# SUBMISSION OF D & S ANDERSON TO THE SELWYN RURAL RESIDENTIAL STRATEGY

**EVIDENCE OF** 

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DATE

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7 April 2014

SUBMITTER

Dave and Sue Anderson S06

# INTRODUCTION

1. Over five years ago Dave and Sue Anderson came to our company wanting to develop their land on the northeast corner of Trents and Shands Road, Prebbleton for rural residential development. At the time they said they were in "no hurry". Since that time it has been bit of a roller coaster ride with a series of policy documents and plan changes that needed to be responded to clear the way for a plan change.

# PROVIDING FOR RURAL RESIDENTIAL DEVELOPMENT IN SELWYN DISTRICT

- 2. Rural-residential activity within Selwyn District has been provided for in the past either specifically through private plan changes or resource consents relating to specific site(s) or generally through identified zones within the Transitional District Plans prepared under the Town and Country Planning Act 1977. These rural-residential zones provided for allotments of 5000m² to 2 hectares in size whereas lot sizes have varied considerably for rural residential use established by resource consent e.g. 0.2 to 4ha. As a result there is quite a variety of developments called rural residential with many being small and fitting into a discrete environment. The reason given in previous district plans for rural-residential zoning was to provide a lifestyle choice while protecting surrounding productive land.
- 3. Where rural-residential zones adjoined existing towns, the Selwyn District Council in their current District Plan extended the urban limits to include these zones. Where consents were granted that were set apart from towns, even by a small distance, these zones were later labelled "Existing Development Areas" within the Rural Zone of Selwyn District Plan. In many cases these areas are not serviced with reticulated sewer but may be for water. This is the case for the Kingcraft Drive EDA on Trents Road which sits between the new urban limits and the Anderson site at 311 Trents Road.
- 4. There has therefore been a long history of providing for rural-residential living within the Selwyn District area, which has benefited the District socially and economically.

# **POLICIES and PLAN CHANGES**

5. To a large extent Rural-residential activities were defined and then recast as something that specifically needed to be controlled through the Proposed Change 1 to the Regional Policy Statement. The proposed definition in PC1 was:

Residential units outside the urban limits at a density of an average of between a half and one hectare.

This approach has created some tensions and rather strange ramification of the dual aspects of this form of development being both rural and residential i.e.

- The development is to be rural in character but
- is often given a Living or Residential zoning and
- the policy and rules are found in the Township section
- the development is to be outside the urban boundary, but
- they are required to be [art of the compact form of townships and have connectivity with these
- existing zones with rural residential sized lots have already been provided for and established within the townships of Selwyn
- 6. These tensions have been apparent in all of the policy and plan documents dealing with rural residential development in Selwyn and Greater Christchurch in recent years. In particular the structure plan for Prebbleton makes no mention of any rural residential development on its boundaries' yet sets out goals for efficient use of infrastructure and provision of social and movement connections.

# **ANDERSON PLAN CHANGE**

- 7. After responding to the various documents including plan changes and the draft LURP, we prepared a Plan Change request in 201 for rezoning of the Anderson land from Rural to Living 3. This was the zoning proposed for rural residential development in Plan Change 32. As part of the preparation of the Plan Change request geotechnical, landscape and acoustic assessments were undertaken.
- 8. There are no geotechnical constraints on this site as it is the equivalent of TC1. In landscape terms the site is already "setup" for development having substantial and healthy shelter belts on its road and internal boundaries. Access is to be from Trents Road thereby avoiding the use of Shands Road which is an increasingly busy road, due in large part to the eastern expansion of Rolleston. The only potential issue with the site was the impact of traffic noise from Shands Road. This was fully assessed and found not to be a significant issue because most of the traffic is daytime traffic

whereas the more sensitive time for noise for residential use is in the evening. An acoustic fence (not a bund) will be erected along the Shands Road boundary and screened from residents of the development by plantings. In addition there will be a requirement for buildings to be sound proofed to a specified level. Stormwater will be treated on site and discharged to ground.

The Council accepted the request and the plan change (Plan Change 41) was notified in September 2013. Three submissions were received, none of them raising any issues of concern. This is confirmed by Craig Friedel in his report of the Strategy at 3.96. Plan Change 41 is therefore waiting for a hearing, which has been delayed by this Rural Residential Strategy process.

# **RURAL RESIDENTIAL STRATEGY**

10. The Andersons site has been included as **Preliminary Area 3** in the Rural Residential Strategy recognising it at a site which meets the location assessment criteria for rural residential development. These criteria are set out in the Strategy and have been developed from previous policy and plan documents. The submission of Dave and Sue Anderson sets out the reasons why this site is suitable for residential development based on the locations assessment, so I will not repeat these. An additional matter has now been raised by Craig Friedel in his Introductory Statement which I consider is a worthwhile addition in assessing how provision should be made for rural residential development. He states

It has become apparent upon reviewing the Officers report that there has been a lack of consideration given to the ability of some of the nominated locations to align with "Rural Residential Form, Function and Character" and the "Landscape values" Locations Criteria. The following Locations Criteria were developed to ensure the wider context of locations is factored into the assessment for determining the appropriateness of sites to be included in the Strategy:

# Rural residential form, function and character

② support locations that can sustain a mixture of housing densities ranging from 0.3ha to 2ha in size whilst achieving an overall density of 1 to 2hh/ha, but where the overall area supports sustainable enclaves in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved

Support locations that utilise existing road layouts and physical features as buffers and definitive

boundaries between urban and rural residential activities to limit peri-urban sprawl

# Landscape values

☑ discernibly logical boundaries determined by strong natural or physical features

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m I\!\!I}$  manage the amount of households within single locations to avoid the collective visual effects of

intensified land use

☑ locations to adjoin Township boundary's but have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land uses and natural attributes

11. Mr Friedel points out that some requests for inclusion the RRS "cover large tracts of land where the lack of discernible boundaries or physical features, coupled with the size and shape of the nominated land holdings, present a concern that the necessary degree of 'ruralness' and rural residential form, function and character may not be achieved due to the collective number of households within single geographic locations".

#### 12. He also states that:

It is not to say that larger rural residential nodes should be excluded outright, but in my opinion the higher the number of households and layers of lots the more difficult it is to contain periurban sprawl and to achieve the anticipated rural residential form, function and character expressed in Section 5 of the RRS13. Larger nodes also present a greater risk to achieving the urban consolidation outcomes expressed in the LURP and Chapter 6. They are more likely to give rise to adverse reverse sensitivity effects with legitimately established rural activities and strategic infrastructure, and risk contributing to a loss of rural character and the visual distinction between urban and rural environments.

13. I agree that there is an issue with larger scale tracts of land being able to fit into a landscape in a way that is distinctive and attractive. It is for this reason that I mentioned at the beginning of this evidence the type of rural residential development that occurred by way of resource consent which could be considered to be "boutique". In my opinion the Anderson block is such a block. It is small, and sits within its own treed boundaries. It will not appear as a large outlier of Prebbleton and has real potential to be the location of well-designed and attractive rural residential enclave. I therefore support the recommendation of the Officer Report to retain Area 3 (511 Trents Road) in the Strategy.

# STRATEGY PROCESS

14. As part of the submission to the Strategy we requested that the hearing and determination of PC41 proceed immediately, as the site has been recognised in the Strategy, is supported by the planning officer and there are no submissions suggesting it be removed. I realise that was a slightly cheeky request. I do however ask that this draft Strategy be finalised as soon as possible so that PC41 can be heard and that finally the Anderson site can be developed for rural residential purposes. The Andersons are now very keen to proceed having decided to "retire" from their training of harness

racing horses and because there is an unmet demand by Prebbleton residents to live where there is a rural outlook while remaining part of the Prebbleton community.

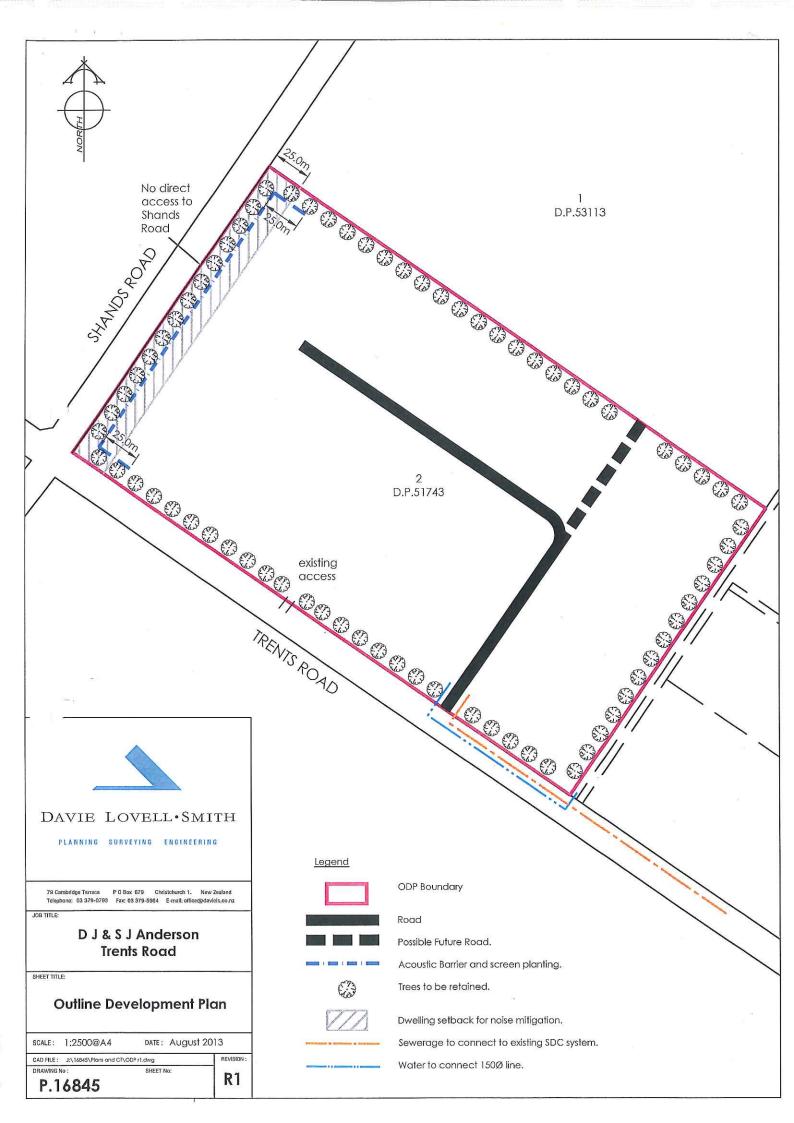
Request for a Change to the Selwyn District Plan

DJ&SJAnderson

**Trents Road • Prebbleton** 

May 2013





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# **Appendices**

- A Davie Lovell-Smith Infrastructure Report
- B Graham Densem Landscape and Visual Assessment
- C Riley Consultants Geotechnical Assessment
- D Davie Lovell-Smith Preliminary Site Investigation, Soil Contamination
- E Possible Subdivision of Lot 2 DP 51743
- F Certificate of Title

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