the right of appeal against a Council decision to the Environment Court.

Note: *This Private Plan Change request has no effect until the Council makes any changes to the District Plan operative.*

Submissions will close at 5.00 p.m. on 8 July 2016 at any Council Service Centres listed above. Submissions may also be lodged on the correct form via the Council's website.

If you have any questions in relation to the above, please contact the Planning Officer, Matthew Bacon, at the Rangiora Service Centre on 03-311-8900 Ext: 8635.

Dated at Rangiora this day: 1 June 2016

Victoria Caseley

PLAN IMPLEMENTATION MANAGER

WAIMAKARIRI DISTRICT COUNCIL

SUMMARY OF SUBMISSIONS

PRIVATE PLAN CHANGE 28 (RCP028)

**PG HARRIS
116, 136 & 148 MCHUGHS ROAD,
MANDEVILLE NORTH**

AUGUST 2016

Submitters RCP028 – PG Harris

116, 136 & 148 McHughs Road, Mandeville North

Submission Number	Submitter:
83	New Zealand Fire Service C/- Beca Ltd PO Box 13960 Armagh CHRISTCHURCH 8141
84	Trevor Keats 57 Roscrea Place RD2 KAIAPOI 7692
85	Waimakariri District Council 215 High Street RANGIORA 7400 Attention: Victoria Caseley
86	Trevor Walmsley 37 Winter Road RD5 RANGIORA 7475
87	Gavin Bennett and Yvonne Thompson 460 Mandeville Road RD2 KAIAPOI 7692

SUMMARY OF SUBMISSIONS (DECISIONS REQUESTED AND REASONS)

Agenda 28:

Ref Relief Sought

Gavin Bennett and Yvonne Thompson

87.1 Provide a more detailed Outline Development Plan.

Reason The Outline Development Plan does not identify the area of land proposed to be rezoned. It is unclear which part of the application site is proposed to be rezoned to Residential 4A.

87.2 Establish a maximum residential lot yield to inform the traffic assessments and other reports.

Reason The application contains conflicting statements regarding the number of allotments. As a consequence, it is not possible to determine the relevant potential lot yield.

87.3 Protect the status of the 'forestry block'.

Reason If the 'forestry block' is not intended to be developed it should be excluded from the rezoning in order to protect its status.

87.4 Prevent vehicular access from Mandeville Road and limit lot yield to be compatible with safe and efficient vehicle access along McHughs Road.

Reason The separation distance for the sole access to McHughs Road is contrary to District Plan separation requirements. Parts of the application refer to a new access road being formed from Mandeville Road. There are potential health and safety concerns with this access.

87.5 Update the traffic impact assessment to take into account the significant changes that have occurred post September 2014, to consider safety and wellbeing implications.

Reason The operation of access to the operative Mandeville Business 4 Zone has not been considered. The traffic impact assessment has been assessed on a potential 38 lots. The traffic implications of the Mandeville Business 4 access are immense given the close proximity of the two entrances. The recent installation of a new water tanker filling station will be used regularly by water tankers and contractors, which is not assessed by the traffic impact assessment.

Ref Relief Sought

- 87.6 Provide further detail into the capacity of the former gravel pit, including filling that has occurred, to confirm the flood risk to the wider Mandeville community.

Reason The ground contamination assessment report refers to no fill having occurred in the former gravel pit. The stormwater calculations appear to be arbitrary and approximate in relation to the actual containment of the pit and the amount of recent fill. The report contains conflicting statements regarding the depth of the former gravel pit. The ability for this pit to contain stormwater in flooding events cannot be over emphasized and any reduction in this ability will lead to greater risks.

Keats, Trevor

- 84.1 Decline private plan change application RCP028

Reason Additional development will impact on the infrastructure in the area and add additional traffic congestion to Tram Road. Mandeville is already inundated with subdivision growth and there appears to be little or no associated growth of amenities and services.

New Zealand Fire Service

- 83.1 Include provision for sufficient water supply and access for firefighting purposes, in accordance with SNZ PAS 4509:2008, in the event that the private plan change RCP028 is approved.

Reason It is unclear if the proposed measures to provide for firefighting water supply will comply with SNZ PAS. 4509:2008. It is important that the proposed plan change recognises the importance of emergency services to the health, safety and wellbeing of future occupants. The provision of appropriate firefighting water supply and access to these supplies is best clarified at the time of plan change prior to detailed subdivision design.

Waimakariri District Council

- 85.1 Approve private plan change RCP028, subject to amendments sought in the submission.

Reason

85.2 Add new Rule 31.1.1.50 Within the Mandeville Road – McHughes Road Residential 4 Zone shown on District Plan Map 179, any fence greater than 1.2 metres in height or less than 50% visually permeable shall be: a. located a minimum of 15 metres from any road boundary, 10 metres from any internal site boundary or 20 metres from any Rural Zone; and, b. limited to a length of not more than 20 metres along any one side, or to like effect

Reason Controls on boundary fencing play an important role in providing for the characteristics of the Residential 4A and 4B Zones as set out in Policy 17.1.1.2 and associated Table 17.1 of the District Plan. Specifically regarding close board fencing, Council has concerns that this type of fencing, which is not currently addressed by the plan change, can impact on the achievement of rural residential character, particularly as these fences can contribute to a diminished rural outlook, both with the zone, and when viewed from surrounding Rural areas. The additional plan standard sought by this submission seeks to provide controls on boundary fencing that do not contribute to rural residential amenity while allowing for “solid fencing” within the lots, in order to provide an area around the notional boundary of the dwellinghouse which can be used for privacy screening.

- 85.3 Add new Rule 31.4.1 Except as provided for by Rules 31.1.2, 31.2, 31.3, 31.5 and 31.6 any land use which does not comply with one or more of Rules 31.1.1.10 to 31.1.1.17, 31.1.1.20 to 31.1.1.64 is a discretionary activity, or to like effect.

Reason Controls on boundary fencing play an important role in providing for the characteristics of the Residential 4A and 4B Zones as set out in Policy 17.1.1.2 and associated Table 17.1 of the District Plan. Specifically regarding close board fencing, Council has concerns that this type of fencing, which is not currently addressed by the plan change, can impact on the achievement of rural residential character, particularly as these fences can contribute to a diminished rural outlook, both with the zone, and when viewed from surrounding Rural areas. The additional plan standard sought by this submission seeks to provide controls on boundary fencing that do not contribute to rural residential amenity while allowing for “solid fencing” within the lots, in order to provide an area around the notional boundary of the dwellinghouse which can be used for privacy screening.

86.1 Forbid the use of onsite private wells within the future subdivision

Reason The drilling of private wells on the sections in the subdivision should be forbidden. The unfettered use of well water for watering of lawns etc. is a waste of this precious resource. Adequate water for efficient irrigation can be purchased along with the domestic supply at a modest cost.

Grand total	12
-------------	----

