

In the matter of

**The Local Government
Act 2002**

and

In the matter of

**Submissions on the Draft
Rural Residential Strategy**

OFFICER ADDENDUM REPORT

Hearings panel:

**Commissioners David Mountfort (Chair), Debra
Hasson and Mike Garland**

Reporting officer:

**Craig Friedel, Strategy and Policy Planner,
Selwyn District Council**

Monday 31st March 2014



Introduction

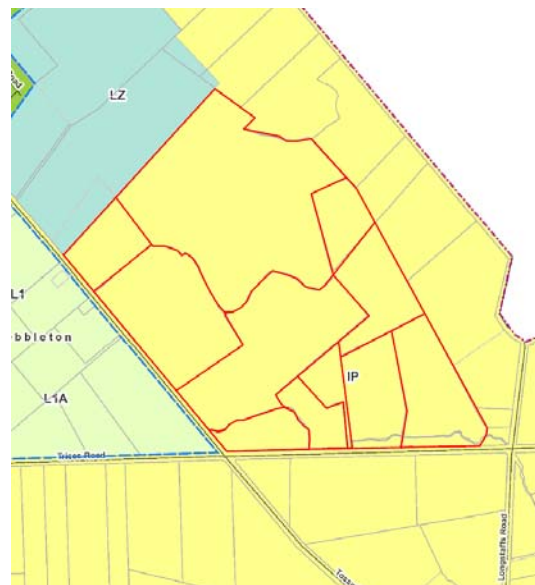
- 1.1 This is an addendum to the Officers report that was pre-circulated to submitters on Monday the 24th March 2014. The purpose of this report is to provide the Commissioners and submitters with supplementary information that has come to hand since the Officer's report was pre-circulated.
- 1.2 The points that are covered in this addendum report are in direct response to matters raised by submitters following a review of the Officer's report, including specifically the following:
 1. the omission of land that was identified for inclusion in the submission received from A Joyce (**S45**)
 2. a typographical error identified by Lincoln University, AgResearch and NZ Plant & Food (**S49**)
 3. a typographical error identified by Denwood Trustees (**S10**) and Coles Family Trust (**S12**) where the support for the inclusion of their respective properties was not cross-referenced in Attachment 4 of the Officers report
- 1.3 These issues are assessed in more detail below, with a final recommendation provided to assist the Commissioners and to enable submitters to provide a response at the hearing.
- 1.4 Any additional information that is received from the point this report is completed will be addressed at the public hearing commencing 4th April 2014.

Omission of the additional land nominated (A Joyce)

Introduction

- 1.5 The submitter (**S49 A Joyce**) notified SDC by email on the 25th March that some of the land nominated for inclusion in the adopted Strategy was omitted from the Officers report. The submission supports the inclusion of the land nominated to the east of Prebbleton, including those properties identified in the submissions from G & L Burgess (**S07**) and Pandora Trust (**S28**) and supported by the Prebbleton Community Association (**S35**).
- 1.6 However, in addition to this land, the submission from A Joyce (**S49**) also makes the following request:

"...include the area of land proposed as a rural residential zone in PC17, Prebbleton area including the amendment as proposed in my submission to extend the boundary to Trices Road to the south and Prebble Drain to the east..."
- 1.7 Therefore, the land covered by the submission encompasses a larger area to what was identified and assessed in the Officer's report. This area is illustrated in the plans below:



1.8 The submission references the following points to support the inclusion of the land that collectively includes the G & L Burgess property, the Pandora Trust land holdings and the additional land described above:

- Trices Road and Prebble's Drain represent strong boundaries
- the area is classified as TC2
- it is slower draining land that retains soil moisture, which is suitable for horticulture and residential gardens as less irrigation is required
- the land holdings are closer to the Town Centre than the two properties that are subject to the private plan changes (*S06 D & S Anderson* and *S20 Conifer Grove Trustees*)
- it would be logical to expect rural residential development to adjoin the proposed Domain extension
- the electricity transmission lines and pylons could be utilised for stormwater or larger parcels could be established to ensure dwellings are set back appropriate distances
- there is already a high proportion of rural residential sized properties along Trices Road (only two properties meet the present Rural Inner Plains zone density of 1hh/4ha)
- inclusion of the land will ensure uptake is a considered choice rather than just because other areas are all that are available

Assessment

1.9 The inclusion of the additional nominated land that was not assessed in the original Officer's report is opposed for the following reasons:

- it is acknowledged that the inclusion of the land as far south as Trices Road would be contained within the Township side of this strategic road. However, the inclusion of the land east of the transmission lines and pylons would be inconsistent with Policy B4.3.64¹ and the "Preferred Growth Area" in Appendix 31 (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 24), which represents a strong and logical boundary to contain residential and rural residential development
- there are uncertainties in respect to whether all of the land owners are aware that the land has been nominated and whether they endorse the submission
- the nominated land is closer to the town centre (being approximately 1km via Tosswill Road) when compared to the Anderson (S06)(1.8km via Trents and Springs Road) and Conifer Grove (S20)(1.3km via Birchs and Springs Roads). However, the nominated land is subject to several significant constraints that do not apply to these sites, including drainage issues, high water table, transmission lines and pylons and inconsistency with Policy B4.3.64 and "Preferred Growth Area"
- the transmission lines and pylons extend through the eastern, northern and western portions of the nominated land (refer to RRS13 Appendix 1 – Strategic Infrastructure Locations Criteria and Appendix 2 Map 8)
- the nominated land is subject to a high groundwater table (refer to RRS13 Appendix 1 – Chapter 6 and Prebbleton Natural Hazards and Environmental, Cultural and Heritage Values Locations Criteria and Appendix 2 – Map 15)
- the majority of the nominated land is comprised of Class I versatile soils (LUC) and the balance is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21)
- all of the nominated land to the east of Prebbleton would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The nominated land is located within the identified 'Liquefaction zone buffer' (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria)
- I oppose the inclusion of the additional nominated land at this point in time as the land is subject to a number of constraints, including the electricity transmission lines and pylons, susceptibility to liquefaction and stormwater management and drainage issues. I acknowledge that these constraints may be able to be resolved, but consider that there is sufficient land supported for inclusion in the Strategy within Prebbleton that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe.

¹ SDP: Township Volume – Growth of Township policies, Policy B4.3.64 [B4-076]

- 1.10 I oppose the inclusion of the additional land nominated by A Joyce (**S45**) for the above reasons. As a consequence, I request that the following amendments to Attachment 4 of the Officers report are considered by the Commissioners.

7. ADDITIONAL NOMINATED LOCATIONS		
Submitter	Summary of relief sought	Officer recommendation
S45 A JOYCE	Supports the inclusion of the land at 59 to 98 Tosswill Road (Lot 1 & Part Lot 2 DP 5464) and the additional land to the east as far as Prebbles Drain and south as far as Trices Road in the adopted Strategy for the reasons stated in the submission	<ul style="list-style-type: none"> Oppose the inclusion of the land nominated by Pandora Trust (S28) and support the inclusion of the land nominated by G & L Burgess (S07) for the following reasons: the inclusion of the G & L Burgess (S07) is generally consistent with Policy B43.642 and the "Preferred Growth Area" in Appendix 31 as it aligns with the east-west infill between the township and the electricity pylons and transmission lines (refer to RRS13 Appendix 2 – Map 24). However, the land nominated by Pandora Trust (S28) extends beneath the pylons and transmission lines further to the east so is arguably not as consistent with this policy (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria). a portion of the land nominated by Pandora Trust (S28) is an identified contaminated site (refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Location Criteria and Appendix 2 – Map 8) there are springs located on the land nominated by Pandora Trust (S28) that are of significant value to local Rununga, with land on the adjoining eastern boundary having a high groundwater table (refer to RRS13 Appendix 1 – Chapter 6 and Prebbleton Natural Hazards and Environmental, Cultural and Heritage Values Locations Criteria and Appendix 2 – Map 15) the majority of the land nominated by G & L Burgess (S07), and the western portion of the land nominated by Pandora Trust (S28), are comprised of Class I versatile soils (LUC) and the southern portion of the same land being comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21) all of the nominated land to the east of Prebbleton would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The eastern portion of the Pandora Trust (S28) land is located within the identified 'Liquefaction zone buffer' and there was liquefaction observed in close proximity to the site (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria) it is recommended that the G & L Burgess (S07) block be included in the adopted Strategy as it is consistent with a number of the criteria and avoids the majority of constraints identified to the east of Prebbleton (as identified in the PC 17 analysis). The inclusion of the land has the potential to facilitate the co-ordinated development of the balance of the land to the west, which has a Living Z zone following the Gazetting of the LURP, and the realisation of the Domain extension and integrated stormwater scheme identified in the Structure Plan and Living Z zone outline development plans (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria). the inclusion of the in the adopted Strategy will inevitably increase the land value and elevate the cost to Council and the community to acquire the land required for the domain extension and integrated stormwater scheme. This could have the implication that the land may become expensive for SDC to acquire, with alternative locations becoming more viable. However, these are not resource management effects that preclude the inclusion of the land in the Strategy. I oppose the inclusion of the Pandora Trust (S28) block at this point in time as the land is subject to a number of constraints, including the electricity transmission lines and pylons, contaminated land, susceptibility to liquefaction and stormwater management and drainage issues. An alternative that has been considered is that the portion of the land contained on the south-western side of the pylons and transmission lines could be included, but this would sever the land holdings and create undersized balance allotments. I acknowledge that these constraints may be able to be resolved, but consider that there is sufficient land supported for inclusion in the Strategy within Prebbleton that better aligns with the Locations Criteria to provide housing choice in the short term than

² SDP: Township Volume – Growth of Township policies, Policy B4.3.64 [B4-076]

		<p>the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe.</p> <p>In addition, I oppose the inclusion of the additional land nominated by A Joyce (S28) for the following reasons:</p> <ul style="list-style-type: none"> ▪ it is acknowledged that the inclusion of the land as far south as Trices Road would be contained within the Township side of this strategic road. However, the inclusion of the land east of the transmission lines and pylons would be inconsistent with Policy B4.3.643 and the "Preferred Growth Area" in Appendix 31 (refer to RRS13 Appendix 1 – Prebbleton Urban Form & Growth Management Locations Criteria and Appendix 2 – Map 24), which represents a strong and logical boundary to contain residential and rural residential development ▪ there are uncertainties in respect to whether all of the land owners are aware that the land has been nominated and whether they endorse the submission ▪ the nominated land is closer to the town centre (being approximately 1km via Tosswill Road) when compared to the Anderson (S06)(1.8km via Trents and Springs Road) and Conifer Grove (S20)(1.3km via Birchs and Springs Roads). However, the nominated land is subject to several significant constraints that do not apply to these sites, including drainage issues, high water table, transmission lines and pylons and inconsistency with Policy B4.3.64 and "Preferred Growth Area" ▪ the transmission lines and pylons extend through the eastern, northern and western portions of the nominated land (refer to RRS13 Appendix 1 – Strategic Infrastructure Locations Criteria and Appendix 2 Map 8) ▪ the nominated land is subject to a high groundwater table (refer to RRS13 Appendix 1 – Chapter 6 and Prebbleton Natural Hazards and Environmental, Cultural and Heritage Values Locations Criteria and Appendix 2 – Map 15) ▪ the majority of the nominated land is comprised of Class I versatile soils (LUC) and the balance is comprised of Class II versatile soils (LUC)(refer to RRS13 Appendix 1 – Environmental, Cultural & Heritage Values Locations Criteria and Appendix 2 – Map 21) ▪ all of the nominated land to the east of Prebbleton would require geotechnical assessments to determine the appropriateness of development and to determine what level of foundation design is required (refer to RRS13 Appendix 2 – Map 20). The nominated land is located within the identified 'Liquefaction zone buffer' (refer to RRS13 Appendix 1 – Prebbleton Natural Hazards Location Criteria) ▪ I oppose the inclusion of the additional nominated land at this point in time as the land is subject to a number of constraints, including the electricity transmission lines and pylons, susceptibility to liquefaction and stormwater management and drainage issues. I acknowledge that these constraints may be able to be resolved, but consider that there is sufficient land supported for inclusion in the Strategy within Prebbleton that better aligns with the Locations Criteria to provide housing choice in the short term than the nominated site, with on-going monitoring and reviews determining the necessity and appropriateness of additional sites within the recommended 5 year timeframe.
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Lincoln University, NZ Plant & Food and AgResearch

- 1.11 Lincoln University and the Lincoln based Crown Research Institutes (**S49**) notified SDC of a typographical error contained within the Officer report by telephone on the 25th March 2014. This relates to the omission of the word "education" from Amendment 18, which is referred to specifically on Page 74.
- 1.12 I can confirm that the omission of this word was unintended and is simply a typographical error. Amendment 18 should therefore be amended as follows to be consistent with the wording stated in the submission:

Amendment 18

That the term "Tertiary Education and Research Activities" is inserted into the 2nd bullet point of the table entitled 'Issues Attributed to rural residential forms of development' on P27 as follows (additions are underlined):

"...there is an increased risk of adverse reverse sensitivity effects where new residents to an area are less aware of farming, rural industry, tertiary education and research activities, or strategic

³ SDP: Township Volume – Growth of Township policies, Policy B4.3.64 [B4-076]

infrastructure, which can lead to complaints and amenity conflicts that may undermine the viability of legitimately established land uses”.

B&M Coles Family Trust and Denwoods Trustee

- 1.13 Representatives of Denwoods Trustee (**S10**) B & M Coles Family Trust (**S12**) notified SDC of a typographical error contained within the Officer report by telephone and email on the 26th March 2014. This relates to the omission of any reference to the support the two submitters have for the inclusion of their respective properties in the Strategy within Attachment 4 of the Officers report.
- 1.14 Attachment 4 is the summary of submissions and officer recommendations by category, which effectively duplicates the summary of the assessment contained within the body of the report.
- 1.15 I can confirm that the omission of these exerts were unintentional and are a typographical error. Table 6 of Attachment 4 should therefore be amended as follows to be consistent with the assessment contained in the body of the Officers report:

6. PRELIMINARY LOCATIONS		
Submitter	Summary of relief sought	Officer recommendation
03 PIANZ & EPFNZ	Support the preliminary locations as they are not located adjacent to any intensive poultry farming activities or within the buffer areas around those activities	Support based on the locations assessment contained in Section 6 of the RRS13
06 D & S ANDERSON	Support the retention of preliminary Area 3 (refer to submissions for specific reasons provided in support)	Support – Confirms general accordance with the locations assessment contained in Section 6 of the RRS13 and inclusion of the land was supported through submissions
S10 DENWOODS TRUSTEE	Support the retention of preliminary Area 5 (refer to submissions for specific reasons provided in support)	Support – Confirms general accordance with the locations assessment contained in Section 6 of the RRS13 and inclusion of the land was supported through submissions
S12 B&M COLES FAMILY TRUST	Support the retention of preliminary Area 1 (refer to submissions for specific reasons provided in support)	Support – Confirms general accordance with the locations assessment contained in Section 6 of the RRS13 and inclusion of the land was supported through submissions
S20 CONIFER GROVE TRUSTESS	Support the retention of Area 4 (refer to submissions for specific reasons provided in support)	Support – Confirms general accordance with the locations assessment contained in Section 6 of the RRS13 and inclusion of the land was supported through submissions
S35 PREBBLETON COMMUNITY ASSOCIATION	Support the retention of preliminary Area 3 and Area 4 in Prebbleton (refer to submissions for specific reasons provided in support)	Support – Confirms general accordance with the locations assessment contained in Section 6 of the RRS13 and inclusion of the land was supported through submissions
S47 J & R MARSHALL	Support for retaining preliminary location Area 2 in the adopted Strategy (refer to submissions for specific reasons provided in support)	Support – Confirms general accordance with the locations assessment contained in Section 6 of the RRS13 and inclusion of the land was supported through submissions

Conclusion

- 1.16 No further information has come to hand that I consider to be relevant for inclusion in this addendum report. There are no additional amendments to the initial Officer's report that I consider are necessary at this point in time pending the presentation of the submissions.