

Summerset Villages (Rangiora) Limited – Plan Change 29

Summary of submissions

Sub no.	Submitter name	Relief sought	Reasons
1	Jack Morris	<ul style="list-style-type: none"> Approve the Plan Change 	<ul style="list-style-type: none"> The proposed plan change will improve the recreational facilities for local residents. The proposed plan change will improve traffic safety in the area. The aesthetics of the whole Southbrook Park reserve can be greatly enhanced by the proposed plan change. The proposed plan change has and will provide superb connection to the existing Rangiora -Kaiapoi cycle-way.
2	WDC	<ul style="list-style-type: none"> Delete Rule 31.2 (and 31.2.2) Amend Rule 31.1 (and 31.3.8) Include a provision in Table 30.8 for Retirement Villages. 	<ul style="list-style-type: none"> A minimum controlled activity status for a retirement village is not considered an effective method to achieve the objectives of the district plan. If a future decision maker considered the matters of control did not avoid, remedy or mitigate a potential or actual adverse effect the decision maker would be unable to address these matters. It would be a more efficient and effective process to identify a required ratio for car parking in a retirement village. Depending on which ratio is used from the current Table 30.8 of the District Plan it could result in an under or over supply.
3	Andy McManus – Nor West Contracting Limited	<ul style="list-style-type: none"> Approve the Plan Change 	<ul style="list-style-type: none"> The proposed plan change will assist in curbing the lack of housing and residential care facilities available throughout the district. The selected land is surrounded by previously developed land which is appropriate to Residential 2 Zoning.

4	Beth and Silika Tavui	<ul style="list-style-type: none"> • The proposed entrance way of the plan change closest to the park should be shifted into alignment with Rowse Street. • The main building locations of the plan change should be shifted further back towards the reserve at the back of the property. • The Building A location of the plan change is to the rear of Building B location further from South Belt. 	<ul style="list-style-type: none"> • Moving the entrance way to align with Rowse Street would be safer for all residents. • The main building location of A and B are going to be an imposing looking structure due to the maximum height limit, therefore would be better placed further away from existing residents. • If Building location A was on the south side of Building location B it would be a better outcome in terms of access to sunlight.
5	Craig Wilson	<ul style="list-style-type: none"> • To keep the Residential 2 Density at 600m² 	<ul style="list-style-type: none"> • To ensure that the minimum lot size is contained at 600m²
6	Sally Shackleton and Steven Boyd	<ul style="list-style-type: none"> • Move building location A and B back toward the reserve or to the west of the site. • The proposed eastern entry/exit point should be moved to align with Rowse Street or align with the reserve drain area. • A provision for parking for staff within a retirement village should be created. • An entry/exit for heavy vehicles off Townsend Road during construction should be provided for. 	<ul style="list-style-type: none"> • Moving the building locations (A & B) will create less visual impact to residents along South Belt. • Moving the building locations (A & B) will maximize the sun aspect. • Moving the entry/exit point to align with Rowse Street will stop traffic congestion. • Moving the exit/entry point to align with Rowse Street makes it easier for residents to exit their properties. • (Plan submitted with annotations) • Overflow parking on South Belt will create a shortage in the area for residents if a provision for staff car parking is not provided for. • Limiting construction to certain hours and days will create less disturbance to local residents. • Limiting construction to certain hours and days will create less noise pollution for local residents.

		<ul style="list-style-type: none"> • There should be construction between 7:30am and 6:00pm weekdays only. • The plan change should ensure the area is dust free and all dust is contained on site during construction. 	<ul style="list-style-type: none"> • If dust is not contained on site dust storms would affect local residents health and well-being and create visibility issues to motorists.
7	Janet Pearson	<ul style="list-style-type: none"> • Approve the Plan Change 	<ul style="list-style-type: none"> • There is a growing need for this type of accommodation.
8	MA & BL Clarke Family Trust	<ul style="list-style-type: none"> • Approve the Plan Change 	
9	Helen Gilmore	<ul style="list-style-type: none"> • Approve the Plan Change 	<ul style="list-style-type: none"> • The proposed plan change will be an asset to the area. • The proposed plan change will enable improvements in access to, and frequency of, public transport. • The proposed plan change will enable the installation of footpaths and improvements in the maintenance of those. • The proposed plan change will enable improvements in traffic management and safety concerns in the area. • The proposed plan change will enable enhancements of features and facilities within the general area that impact on the safety and well-being of village residents.

10	Mandy Scott	<ul style="list-style-type: none"> • The entry/exit should be moved to align with Rowse Street or have the entrance off Townsend Road. • Visitor and Staff Parking for a Retirement village should be provided on-site or on Townsend Road and not on South Belt. 	<ul style="list-style-type: none"> • The proposed plan change will increase traffic congestion. • Parking is already limited due to training at the rugby fields and there will not be enough parking on South Belt for existing residents with further development. • (Plan submitted with annotations)
11	McAlpines Timber Limited – Martin Pinkham	<ul style="list-style-type: none"> • Ensure that reverse sensitivity is considered in terms of existing noise, light, and traffic noise. 	<ul style="list-style-type: none"> • Ensuring that the lawfully established, and future, activities on the adjacent Southbrook Business 2 (and potentially Industrial) land are protected and not subject to complaint from the new residents of the proposed Plan Change development area. • The development (including the buildings) should be designed to ensure that activities, lighting and noise from the Business 2 (Industrial) land does not impact on the proposed development.
12	Fire and Emergency New Zealand (FENZ)	<ul style="list-style-type: none"> • The addition of assessment criteria in relation to firefighting water supply and access. 	<ul style="list-style-type: none"> • Addition of the assessment criteria is to enable FENZ to carry out its firefighting duties in the case of an emergency. • Should the future development of a retirement village include buildings such as a care facility or communal hall, FW2 of the Code of Practice may not be sufficient.