

# Appendix 13

Summary of responses received  
on the Draft Rural Residential  
Background Report – Feb 2010

| Name |                       | Size & km from MUL                                | Lot no. & density proposed              | Respondent's comments  |
|------|-----------------------|---|---|--|
| 01   | CCC                   | -   | -                                       | Methodology is comprehensive and robust. Need to determine the appropriate scale of individual rural residential developments i.e. large number of small development nodes or a few larger ones. Consideration needs to be given to the wider rural resource. Rural residential development is considered to be the antithesis of sustainable transport, which may need to be highlighted when housing choice is traded off against sustainability   |
| 02   | A Aitchison           | 4ha - 1.4km via Trents Road                       | 2 or 4 lots - 1 dwelling per 2ha or 1ha | Support rural residential development. Aspirations to subdivide 4ha parcel in two as family illness has made it financially difficult to manage. Suggests a boundary adjustment to reduce size of property and to increase the size of the adjoining Shands Road cemetery.   |
| 03   | G Davidson            | 5.6ha - 3.3km via Curraghs and West Coast Highway | 5 lots - 1 household per hectare        | Favours intensifying Rural Inner Plains zone household densities. This should be considered on a case by case basis with the approval from neighbouring properties. Would like land holdings outside the Study Areas to also be considered for higher densities (1-2hh/ha) if it can be shown that there will be minimal impact on the rural environment.  |
| 04   | Ministry of Education | -   | -                                       | Support the UDS and consolidating rural residential development around townships. Emphasises the need for safe connections and a variety of transport modes. The 600 households are considered to be fairly low and should be able to be catered for by existing schools if distributed around the UDS Area of Selwyn.   |
| 05   | G Rhodes              | 22ha - 0.7km via Hamptons Road                    | Unstated                                | Supportive of general exercise undertaken to date, including prescribing criteria to select locations. Supports rural residential that reflects both between rural and residential characters. Subject site suitable for a number of reasons, including satisfying the draft criteria, infrastructure servicing and consistency with EC decisions. Protection of versatile soils may be in conflict with the integration of RR with townships. Comments on future growth paths able to be managed by ODP's. ODP's to assist in creating discernible boundaries. Timing of connections to reticulated services and supports the ability to install onsite treatment until such time as the reticulated connections are available. |
| 06   | P & A Hammett         | 4ha - 2.8km via West Melton Road                  | 4 lots - 1 dwelling per hectare         | Lancewood Park - Seek rural residential zoning due to access to sewer main, cycle way, within 2.5km study area and is already utilised for lifestyle blocks. Support PC17 as it will provide better housing choices. Prefer 1ha parcels.   |
| 07   | W & L Turnham         | 4ha - 2.8km via West Melton Road                  | 4 lots - 1 dwelling per hectare         | Lancewood Park - Seek rural residential zoning due to access to sewer main, cycle way, within 2.5km study area and is already utilised for lifestyle blocks. Support PC17 as it will provide better housing choices. Prefer 1ha parcels.   |
| 08   | D & P Harker          | 4ha - 2.8km via West Melton Road                  | 4 lots - 1 dwelling per hectare         | Lancewood Park - Seek rural residential zoning due to access to sewer main, cycle way, within 2.5km study area and is already utilised for lifestyle blocks. Support PC17 as it will provide better housing choices. Prefer 1ha parcels.   |
| 09   | B Spinks & A Manners  | 4ha - 2.8km via West Melton Road                  | 4 lots - 1 dwelling per hectare         | Lancewood Park - Seek rural residential zoning due to access to sewer main, cycle way, within 2.5km study area and is already utilised for lifestyle blocks. Support PC17 as it will provide better housing choices. Prefer 1ha parcels.   |
| 10   | S Simmons             | 4ha - 2.8km via West Melton Road                  | 4 lots - 1 dwelling per hectare         | Lancewood Park - Seek rural residential zoning due to access to sewer main, cycle way, within 2.5km study area and is already utilised for lifestyle blocks. Support PC17 as it will provide better housing choices. Prefer 1ha parcels.   |
| 11   | C East                | 4ha - 2.8km via West Melton Road                  | 4 lots - 1 dwelling per hectare         | Lancewood Park - Seek rural residential zoning due to access to sewer main, cycle way, within 2.5km study area and is already utilised for lifestyle blocks. Support PC17 as it will provide better housing choices. Prefer 1ha parcels.   |
| 12   | D & S Booth           | 4ha - 2.8km via West Melton Road                  | 4 lots - 1 dwelling per hectare         | Lancewood Park - Seek rural residential zoning due to access to sewer main, cycle way, within 2.5km study area and is already utilised for lifestyle blocks. Support PC17 as it will provide better housing choices. Prefer 1ha parcels.   |
| 13   | J & J Hatwell         | 4ha - 2.8km via West Melton Road                  | 4 lots - 1 dwelling per hectare         | Lancewood Park - Seek rural residential zoning due to access to sewer main, cycle way, within 2.5km study area and is already utilised for lifestyle blocks. Support PC17 as it will provide better housing choices. Prefer 1ha parcels.   |
| 14   | K Kukiello & S Morris | 4ha - 2.8km via West Melton Road                  | 4 lots - 1 dwelling per hectare         | Lancewood Park - Seek rural residential zoning due to access to sewer main, cycle way, within 2.5km study area and is already utilised for lifestyle blocks. Support PC17 as it will provide better housing choices. Prefer 1ha parcels.   |

|    | Name   | Size & km from MUL                                       | Lot no. & density proposed   | Respondent's comments   |
|----|--|--|--|---|
| 15 | King, Barker & Carrick                                   | 4.6ha – MUL on opposite side of Ellesmere Road           | 5 to 10 lots – 1 to 2 dwellings per hectare (Scheme plan provided) | Consideration of the respondents land against criteria identifies the property as being appropriate. Amend criteria relating to Versatile Soils I and II as it currently precludes all development around Lincoln. Need to enable development where appropriate to encourage ecological restoration. Reword criteria relating to road access. Amend criteria to reflect that rural character will be affected by rural residential development.   |
| 16 | A & J Sweet  | 4.4ha - .7km via Weedons Ross Road                       | Unstated (4 to 8 lots at 1 to 2 dwellings per hectare)             | Support rural residential development. Most occupants in the area have off-premises employment and refer to their land as 'slave-style' blocks rather than 'lifestyle' blocks due to high maintenance requirements. Would like to subdivide land holding.   |
| 17 | S Chaney   | 8ha – 1.9km via Wards Road to Nth end of Rolleston Drive | 8 lots - 1 dwelling per hectare                                    | Concerned with conflicting planning provisions that have enabled the I-Zone but potentially preclude intensification west of the SH1. Conflict of interest with local developers involved in I-Zone using the Council as a vehicle to bring in protectionist policies to stop anything other than their vested interests proceeding.  |
| 18 | A Jackson – Weedons Resident Assoc                       | -  | -  | Requests regular updates to be provided on PC17.  |
| 19 | P & C Brookbanks   | Prospective land owners – opposite side of Hamptons Rd   | Prospective land owners - 2 dwellings per hectare                  | Aspirations to purchase a 0.5ha parcel in Prebbleton. Requests 4ha block bounded by Birchs and Hamptons Roads to be subdivided to 0.5ha lots. 4ha is a waste of land, but wanting a small property that offers privacy.   |
| 20 | Crabbe Partnership c/o Julie Comfort, Davie Lovell-Smith | 2.2ha – Opposite side of Trents Road                     | 3 lots – 1 dwelling per 0.6 to 0.75ha                              | Assesses property south of Trices Road between Birchs and Tosswill Rods against criteria. Requests 5 <sup>th</sup> lasec criteria to be removed - <i>'preserve openness of the plains landscape'</i> . Amend 1 <sup>st</sup> SDP criteria to remove – <i>'compromise the character and amenity anticipated in the rural zone'</i> . Amend 3 <sup>rd</sup> SDP criteria to remove – <i>'maintains the distinction between rural areas and townships and'</i> .   |
| 21 | V Croft  | 8.2ha – 3.7km via McClelland/Weedons Ross Roads & SH1    | 8 to 16 lots - 1 to 2 dwellings per hectare                        | Intensification of the I-Zone has eroded the rural amenity west of Rolleston/SH1. Weedons is well suited to rural residential due to its proximity to Christchurch, airport, local facilities (golf course, cricket club and cemetery)  |
| 22 | M Crofts   | 8.2ha – 3.7km via McClelland/Weedons Ross Roads & SH1    | 8 to 16 lots - 1 to 2 dwelling s per hectares                      | 0.5ha is more manageable than 4ha but also offers a rural feel. Small rural land holdings should also be allowed within 1.5km of townships and close to amenities. Doesn't agree with the need for reticulated connections. Smaller intensive pockets more visually appealing than sprawling 4ha blocks. Aspirations for intensive development on 8ha parcel in Weedons to 1ha lots. Is not of high agricultural quality, is close to amenities whilst retaining rural feel.  |
| 23 | S & Z Crofts   | -  | 1 dwelling per 2ha   | Encouraged by the opportunity for more choice in Selwyn district for smaller rural lifestyle blocks. Living 2 Zones already provide for 0.2 to 0.3ha lots, what is needed are 2ha blocks that are big enough to look rural but are not residential. 2ha can sustain its own sewerage and water and do not need to be on the periphery of townships. The Plains wasn't always open in character, with intensive land holdings providing the opportunity for habitats to regenerate. Encourage the selection of sites based on physical constraints and aesthetic attributes.   |
| 24 | D & S Anderson c/- Patricia Harte, Davie Lovell-Smith    | 9.2ha – 0.6km via Trents Road                            | Unstated (9 to 18 lots at 1 to 2 dwellings per hectare)            | Respondent owns land on the north-east corner of Trents and Shands Roads. Details why this land holding is suitable for intensification. Seeks land to be developed for rural residential purposes utilising sewage treatment and disposal systems permitted by the PNRRP. Criteria comments: (a) Prebbleton: amend Study Area Criteria to <i>'Specific development constraints and opportunities'</i> . Add <i>'Provide for the form of Prebbleton to expand in a compact concentric shape'</i> ; (b) Servicing: Amend PSA criteria to provide for non-reticulated sewage treatment and disposal; (c) Versatile Soils: Amend PSA criteria and review statements and maps relating to Versatile I and II soils; (d) Lot size: Should not automatically adopt the 1ha average from PC1 but base it on specific criteria; and (e) Hamlet node: Reconsider the narrow approach to the location of hamlet nodes and remove requirement for reticulated wastewater. Draft Background Report comments: Paragraph 2.24 Agree with no further Living 2 in Prebbleton... |

| Name |  | Size & km from MUL  | Lot no. & Density Proposed                                    | Respondent's comments   |
|------|--|---|---|---|
|      |  |   |   | ... Para.3.1-3 Shouldn't eliminate all areas as being relevant if they don't make the list of 'preferred locations'; Para 3.28 discusses the greenbelt buffer and the need for rural residential development to be integrated into, or consolidated with, the existing settlement.  |
| 25   | D & S Booth c/- John Ferguson, Davis Ogilvie & Partners                      | 4ha - 2.8km via West Melton Road                                  | 4 lots - 1 dwelling per hectare                               | Rural residential blocks are becoming more popular as they enable people to enjoy peace and quiet, open space and the rural environment while being close to centres (Rolleston and Christchurch). Rural residential land holdings require an understanding of how to manage weeds, land, water, animals and fire. 4ha parcels are too time consuming. Supports the requirement for reticulated water and wastewater. Supports a minimum average of 1ha with a minimum lot size of 0.5ha. Suited to intensification as it is close to the sewer main.   |
| 26   | S Watson   | 10.3ha - 2.2km to Rolleston via Goulds Road                       | 20 lots - 2 dwellings per hectare                             | Compliments the Draft Background Report. Promotes intensification of the property at 574 Goulds Road adjacent to the Raven Drive EDA because it shares a boundary with four rural residential sections, located on Class III soils, able to provide similar sizes to Raven Drive and meets most of the criteria.  |
| 27   | R & P Telfer   | 1.6ha - Opposite side of Trices Road                              | 3 lots - 2 dwellings per hectare                              | Own a 1.5ha property at the intersection of Trices and Hamptons Roads, with extensive gardens and two paddocks. Enjoy the rural feel the property offers and the properties close proximity to urban amenities and employment. Seeks to subdivide land to 0.5ha lots consistent with the adjoining L2A Zone. Is in close proximity to the wastewater main. 1.5ha is too large to maintain but yet too small for productive land uses. Does not believe that small allotments would detract from the rural character of the area and that residents would 'buy-in' to adjacent existing rural land uses to negate reverse sensitivity.   |
| 28   | A & B George and S & S Cunningham c/o Sarah Watson, Duncan Cotterill Lawyers | South of Trices and Hamptons Roads - Opposite side of Trices Road | 3 to 1 dwelling per hectare                                   | Feel privileged to live in Prebbleton. Consider land to the south of Trices Road is suited to rural residential development and should be rezoned. Existing 4ha blocks are financially out of reach for most families, are too large to manage for people working full time and do not provide sufficient diversity in households. It is believed that the land is suited for intensification because it provides good linkages to Prebbleton and Lincoln, consolidates the remainder of the block that contains some rural residential holdings, cost effective connections to the wastewater, avoids Class I and II soils, is outside the Airport noise contour and avoids other obvious constraints detailed in the Draft Background Report. |
| 29   | T Smith  | 8ha – 0.7km via Hamptons Road                                     | Unstated (8 to 16 lots at 1 to 2 dwellings per hectare)       | Owns an 8ha property on the north side of Hamptons Road. Land is suited to rural residential development due to lower quality soils, cost effective connections to the reticulated water and wastewater, established shelter plantings and its close proximity to the township.   |
| 30   | R Barker & R Silcock   | 10ha – southern boundary of the Lincoln Urban Limit               | Unstated (10 to 20 dwellings at 1 to 2 dwellings per hectare) | Promotes Moirs Lane land holding as being suited to rural residential development because it: is located to enable costs effective connections to reticulated water and waste; located away from the University; connects well with the township and Moirs Lane; on the very edge of the lower flood plain zone; promotes riparian margin along the Liffey and Rail Trail; create a wider ecological corridor; and enhance the buffer with Lincoln.   |
| 31   | K Botman & M Frost   | Prospective land owners   | Prospective land owners - 2 dwellings per hectare             | Prospective land owner's looking for 0.5ha blocks, with 0.2-0.3ha being sufficient and 4ha is too large. Believes that small sections will cause less conflict where remaining rural land is protected from intensification.  |
| 32   | T & J Smith  | 8ha – 0.7km via Hamptons Road                                     | Unstated (8 to 16 lots at 1 to 2 dwellings per hectare)       | Owns a 4ha property on the corner of Springs and Hamptons Roads. Believes land is suited to rural residential development due to lower quality soils, cost effective connections to the reticulated water and wastewater, will compliment the adjoining Ballantrae subdivision, 3ha is superfluous to requirements as house and gardens utilise 1ha only and is in close proximity to the township.   |
| 33   | Transpower NZ Ltd  | -   | -   | Comments identify the transmission line assets located within Selwyn District. The National Grid is not protected by designations or easements and is considered to be vulnerable to land use change. More intensive subdivision and changing land uses, such as rural residential development, is of particular interest and concern to Transpower. The National Policy Statement on Electricity Transmission confirms the national significance of this infrastructure. Existing high voltage lines should be identified as a constraint to development and the framework needs to incorporate Transpower's Corridor Management Plan.   |

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|----|--|--|--|--|
| 34 | D & D Moore                            | 14ha - 3km along Hamptons Road to Prebbleton               | 28 lots - At least 2 dwellings per hectare   | Respondent has been employed as an agricultural contractor and seen how 4ha blocks are wasted, with owners/occupiers not having the skills, time and finances to maintain hedges, water races and weeds. Supports the provision of rural residential activities on low quality soils and the intensification of 4ha blocks. Provision of smaller lots will result in less demand on 4ha parcels for lifestyle purposes and concentrated pockets will preclude reverse sensitivity. Provides the benefits of country living within close commuter distances to services, sports, work and schools.  |
| 35 | D Williamson – Williamson Family Trust | 2ha – Opposite side of Trents Road                         | 4 lots - 2 dwellings per hectare   | Promotes property at 400 Trents Road for rural residential development as it meets all of the criteria in the Draft Background Report. Is outside the urban limit but in an area of intensification. Additional rural residential development would soften the town boundary. Would prefer to create 0.5ha sized lots. Site is able to be connected to reticulated services.   |
| 36 | G & L Weakley                          | 15.3ha – 0.7km via Selwyn Road                             | Unstated (15 to 30 lots at 1 to 2 dwellings per hectare)   | Seeking to subdivide 15.3ha block at the corner of Edwards and Selwyn Roads.   |
| 37 | R & A Taylor                           | 7.4ha – Opposite side of Tosswill Road                     | Unstated (7 to 14 lots at 1 to 2 dwellings per hectare)(Forms part of the Sparr Developments proposal) | Seeking to intensify 7.4ha land holding on the outskirts of Prebbleton. Northern boundary is the L2A urban limit and has the natural road boundaries of Birchs and Hamptons Roads. Land meets the criteria, is in close proximity to the bus network, avoids Class I and II soils, is away from the motorway and easements are in place to access services. The existing water race could be utilised as a development feature.  |
| 38 | J & C Logan                            | -  | -  | Support the zoning of land for rural residential development for the following reasons: there is demand for smaller blocks; increased land supply is needed for growth projections; a minimum of 1ha retains rural feel; sharing water and wastewater reduces the chances of groundwater contamination; and it will spread rates burden. Promotes the use of reverse sensitivity covenants.  |
| 39 | K Bowden                               |  |  | Enjoy living in the West Melton area, but the ability to maintain large land holdings may make it difficult for some. Subdividing parcels will enable easier maintenance while protecting the amenity enjoyed by local residents.  |
| 40 | E & L Brown and F & J McPhee           | 33.5ha – Opposite side of Halkett Road                     | Unstated (33 to 67 lots at 1 to 2 dwellings per hectare)   | Promoting 33.5ha land holding adjacent to the Gainsborough development for rural residential subdivision. Site complies with the majority of the PC17 criteria. Supports the restriction of development north of SH73, the need for reticulated wastewater connections and the Christchurch Groundwater Protection Zone as a natural boundary to preclude sprawl.  |
| 41 | E & G Copp                             | 0.9ha - 1.9km via Wards Road to Nth end of Rolleston Drive | 1 lot - 2 dwellings per hectare  | Promoting rural residential development of land adjacent to Armack Drive as it is close to Rolleston and the I-Zone and suited for densities of one house per 2ha. This density is considered to be optimal as it is sufficient for water bore and septic tanks, increased density would not be noticeable, would satisfy the demand for rural residential development and result in no increased demand on Council services.  |
| 42 | M Alexander                            | Supports intensification of land west of Rolleston & SH1   | -  | Rolleston Road has been changed to West Melton Road so all references to Rolleston Road need to be amended. Suggests the area of land north of the railway line bounded by Walkers and Kerrs Roads and the railway corridor is appropriate for rural residential development. Land can be easily serviced by reticulated mains servicing I-Zone, includes the already established Armack Drive EDA and is close to the facilities offered by Rolleston. Buffer zones are suggested along the boundaries with the prison, Walkers Road and the railway line. Land close to West Melton along the alignment of the sewer main is also suggested. |
| 43 | G & D Field                            | 3.7ha  | 2 to 3 lots - 1 to 0.5 dwellings per hectare   | Seek to subdivide land on the northern outskirts of Prebbleton. Own 3.7ha lot north of the Elms subdivision. Access and size of land holding makes it difficult to retain for rural type land uses. Seeking 1 - 1.5ha lot sizes. This can be serviced by the adjoining subdivision (The Paddocks).   |

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|----|---|---|---|---|
| 44 | AgResearch & NZIP&FR c/o J Jones RMG                                    | -   | -   | Reference to the importance of CRI's, which is supported in the UDS and PC1. Issues 3 and 7 of PC1 clearly seek to avoid conflict between intensification and CRIs. Policy 14 specifically requires rural residential development to avoid reverse sensitivity and Section 7.2.5 of the Lincoln Structure Plan seeks to protect the rural edge and reduce the likelihood of reverse sensitivity. CRI's are generally supportive of the approach adopted for PC17, where residential development should be precluded from occurring in close proximity to CRI's. Support the criteria, particularly those that seek to avoid future conflict between rural residential land owners and CRI's. Seek clarification from Council of Section 5.53, where an area suitable for rural residential development appears to have been identified. A map of all CRI land holdings is provided to ensure they are correctly registered as a constraint to rural residential development.  |
| 45 | NZ Defence Force c/o Davie Lovell-Smith                                 | -   | -   | NZDF highlight their particular interest in rural residential development in West Melton and its potential to impact on the West Melton Rifle Range (WMRR). The WMRR is the only such facility in the South Island and cannot be re-established or replicated elsewhere. It is identified as a nationally important asset, which is reflected in the UDS/PC1. NZDF has previously highlighted concerns that the SDP did not sufficiently protect the WMRR. A copy of the noise contour produced to avoid reverse sensitivity is provided with the comments. Suggest additional and specific criteria be included in PC17 to protect the WMRR, in addition to more robust objectives and policies to protect the WMRR from reverse sensitivity. NZDF wish to be contacted prior to the notification of PC17.   |
| 46 | Conifer Grove Trustees, R & P Telfer & Orion NZ c/o CPG Ltd             | 12ha – Opposite side of Trices Road       | 36 lots - 3 dwellings per hectare               | Promoting the intensification of land bordered by Hamptons, Birchs and Trices Roads in Prebbleton. Is in close proximity to the sewer main and shares a boundary with the L2A Zone. Details potential subdivision layouts. Does not believe movements of rural residential development to the south would be contrary to Environment Court decisions.   |
| 47 | T & J Smith, E & G Smith & G & E Smith c/o CPG Ltd                      | 25ha – Opposite side of Hamptons Road     | 50 to 125 lots - 2 to 5 dwellings per hectare   | Promoting the intensification of land to the south of Hamptons Road bordering Springs Road in Prebbleton. Details potential subdivision layouts. Does not believe movements of rural residential development to the south would be contrary to Environment Court decisions. Supports the need to align rural residential development with reticulated water and waste. Confirms that sites are located on the alignment of the sewer main. Requests more flexible application of Class I and II versatile soils criteria. Lesser weighting should be given to PC1 until the necessary review is undertaken.   |
| 48 | G Maginess c/o CPG Ltd  | 12ha - Opposite side of Ellesmere Road    | 24 lots - 2 dwellings per hectare               | Promoting the intensification of land at the junction of Ellesmere and Lincoln Tai Tapu Roads east of Lincoln. Rural residential land identified in the Lincoln Structure Plan is prone to inundation and is a wetland. The submitters land is at least 1.5m higher than this land. Does not believe that the location presents an issue of severance as CRETS does not identify Ellesmere Road as a major arterial.  |
| 49 | Sparr Developments, R & A Taylor, D & B Hogg & J & V Wilson c/o CPG Ltd | 54ha - Eastern boundary of Prebbleton MUL | 43 lots at mixed density (Scheme Plan provided) | Promoting development of the land to the east of Prebbleton Central, Prebbleton. The transmission lines are identified as the eastern most extent of the urban limit by the Environment Court and PC1, with the property being on the town side of the power lines. The site represents strong character elements with riparian margins and springs providing opportunities for reserves and integrated storm water management. The land could also accommodate the domain extension proposed as part of the Prebbleton Structure Plan and secure stronger cycling and pedestrian links around the township. Details a proposed subdivision layout. Does not believe the high water table represents a constraint to rural residential development in the area.   |
| 50 | M Grieg   | -   | -   | West Melton resident. Strongly disagrees with the concept of rural residential development and believes that PC17 is based on demand to subdivide 4ha parcels. If people want smaller sections then they should purchase land in established townships or Christchurch City. Will compromise privacy and is concerned with the Preston Downs proposal. Section 3.11 – is not aware of such a survey and does not believe it is of value because it didn't involve the West Melton Residents Assoc. Section 3.21 – the preferred locations need to be community driven. Section 5.121 - believe that West Melton is a hamlet rather than a rural service town. Section 5.124 – West Melton has only expanded because of Variation 52, which the local residents weren't aware of until it was too late. Expansion as part of PC1 has been capped. Draft criteria 6.4 – why doesn't this include reverse sensitivity with existing lifestyle block owners? General Criteria – 'outside urban limits' and 'consolidated with townships' is contradictory. Do not want PC17 to compromise the rural setting that the land owner values. Concerned that PC17 will enable lifestyle blocks to be developed as of right without community input. |

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|------|---|--|--|---|
| 51   | D Lord  | 4ha – 1.5km via Springs and Boundary Roads                 | Unstated (4 to 8 lots at 1 to 2 dwellings per hectare) | Promoting intensification of a 4ha block 1.5km north of Lincoln. Supports larger sections in country townships in preference to higher density developments. Larger sections provide benefits for families but need to be affordable. Respondents land is outside the Lincoln PC1 MUL, which they wish to subdivide.  |
| 52   | A Familton  | 0.8ha - 1.9km via Wards Road to Nth end of Rolleston Drive | Unstated (1 lot at 2 dwellings per hectare)            | Respondent owns land at 16 Armack Drive, which is west of Rolleston and adjacent to the I-Zone. Supports the comments in Section 4 on reverse sensitivity and believes that this is an issue in Armack Drive where a 50m buffer between rural residential and the I-Zone would be insufficient. Consideration should be given to designing suitable buffers with industrial zones to address noise, dust and visual amenity. Believes that the rural amenity of Armack Drive has been compromised by the I-Zone.  |
| 53   | R & V Parsons   | 3.4ha - 1.02km via Birchs Road                             | 6 lots - 2 dwellings per hectare                       | Supports the concept of living rurally on blocks less than 4ha in size. Promotes the intensification of 3.4ha property into 0.5ha parcels on Birchs Road. This site is unique as it is heavily planted and screened, which is important as it provides seclusion while retaining the rural 'feel' of the land. Believe people can live in rural areas without spoiling farm land by making more efficient use of existing non-productive 'lifestyle block' land. This would be assisted by providing smaller sections.  |
| 54   | V Cullen  | 4ha – 2.3km via Lawford Road & West Coast Road             | 2 to 8 lots - 0.5 to 5 dwellings per hectare           | Rural land owners should not be unduly restricted if farming becomes less viable. Subdivisions down to 0.2 to 2ha should be provided for in West Melton as it would provide a buffer between the larger rural land holdings and higher residential developments. This would assist in meeting the high demand for 'lifestyle blocks' where people have a desire to live in the rural setting. The viability of land uses should be set more inline with the actual market.  |
| 55   | Federated Farmers                                     | -  | -  | Agrees with the principle of planning for the strategic growth of townships and acknowledge the growth pressures in towns close to Christchurch City. Growth needs to be managed to provide for those already living in rural areas as well as new residents. Concerned that increased roading infrastructure may increase the rates of existing land owners. Highlight that a robust development contributions policy will need to be formulated to equitably share the costs. Acknowledge the importance of avoiding reverse sensitivity associated with noise, smell, vehicle or machinery use, hours of operation and outdoor burning. Farmers should not be restricted from undertaking these activities. Extensive consultation with land owners adjoining any proposed rural residential areas need to be undertaken to avoid reverse sensitivity. Protecting soils simply on their classification is inappropriate and should be used as one of many factors to determine the appropriateness of land for intensification. Appropriate to provide a range of section sizes as the use of 4ha blocks for lifestyle purposes has seen an increase in fire risks due to poor maintenance of rural land. Promotes consultation with individual land owners once preferred locations are determined. |
| 56   | W & D Scales  | 4.1ha - Northern boundary of Prebbleton's MUL              | 4 lots - 1 dwelling per hectare                        | Promotes land to the south of and between Springs, Marshs and Shands Roads as 'preferred locations' but to densities no lower than one house per 1ha. Suitable due to close proximity to the sewer main, would negate the transition to full urban development, retain rural edge, better utilise planned infrastructure, avoids aquifer and airport noise contour, is within 1km of the township and would protect established trees. Believes that 1 dwelling per hectare retains the distinction between rural and the Prebbleton township. Currently grows paeony flowers that are exported to America. Employs 2 to 4 staff, supports full-time employment of the land owner and has provided a good income from a 1 to 2ha block. A 2ha balance block has been used to grow Lucerne, but the scale is too small and the costs for contractors to cut, rake and bale the Lucerne means it hardly breaks even. Concludes that the right crop can support full time employment from a small 1-2ha parcel.  |
| 57   | Prebbleton Community Association c/o Morley Donaldson | Support locations to the north and south of the PC1 MUL    | -  | The Association identifies that the 'preferred locations' should be: (a) to the east of Tosswill Road adjoining the Outline Development Plan area and 'greenbelt' buffer between Prebbleton and Christchurch City; and (b) the Inner Plains area contained within the Trices, Birches and Hamptons Roads.   |
| 58   | L Bathurst  | -  | -  | PC17 should not interfere with market demand and providing much needed housing choice. Visual amenity of the highway needs to be protected from intensive development. Should focus on areas like Marlborough rather than adopting English concepts. The material in the Draft Background Report is too subjective and the 600 household allocations have not been substantiated by PC1. Some maps are unclear and require updating i.e. PC1 Commissioner decisions, Youth Justice centre and cycle and pedestrian networks need to be included in the Draft Background Report.   |

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|------|---|--|--|--|
| 59   | A Wyke                                    | 4ha – 1.2km west of Springston               | Unstated (4 to 8 lots at 1 to 2 dwellings per ha)                | Supports the subdivision of existing 4ha property in between Lincoln and Rolleston as it is close to amenities, is only a few hundred metres from Springston Domain, has a tar sealed road that could accommodate additional users and provides excellent views to the Southern Alps.  |
| 60   | R Idoine                                  | 2ha - Opposite side of Trents Road           | Unstated (2 to 4 lots at 1 to 2 dwellings per hectare)           | Promotes the intensification of land to the south of Trents from Springs Road to the Kingcraft Drive corner. Intensive development on the north side of Trents Road has created an abrupt transition from urban to rural, which will be resolved by rezoning the opposite side to create a more aesthetic graduated transition from the township to rural land. It would also provide a more regular shape. Confirms that 1ha is too large to manage and would like the opportunity to subdivide the land at 386 Trent Road for her children.  |
| 61   | C Wratten                                 | -  | Supports 3 dwellings per hectare                                 | Do not agree that people wish to have the larger sections that developers provide. Does not want to live on a cramped residential section and believes it is reasonable for each town to provide a variety of residential sections to serve the different needs of the community. Identifies a number of issues with peri-urban development, including speculative ownership that drives up the price and promotes inappropriate land uses (e.g. Maize Maze). Concerns that if PC17 is not drafted and implemented correctly then adverse effects will arise. Need to provide more 3,000m <sup>2</sup> to 4,000m <sup>2</sup> sections.  |
| 62   | M Wood                                    | 2ha – Opposite side of Trents Road           | 4 lots - 1 dwelling per hectare                                  | Promotes the intensification of land to the south of Trents from Springs Road to the Kingcraft Drive corner. Intensive development on the north side of Trents Road has created an abrupt transition from urban to rural, which will be resolved by rezoning the opposite side to create a more aesthetic graduated transition from the township to rural land. It would also provide a more regular shape. Confirms that 1ha is too large to manage and would like the opportunity to subdivide.  |
| 63   | R Cullen                                  | 8.4ha – 2.8km via Shands and Boundary Roads  | 8 to 16 lots - 1 to 2 dwellings per hectare                      | Respondent has a 8.4ha property on Shands Road between Tancred's and Boundary Roads, which is currently farmed as a small economic unit where a range of crops are grown. Seeks to construct an additional dwelling as original home is 28 years old. This is currently only possible if the land were subdivided in two. This would effectively take the land out of production. Land owners should be able to subdivide off a small allotment for a home, which will cater for the current demand for smaller sections and enable sizable portions of the land to remain in production. An alternative is to promote 1-2ha sections within 3.5km to Lincoln. This would allow a buffer between the larger rural areas and higher density residential development to meet the demand for lifestyle blocks, which enable families to enjoy a rural setting. Suitable due to its close proximity to services, schools, highways and amenities.  |
| 64   | Selwyn Plantation Board c/o Adderley Head | 164ha – Opposite side of Dunns Crossing Road | 225 lots - 2 dwellings per hectare (PC8 & 9 lodged with Council) | Confirms the SPBL's interest in PC17 due to the current private plan changes lodged with Council (PC8 & 9). Support the majority of the report and consider the broad outcomes being sought are appropriate. Raise specific concerns with some of the reports content and criteria, particularly some of the restrictions and the necessity of these to achieve the best outcomes. Submit that the 600 households allocated in PC1 should not be given any weight as the s32 analysis is inadequate, they are based on insufficient information and a full review is required. The current allocation has no evidential basis and will exacerbate the demand for 4ha blocks being used for lifestyle purposes. The PC1 definition is unclear, but supports more intensive development. The Hamlet Node concept should be removed as it fails to align with PC1 and will complicate the range of issues required to be resolved as part of PC17. Promote amendments to the Township Volume of the District Plan as the focus should be on peri-urban development to align with the urban consolidation and intensification principles of PC1. EDA's are historically unique and should not be a basis for amending the Rural Volume. Considers the criteria precluding intensification of the Outer Plains is inappropriate and that it should be administered in the context of peri-urban development and integration with townships. Disagree with Paragraph 4.6 of the Draft Background Report that identifies the need to limit the number of dwellings within a single location to avoid the collective effects of intensified land uses. The criteria should be directed to the effect itself rather than arbitrary restrictions on particular developments. It is also contrary to preceding comments seeking to restrict small fragmented developments. Consider that the following criteria are unrealistic and will be difficult to satisfy, including: (i) avoid compromising the compact urban form of existing townships – any peri-urban development will compromise the form of townships; (ii) boundaries defined by strong natural or physical features – difficult to achieve in the plains landscape; (iii) Preservation of openness – any rural residential development will reduce the openness of the site; (iv) Will be difficult for any development to comply with all of the criteria; and (v) focus of criteria should not solely be on 'avoidance' but should be based on controlling the potential effects – more appropriate to 'avoid, remedy or mitigate' effects. Requests that Council has due regard to PC8 & 9 in formulating PC17. A table is provided illustrating how these plan changes align with the criteria detailed in the Draft Background Report. |



|    | Name   | Size & km from MUL  | Lot no. & density proposed                                | Respondent's comments   |
|----|--|---|---|---|
| 65 | B & M Coles c/o Fiona Aston Consultancy                      | 9ha – Northern boundary of Rolleston's MUL                  | 31 lots - 3 dwellings per hectare                         | Respondent owns 9ha of land on the northern extent of Rolleston's MUL. This severs the land in two and renders the balance unsuitable for ongoing productive rural land uses. Private plan changes for residential development are being formulated. Current intensive cropping requires the operation of farm machinery at night-time, which may give rise to reverse sensitivity once residential uses are developed. Green belt and avenue planting is proposed on the MUL boundary.<br>PC17 should include a review of the 600 households allocated for rural residential development, as directed by the PC1 decision. This assessment needs to address the provision of 3,000m <sup>2</sup> -7,000m <sup>2</sup> sections that the Commissioners identified were in demand. Concerns in identifying versatile soils as a constraint, which is supported by case law, the RPS, PC1 and the District Plan. Paragraph 5.42 misquotes the District Plan. Paragraph 3.22 alludes to the need to avoid relying upon a first in first served approach relying upon private plan changes to ensure an even distribution. This should be included as criteria if that is the intention. The General Criteria – UDS and PC1 includes an error where it states <i>"Avoid Class I and II (LUC) versatile soils unless all potentially adverse effects can be avoided, remedied or mitigated"</i> . Neither document includes this requirement so it should be removed. An assessment of the respondents land against the remaining criteria is provided. Concludes that the subject land meets all the criteria except those relating to versatile soils, which should be deleted. A concept plan was lodged with Council for consideration in July 2010, which included 31 rural residential lots and layout   |
| 66 | Denwood Trustees c/o Fiona Aston Consultancy                 | 82ha – Western boundary of Lincoln MUL                      | 140 Lots – 2 dwellings per hectare (Scheme Plan provided) | Respondent owns 82ha of land on the western extent of Lincoln's MUL (10.6ha is within PC1 MUL and the balance is immediately to the west of the MUL), PC17 should include a review of the 600 households allocated for rural residential development, as directed by the PC1 decision. This assessment needs to address the provision of 3,000m <sup>2</sup> -7,000m <sup>2</sup> sections that the Commissioners identified were in demand. Concerns in identifying versatile soils as a constraint, which is supported by case law, the RPS, PC1 and the District Plan. Detail is provided of expert evidence provided in support of the Denwood Trustees PC1 submission by a registered valuer. This supports the provision of 3,000m <sup>2</sup> – 5,000m <sup>2</sup> sections in Lincoln where there are no current sections of this size available. Further PC1 evidence confirmed that the property could be economically serviced with the required infrastructure. Paragraph 5.42 misquotes the District Plan. Paragraph 3.22 alludes to the need to avoid relying upon a first in first served approach relying upon private plan changes to ensure an even distribution. This should be included as criteria if that is the intention. The General Criteria – UDS and PC1 includes an error where it states <i>"Avoid Class I and II (LUC) versatile soils unless all potentially adverse effects can be avoided, remedied or mitigated"</i> . Neither document includes this requirement so it should be removed. Comments and suggested amendments are provided on the various criteria. An assessment of the respondents land against the remaining criteria is provided. Concludes that the subject land meets all the criteria except those relating to versatile soils, proximity to Lincoln University and the need to preserve the openness of the Outer Plains Zone, which should be deleted.<br>Addendum comments were provided to Council in July 2010 that confirms a preference for 5,000m <sup>2</sup> lots. |
| 67 | Cunningham Holland Enterprises c/o Fiona Aston Consultancy   | 8.1ha – Western boundary of Tai Tapu residential zoned land | 8 lots – 1 dwelling per hectare                           | Respondent owns an 8.1ha block immediately to the west of the Tai Tapu living zones. A subdivision application has been lodged and placed on hold pending the availability of reticulated wastewater. The subdivision application can be amended to meet ODP requirement. Proposal satisfies the PC17 criteria.   |
| 68 | Survus & West Melton Group c/o Fiona Aston Consultancy       | 85ha - Opposite side of Halkett Road                        | Unstated (85 to 170 dwellings at 1 to 2 dwellings per ha) | Several land owners in the area bounded by Weedons Ross and Halkett Roads have expressed an interest to intensify land. Site is opposite the Gainsborough development in Tai Tapu. The location satisfies all of the relevant PC17 criteria. It is located within the Christchurch Groundwater Protection Zone, but will be required to be provided with reticulated water.   |
| 69 | West Melton & Newtons Road Group c/o Fiona Aston Consultancy | 58.3ha – 6.1km via West Melton & Walkers Roads              | 50 lots – 1 dwelling per hectare (Scheme plan provided)   | 10 land holders containing 58ha of land at the corner of Halkett and West Melton Roads seek to subdivide land. It is currently farmed for a mix of cropping, grazing and orchard crops. Located in close proximity to services, the active road network and sewer alignment. The site represents a high level of amenity that could absorb intensification. An assessment of the subject land against the remaining criteria is provided. Concludes that the respondents land meets all the criteria, particularly the 'Hamlet' form of development identified in PC17. Seek an average density of one dwelling per 1ha. A concept plan, including suggested zone provisions, road network, subdivision layout, reserves, landscape mitigation and natural features, is provided. Additional comments were provided on the 5 <sup>th</sup> May 2010 that outlining an amendment to the initial scheme plan provided to Council and further clarification of how the site characteristics align with the draft 'amenity' node criteria. Additional information was also provided on the landscape concept plan.  |

| Name |   | Size & km from MUL   | Lot no. & density proposed  | Respondent's comments   |
|------|---|--|---|---|
| 70   | D & B Hogg  | 8.2ha – Opposite the northern limit of Prebbleton's MUL                                | 8 to 16 lots – 1 to 2 dwellings per hectare (Forms part of the Sparr Developments site) | Respondent owns an 8.2ha property at 105 Tosswill Road, Prebbleton. Believe the land should be identified as a 'preferred location' for rural residential development for the following reasons: (i) Is located within 1.2km of Prebbleton's school, shops, public transport and other facilities; (ii) It would promote a graduated density to development of the township that would preserve rural amenity and maintain the 'greenbelt' separation; (iii) Able to be economically serviced with wastewater; (iv) Is close to the domain; (v) Site contains elements that could be utilised to promote connectivity and public reserves; and (vi) Avoids the southern motorway alignment.   |
| 71   | M & B Claxton   | 7.8ha – Opposite the southern limit of Prebbleton's MUL                                | 7 to 15 lots – 1 to 2 dwellings per hectare   | Support the intensification of the respondent's 7.8ha property at the corner of Hamptons and Springs Roads. Concurs with Councils definition of rural residential development included in its PC1 submissions as it provides a choice for those who wish to have the advantage of a semi-rural environment with enough land to enjoy without it being an undue encumbrance. The demand for smaller lifestyle blocks will increase with the motorway under construction.   |
| 72   | B & J Houghton  | 9.1ha - Within the 'Greenbelt' between Prebbleton and Christchurch City                | 9 to 18 lots - 1 to 2 dwellings per hectare   | Respondent owns land on Marshs Road to the north of the Aberdeen subdivision in Prebbleton. Consent has previously been sought to subdivide the 4ha property in two, which was declined. Supports Council's approach to review the current Inner Plains zone and believes that this area is ideally suited to rural residential development. Comments on the need for the greenbelt between Prebbleton and Christchurch City to be protected and believes that rural residential development can secure this protection. The sites close proximity to Christchurch and employment hubs promotes sustainable transportation. Does not believe that the adjoining Intensive Farming operation is a constraint as it is a hatchery where chicks are removed from the site on a daily basis. This avoids the generation of an odour nuisance. Does not believe that the site presents any constraints to development, rather the land uses if it is retained as a 4ha parcel would be constrained. Considers that the area satisfies the PC17 criteria.   |
| 73   | P Irvine  | Support intensification of land in the south-west corner of Prebbleton                 | -   | Has lived in Prebbleton for 30 years and experienced significant change. PC17 is an opportunity to control the direction of further expansion. Supports the protection of high quality soils to support agriculture and horticulture. The land on the south west corner of Prebbleton would be suitable due to lighter soils. Concludes that land should be kept for productive uses where possible.  |
| 74   | M & A Sweney  | Support intensification on the opposite side of the southern limit of Prebbleton's MUL | -   | Identifies that the present restrictions in place in Prebbleton (urban limits to growth) is leading to a lack of supply that is resulting in increased demand, rates and property values. Does not believe the traditional concentric form of the township is appropriate as there is no central focal point like a shopping centre. Does not believe that the criteria will facilitate a concentric form for the following reasons: the Kingcraft Drive EDA and southern motorway precludes development to the west; the north-eastern area is subject to a high water table; the 'greenbelt' boundary precludes development to the north; restricting development to the west will place greater emphasis on Springs Road; and the transmission lines and versatile soils restrict development to the north, east and west. This emphasises the need to identify the land to the south of Trices Road between Springs and Tosswill Roads as a 'preferred location'. This is supported by the availability of reticulated sewerage, water, road network, public transport, cycle network and postal delivery services which already service this form of development. Respondent owns land at 329 Trices Road. |
| 75   | E & K Dixon   | 7.2ha - Opposite side of the southern limit of Prebbleton's MUL                        | Unstated (7 to 14 lots – 1 to 2 dwellings per hectare)                                  | Respondent seeks to be included as a 'preferred location' at 144 Birches Road for the following reasons: (i) Property has two existing frontages on 7ha; (ii) Prebbleton is within walking distance; (iii) the existing subdivisions are close to the property; (iv) Electricity transformer is to be established close to the site; and (v) A bus stop operates from the front gate.   |
| 76   | NZ Fire Service C/- Beca Carter Hollings & Ferner Ltd | -  | -   | The respondent seeks that irrespective of the preferred locations, any rural residential zoned areas need to be provided with a supply that meets the NZ Fire Safety Code of Practice, whether this is via reticulation or tank storage.  |

| Name |   | Size & km from MUL  | Lot no. & density proposed                             | Respondent's comments  |
|------|---|---|--|--|
| 77   | J Marshall                                  | 6.6ha - Opposite side of the western limit of West Melton's MUL (South of West Coast Highway) | Unstated (6 to 13 lots – 1 to 2 dwellings per hectare) | Concerned that the Draft Background Report is strongly influenced by PC1, where limited weight should be afforded to the rural residential component of the document as a result of the Commissioners decision. Agree that the Christchurch Groundwater Zone, observatory and aerodrome should be protected from intensified development and that intensification should align with the timing and availability of reticulated services. Disagree with the strict interpretation of protecting versatile soils, particularly where productive uses are precluded by surrounding intensification, lot size and other constraints. Consider that the respondents land to the south of West Melton is appropriate for intensification for the following reasons: (i) land is surrounded on three sides by Living 2 Zoned land that will trap their land as a rural pocket, which will be subject to reverse sensitivity effects; (ii) supports the District Plan policies that promote a consolidated urban form; (iii) avoids the constraints identified in the draft report; (iv) consistent with PC3; (v) the water race could be utilised as a feature, and (vi) any other effects, such as traffic management, can be addressed. |
| 78   | M Stratford and D & S Anderson c/o CPG Ltd  | 25ha – 0.8km via Trent's Road   | 25 lots – 1 dwelling per hectare                       | Promoting the intensification of land located at the north-eastern intersection of Trent's and Shand's Roads to the west of the Kingcraft Drive EDA in Prebbleton. Intensification would provide a degree of certainty as to how the land can best be developed to compliment the township. This is particularly important given the future construction of the southern motorway and the ability to reduce direct access onto Shand's Road. Would be consistent with the Environment Courts limit to growth. Details potential subdivision layouts. Does not support the need to avoid where possible the Class I and II LUC versatile soils. Land owners have identified that any area less than 40ha is uneconomic for intensive cropping.  |
| 79   | Paul Young Assoc & T Behrns c/o CPG Ltd     | 12.6ha – 13.1km to Prebbleton via Hamptons Road   | 26 lots - 2 dwellings per hectare                      | Promoting the intensification of 12.6 ha of land located on Berketts Road between Templeton and Rolleston. Land is of sufficient size to enable the necessary infrastructure upgrades to be affordable. Is sufficiently separated from the State Highway to mitigate any noise nuisance and any associated measures to mitigate noise nuisance associated with the airport noise contour could be resolved at the time of construction. Does not believe that the airport noise contour is a constraint as measures to avoid, remedy or mitigate any noise nuisance can be formalised through consent notices. Does not consider versatile soils should preclude intensive development. Opportunity exists to provide a separate walkway/cycleway independent from the State Highway corridor where conflict will arise if the 'Active Road Network' is constructed in this area. Considers that the location could align with Council's demand and asset management process and the timing and availability of connections can be determined via conditions of consent. Details of a subdivision layout are provided.   |
| 80   | ECan  | -   | -  | Supports the approach undertaken for PC17. Confirm that the Draft Background Report provides a comprehensive analysis of the issues and sets out the appropriate management approach. Suggests amendments to the township criteria that relate to flood hazard management to protect the LI and LII Rivers and Halswell River catchment. Recommends that public transport routes be noted as an opportunity when considering the location of 'preferred areas' for rural residential development. Identifies additional matters to be included in rural residential ODP's.   |
| 81   | Lincoln University c/o RMG Ltd              | -   | -  | Provides a summary of the Universities history, facilities and identifies associated land holdings. Reference to the recognition given in the UDS and PC1 to the national importance of the university. A summary of the protection afforded to the University and its associated research in the PC1 decisions is detailed (Issue 3; Issue 7 and Policy 14). The University is generally supportive of the approach fostered by the Draft Background Report, particularly the view that rural residential development should not be located in close proximity to its facilities to avoid adverse reverse sensitivity effects, particularly the research and farming operations. Modifications are recommended to the criteria. Identifies that the University does not support rural residential development on its southernmost boundary (Denwood Trustees).  |
| 82   | G Elford                                    | -   | -  | Agree that there is an unmet demand for smaller 'lifestyle blocks' for families that want to live in a more sustainable way, but without having to care for the land on a full time basis. Were unable to purchase an ideal section that was below 4ha in size within close proximity to Lincoln that was affordable. Suggest that consideration be given to the 'Active Road Network' as well as the location of bus routes when identifying 'preferred locations for rural residential development.  |
| 83   | Yang & McIntosh c/o Fiona Aston Consultancy | 8ha – Southern boundary of Lincoln's MUL  | 24 lots - 3 dwellings per hectare                      | Respondent owns 8ha of land on the southern extent of Lincolns MUL and is located within the Lincoln Structure Plan area. Farmland is no longer viable as it relies upon a right of way to rural residential development to the north. Have unsuccessfully intensified development through V23 and resource consents. PC17 should include a review of the 600 households allocated for rural residential development, as directed by the PC1 decision. This assessment need to address the provision of 3,000m <sup>2</sup> -7,000m <sup>2</sup> sections that the Commissioners identified were in demand. Concerns in identifying versatile soils as a constraint, which is supported by case law, the RPS, PC1 and the District Plan...   |

| Name |  | Size & km from MUL  | Lot no. & density proposed                                 | Respondent's comments   |
|------|--|---|--|---|
|      |  |   |  | ... Paragraph 5.42 misquotes the District Plan. Paragraph 3.22 alludes to the need to avoid relying upon a first in first served approach relying upon private plan changes to ensure an even distribution; this should be included as criteria if that is the intention. The General Criteria – UDS and PC1 includes an error where it states “ <i>Avoid Class I and II (LUC) versatile soils unless all potentially adverse effects can be avoided, remedied or mitigated</i> ”. Neither document includes this requirement so it should be removed. An assessment of the subject land against the remaining criteria is provided. Concludes that the subject land meets all the criteria except those relating to versatile soils, which should be deleted. Detail of a development concept is provided and reference is made to the support provided by Council's Landscape Architect for developing the site to rural residential densities during the hearing to consider the appropriateness of PC4 to the Selwyn District Plan, which is located to the east of the respondents land holding.   |
| 84   | Wayne Francis Property & Bloodstock Trust c/o Mortlock McCormack Law               | 20ha – 1.5km east of Prebbleton's MUL via Ellesmere and Tosswill Roads                        | Unstated (20 to 40 lots at 1 to 2 dwellings per hectare)   | The respondent's 20ha land holding is located on Ellesmere Road to the east of Prebbleton. The property is currently utilised for the breeding of horses and associated services. Identifies that the Draft Background Report is insightful and challenging, but that the optimal form of rural residential needs to be directed by best practice outcomes for the community and the rural sector. Property is located within an area that is already popular for lifestyle blocks, specialist rural enterprises and horticulture, whilst being in close proximity to Christchurch City. Would like to utilise Dawson's Stream to enhance the amenity of the area. Believe that Council is asking too much of itself and property owners to quickly identify the 'preferred locations' based on the current criteria, particularly those that relate to the Hamlet Node. Need to consider mixed rural and farming activities, use of covenants to retain farming activities, determine the role of body corporate etc, whether such a concept is financially viable, timing and cost of infrastructure servicing and ability to deal with reverse sensitivity. Concern is raised about the arbitrary nature of the 600 households identified, which is considered to be insufficient to cater for the demand. Seek a more detailed consultation process to ensure that the farming community and rural sector is appropriately engaged to ensure the best outcomes are achieved. Suggest a memorandum of understanding between the Council and the land owners to engage their expertise and financial resource to assist in formulating PC17. This would ensure that a rural experience is assured while maintaining a vibrant farming economy that builds of each location.   |
| 85   | Franco Farms Ltd c/o Mortlock McCormack Law  | 53ha – 4.9km east of Prebbleton's MUL via Leadley, Old Tai Tapu, Ellesmere and Tosswill Roads | Unstated (53to 106 lots at 1 to 2 dwellings per hectare)   | The respondent's 53ha land holding is located on Saby's Road to the east of Prebbleton. The property is currently utilised for the breeding of horses and associated services. Identifies that the Draft Background Report is insightful and challenging, but that the optimal form of rural residential needs to be directed by best practice outcomes for the community and the rural sector. A portion of the land is within the PC1 MUL, with the majority of the balance land that extends across CCC and SDC boundary remaining rural. Supports this balance being developed to lot sizes of between 0.2 – 1ha. Considers that this land would no longer be capable of sustaining a viable rural business. Meets all the criteria outlined in PC17 and provides excellent opportunities for riparian margins along Knights Stream, pedestrian and cycle networks and recreational green space. Does not believe the lands separation from Prebbleton is an issue given the sites close proximity to Halswell to the north. Believe that Council is asking too much of itself and property owners to quickly identify the 'preferred locations' based on the current criteria, particularly those that relate to the Hamlet Node. Need to consider mixed rural and farming activities, use of covenants to retain farming activities, determine the role of body corporate etc, whether such a concept is financially viable, timing and cost of infrastructure servicing and ability to deal with reverse sensitivity. ...Concern is raised about the arbitrary nature of the 600 households identified, which is considered to be insufficient to cater for the demand. Seek a more detailed consultation process to ensure that the farming community and rural sector is appropriately engaged to ensure the best outcomes are achieved. Suggest a memorandum of understanding between the Council and the land owners to engage their expertise to assist in formulating PC17. This would ensure that a rural experience is assured while maintaining a vibrant farming economy that builds of each location. |
| 86   | Nevele R Stud, Boyden Hanover Stud & Timely Knight Stud c/o Mortlock McCormack Law | 200ha – 1km south of Prebbleton via Springs Road  | Unstated (200 to 400 lots at 1 to 2 dwellings per hectare) | The respondent's 200ha land holding is located on Springs Road to the south-west of Prebbleton. The property is currently utilised for the breeding of horses and associated services. Identifies that the Draft Background Report is insightful and challenging, but that the optimal form of rural residential needs to be directed by best practice outcomes for the community and the rural sector. A large portion of the stud's holdings overall land is within the MUL's of PC1, with consideration having to be given to how the balance land is best developed. This is complicated by high property values to expand in the rural periphery of Christchurch and the need for additional land to enable the company to expand. Surrounding area contains predominantly small scale properties utilised for a variety of land uses. The sites are within generally close proximity to Prebbleton and avoid the constraints identified in the Draft Background Report, such as the Southern Motorway, high water table and 'greenbelt' buffer...   |

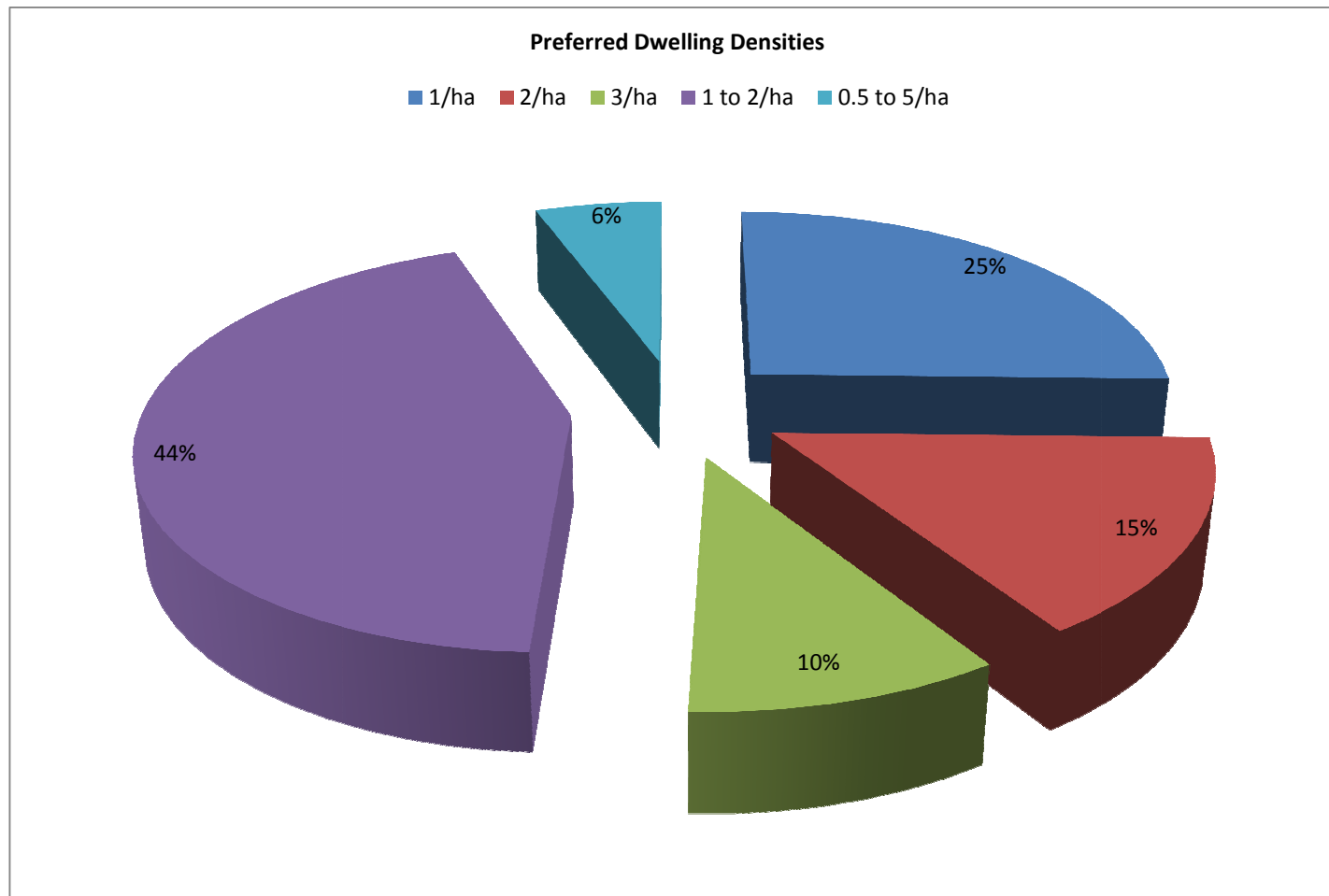
| Name |                    | Size & km from MUL   | Lot no. & density proposed                                     | Respondent's comments  |
|------|--------------------|--|--|--|
|      |                    |  |  | ...Feel it suits development as a Hamlet node, but seek clarification on what numbers are anticipated within such areas, the relative separation required between each house, the size of private sections in comparison to public/communal space and what facilities could be offered. Has experienced numerous rural activities developed to satisfy investment criteria but have been short lived as little thought was given to long term sustainability, traditional farming experience, knowledge and skills. Proposing three to four rural hamlets containing residential sections between 0.2 – 0.4ha in size with the balance retained in farmland. Believe that Council is asking too much of itself and property owners to quickly identify the 'preferred locations' based on the current criteria, particularly those that relate to the Hamlet Node. Need to consider mixed rural and farming activities, use of covenants to retain farming activities, determine the role of body corporate etc, whether such a concept is financially viable, timing and cost of infrastructure servicing and ability to deal with reverse sensitivity. Concern is raised about the arbitrary nature of the 600 households identified, which is considered to be insufficient to cater for the demand. Seek a more detailed consultation process to ensure that the farming community and rural sector is appropriately engaged to ensure the best outcomes are achieved. Suggest a memorandum of understanding between the Council and the land owners to engage their expertise to assist in formulating PC17. This would ensure that a rural experience is assured while maintaining a vibrant farming economy that builds of each location. |
| 87   | D & K Pringle      | 2ha – Southern boundary of the Lincoln MUL                               | Unstated (2 to 4 households at 1 to 2 dwellings per hectare)   | Established rural residential node on the southern outskirts of Lincoln. The buffer with the wastewater treatment plant dissects the land. Outlined why it is suitable for intensification, including: connected to reticulated services, no loss of rural productivity, is surrounded by existing and future residential development, established roads and is located on the town boundary.  |
| 88   | G & L Jessep       | 8.1ha - 1.58km south of Lincoln via Springs Road                         | Unstated (8 to 16 households at 1 to 2 dwellings per hectare)  | Former orchard has established shelter belts and has been utilised for small scale rural production. Conveniently located to Lincoln and Christchurch City and lends itself to intensification.  |
| 89   | G Hibberd          | 4ha – 8.5km east of West Melton  | Unstated (4 to 8 households at 1 to 2 dwellings per ha)        | Seek rural residential zoning for the following reasons: close proximity to Templeton & Chch, direct route to Christchurch, fenced and planted with trees and new power lines.   |
| 90   | J & L Chapman      | 4.2ha – 2.7km west of Prebbleton   | 2 lots – 0.5 dwellings per hectare                             | Prefer one dwelling/ha to preserve rural amenity. Location is considered appropriate due to its location in close proximity to Templeton/Prebbleton, avoids reverse sensitivity and meets PC17 draft criteria.   |
| 91   | Joyce Family Trust | 5.3ha - 0.7km west of Prebbleton   | Unstated (5 to 10 households at 1 to 2 dwellings per hectare)  | Respondent has a long history with Prebbleton and appreciates its unique character and semi-rural amenity. Concerned that the development of rural residential development around the respondents land holding has artificially inflated the property value, which has increased rates without any benefits (reticulated water and wastewater). Rezoning as rural residential would officially recognise this area for that purpose and compensate for loss of lifestyle. Supports intensification as heavy soils reduce the need for irrigation in the summer and the contour avoids any flood hazard. Site has rural vistas that are away from the sensitive approaches to Prebbleton. The presence of established infrastructure, such as a stock yards and formed driveways, ensure limited costs would be required to service additional lots. Riparian margins, including the provision of access through to the proposed domain extension, could be enhanced and the site is not isolated from Prebbleton.  |
| 92   | A & B Moir         | 10ha – southern side of Lincoln's MUL on the township side of Moirs Lane | Unstated (10 to 20 households at 1 to 2 dwellings per hectare) | Currently operate a dairy farm on the outskirts of Lincoln. The growth of the township has resulted in residential development occurring on the land directly to the north of the land holding, which is separated by Moir's Lane. Seek to have southern portion of property zoned for rural residential activities due to reverse sensitivity and severance created by Moir's Lane and the Rail Trail.  |
| 93   | M Martins and Ors  | 63.9ha – southern side of Prebbleton's MUL                               | 63 lots - 1 dwelling per hectare                               | Promotes the land holdings for rural residential activities as they fulfil Policy 14 criteria of PC1 and the criteria in the Draft Background Report. An engineering assessment has been provided in support of the above assessment, which includes access provision, water supply, wastewater and stormwater infrastructure  |

|    |                            |   |   |  |
|----|----------------------------|---|---|--|
| 94 | Mahaanui Kurataiao Limited | - | - | Initial support for the process undertaken to date is provided. The concept of Kaitiakitanga is outlined and assessed against the Rural Residential Background Report. The respondent considers that more emphasis needs to be placed on the protection, enhancement and restoration of ecological ecosystems, indigenous biodiversity and habitats. It is suggested that a general criteria to better address Tangata Whenua Values and to actively protect and enhance these values is applied to all study areas. Additional criteria are considered necessary to protect and enhance the significance of water to Tangata Whenua, including rivers, streams, groundwater, wetlands, lakes (Te Waihora) and springs. The respondent seeks additional consultation with Tangata Whenua once preferred locations area identified, but before consultation with landowners, to ensure that the necessary input is provided from Tangata Whenua (i.e. identification of Wahi Tapu and Wahi Toanga sites not registered in the District). The comments acknowledge the consultation undertaken to date with Mahaanui Kurataiao. However, ongoing consultation with Rununga is necessary and additional work is required to strengthen and acknowledge cultural values. |
|----|----------------------------|---|---|--|

## Summary of comments received

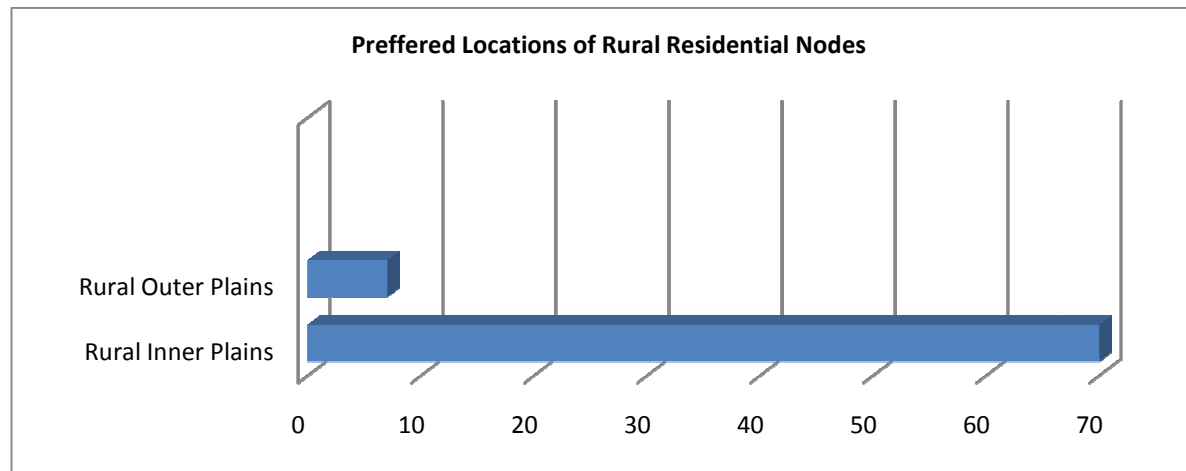
- 77 of the 93 respondents specified areas that they believed should be identified as 'preferred locations', which are described below as rural residential nodes.
- A number of preferred densities were also proposed, which ranged from a preference for 5 dwellings per hectare (2,000m<sup>2</sup> lots) to 0.5 dwellings per hectare (2ha lots). See **Graph 1** below.  
*[NB: There were a number of respondents who did not specify the densities but identified that their land holdings should be identified as 'preferred locations'. These sites were prescribed as having a preference for densities of 1 to 2 dwellings per hectare to align with decisions on PC1 to the RPS (i.e. it is assumed for this exercise that the definition for 'rural residential development' as per PC1 was sufficient as alternatives were not provided)]*
- The total land area specifically identified by the respondents as being suitable for rural residential development amounted to 1,300ha of the rural zoned land within the UDS Area of Selwyn District.  
*[NB: This analysis does not include the areas identified by George & Cunningham, M Alexander, Prebbleton Community Association, P Irvine, M & A Sweney and Botman & Frost, as they were not the land owners]*
- The total number of allotments identified by the respondents as being appropriate was between 1,637 to 2,084 rural residential allotments within the UDS area of Selwyn District (rural zoned land outside the PC1 Urban Limits).
- Of the 77 identified rural residential nodes, 70 are within the Inner Plains zone and 7 are located within the Outer Plains zone. See **Graph 2** below.
- 55 of the 77 separate rural residential nodes identified by the respondents as being suitable for rural residential development were located within 2.5km of the MUL's prescribed in PC1 to the RPS. The remaining 22 were located beyond 2.5km of the PC1 Urban Limits. See **Graph 3** below.  
*[NB: the distance was measured via the primary road network rather than 'as the crow flies']*

**GRAPH 1: Respondents to Draft Rural Residential  
Background Report – Preferred Densities**

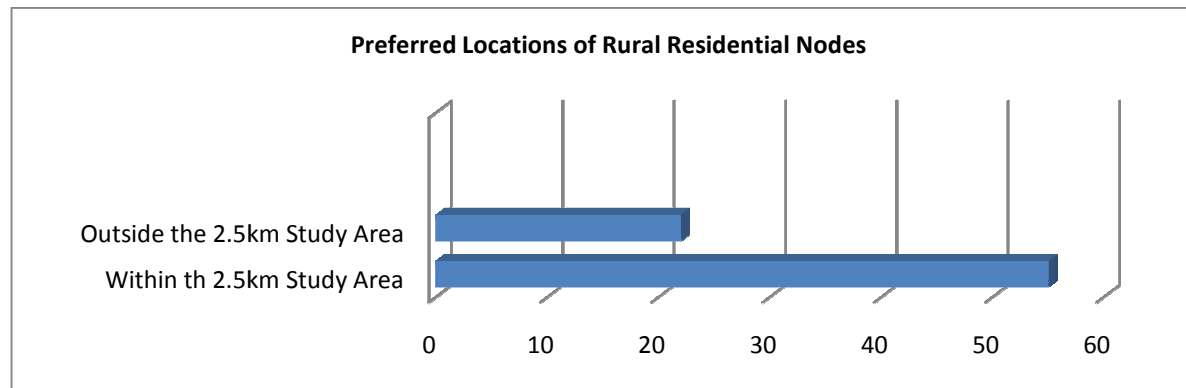


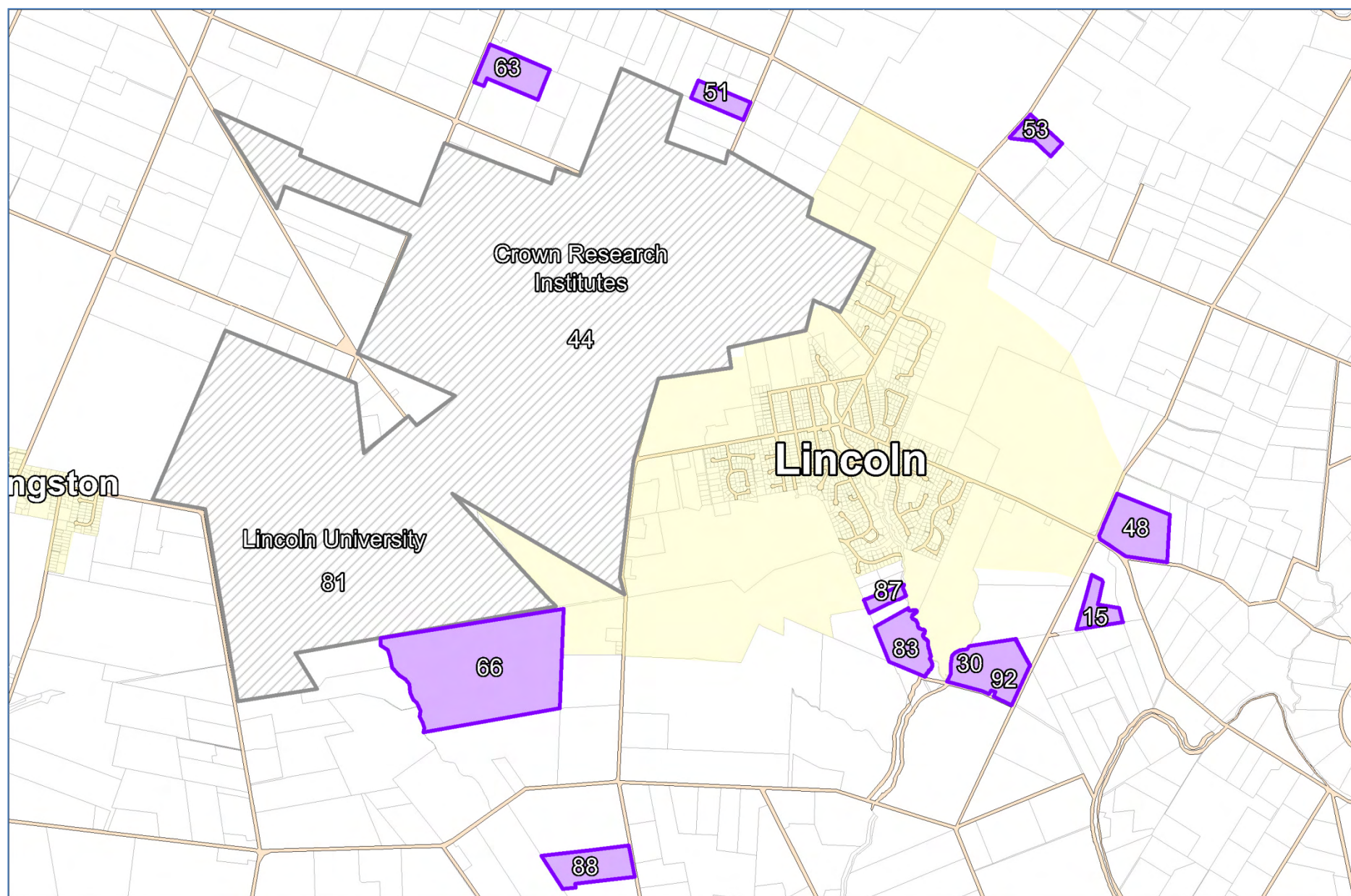


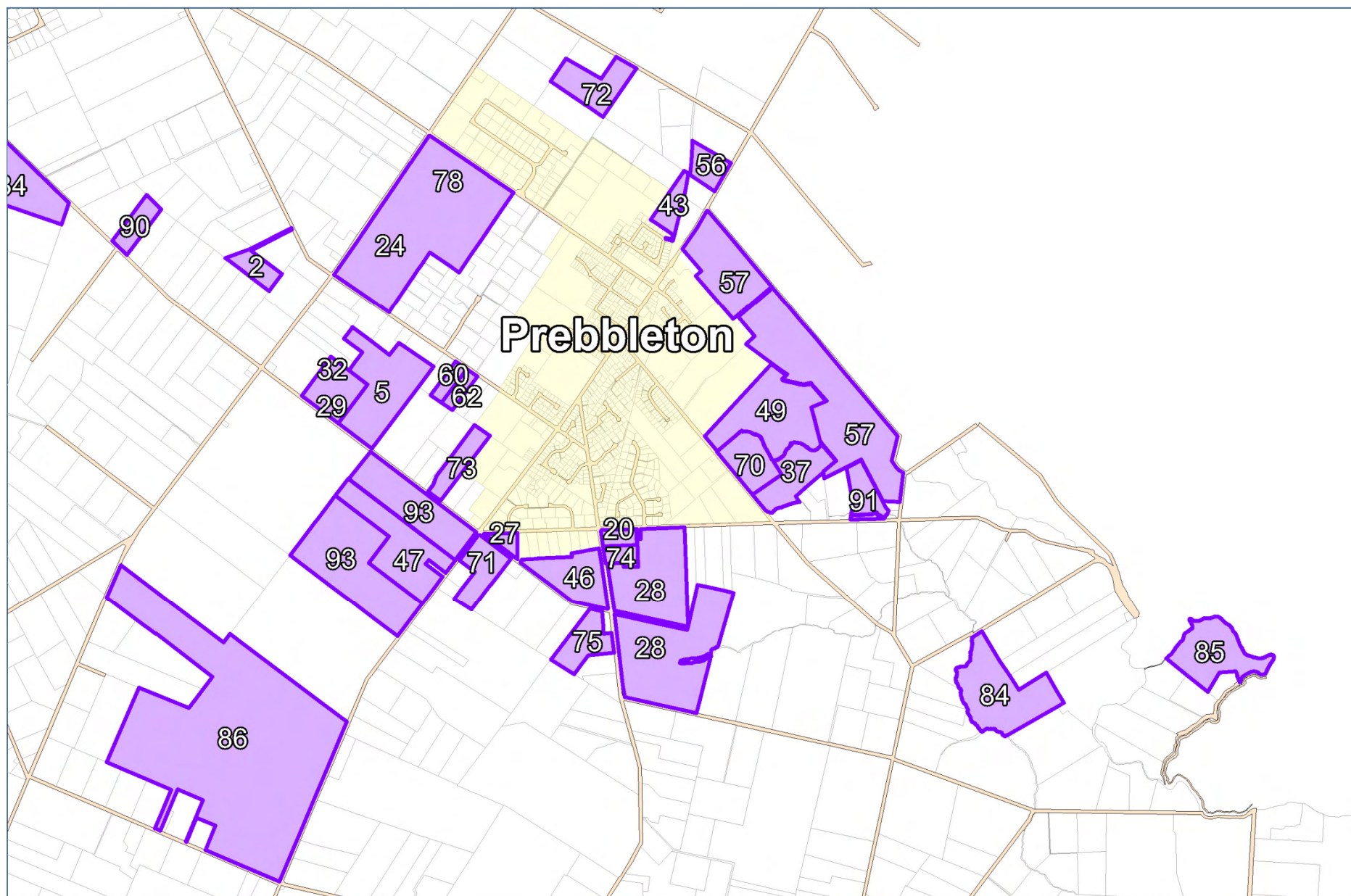
**GRAPH 2: Respondents to Draft Rural Residential Background Report – Preferred Locations (Rural Inner v Outer Plains Zone)**



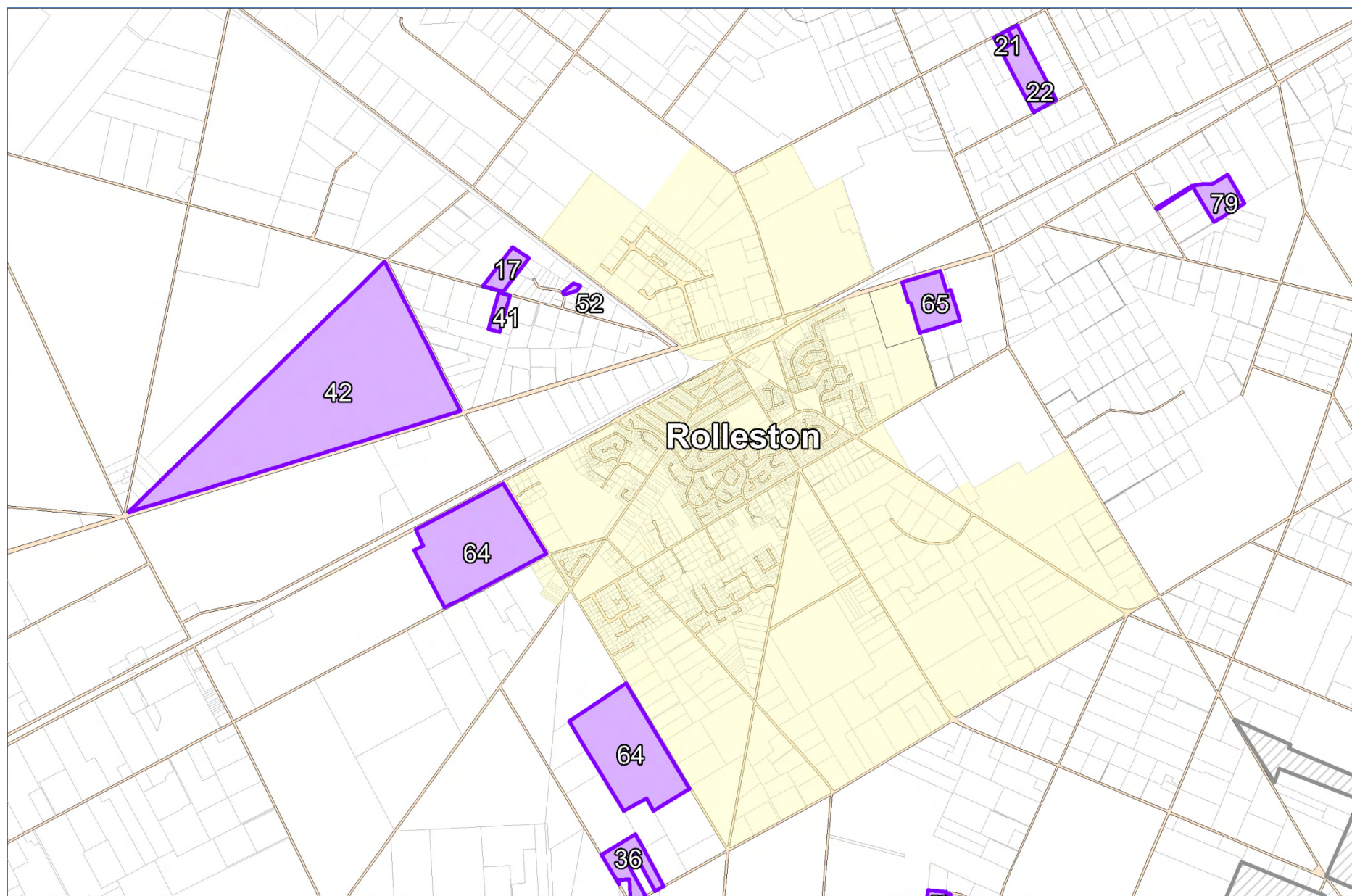
**GRAPH 3: Respondents to Draft Rural Residential Background Report – Preferred Locations (2.5km)**

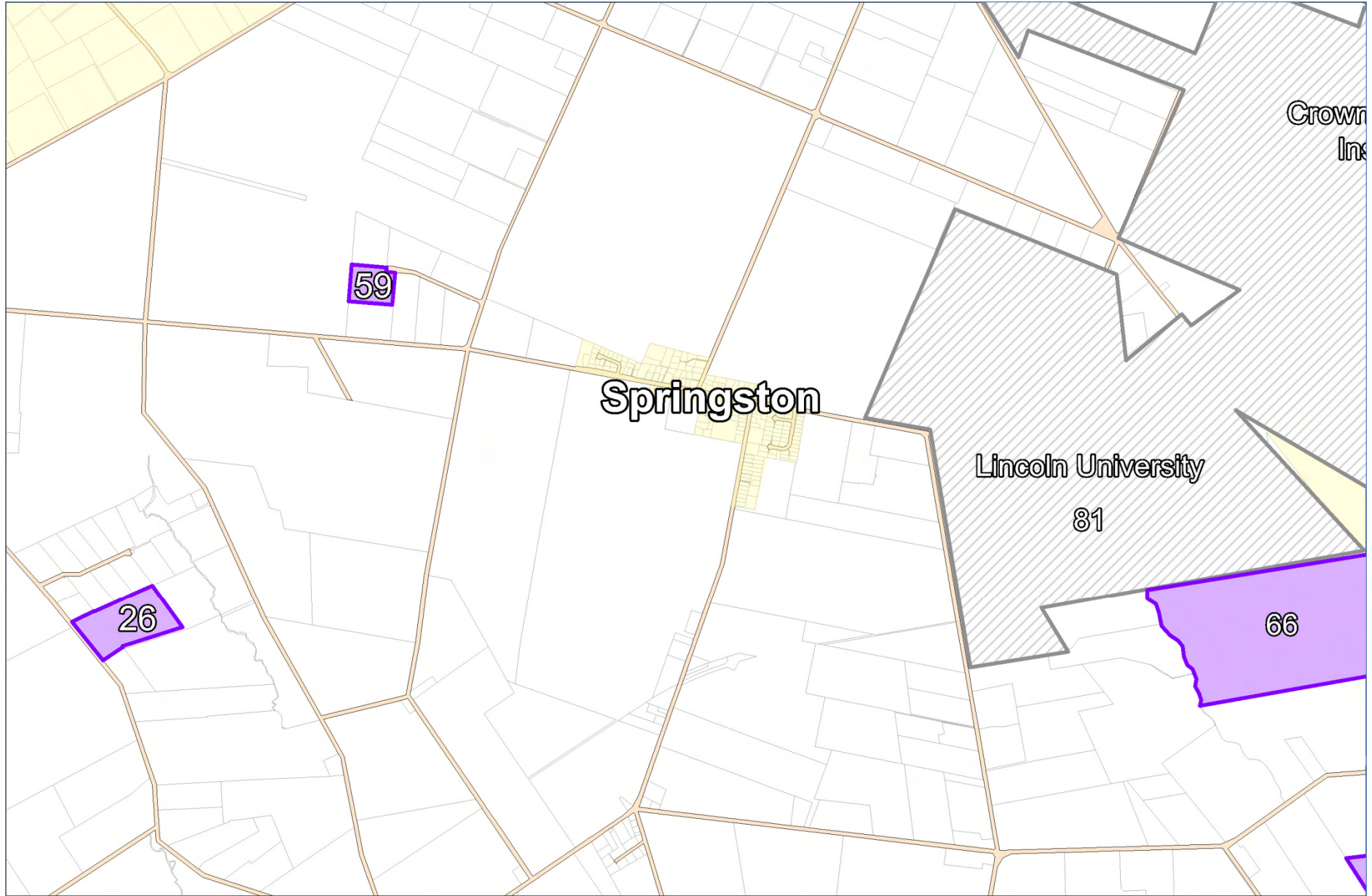












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