

BEFORE THE SELWYN DISTRICT COUNCIL

IN THE MATTER of the Local Government Act 2002

AND

IN THE MATTER of a submission by Mark, Grant
and Rose Crabbe Partnership on
the draft Rural Residential
Strategy 2013

BRIEF OF EVIDENCE OF PAULINE FIONA ASTON

10 APRIL 2014

QUALIFICATIONS AND EXPERIENCE

1. My name is Pauline Fiona Aston (MA Cambridge University, England, M.Phil Town Planning, University College London, MNZPI, MRMLA). I have 30 years resource management and planning experience. I am Principal of Fiona Aston Consultancy Ltd, and have operated my own consultancy practice since 1995. Much of my work is in the field of land subdivision and development, predominately in Canterbury. I am very familiar with Selwyn District, both as a previous resident and due to my ongoing projects in the District.
2. I am currently/have recently worked on a range of rural residential proposals, in both Selwyn and Waimakariri Districts. This includes:-
 - SDC Plan Change 28 (rural residential rezoning for 110 lots at west Lincoln on behalf of Denwoods Trustee). The PC has been notified and submissions and further submissions have been received. It is currently on hold pending the hearing of submissions on the RRS. It is identified as Preliminary Area 4 in the RRS:
 - SDC Plan Change 27 (rural residential zoning for 36 lots at east Rolleston on behalf of the Coles Family Trust). The plan change has been finalised and reviewed by SDC officers but not yet formally considered for notified. It is on hold pending the hearing of submissions on the RRS. It is identified as Preliminary 1 in the RRS..
 - Waimakariri DC Plan Change 21 (rural residential rezoning for 55 lots at Ohoka). The Plan Change has recently been recommended for approval by the Commissioners and is due to be made operative (there are no appeals).
 - Appeal on behalf of R & S Black seeking inclusion in the Mandeville Growth Management Area as prescribed in Waimak DC Plan Change 32. This will enable the Blacks to apply for rezoning of the 4 ha site as a minor extension of the Ohoka Meadows Residential 4B (rural residential) zone at Mandeville. The Environment Court decision is pending.
 - Submissions on the Waimakariri Rural Residential Development Plan (2010) seeking identification of various sites for rural residential purposes at north west Rangiora, Waikuku, Kaiapoi and Ohoka.
 - Submissions seeking inclusion of the following as rural residential sites in the SDC Rural Residential Strategy:-
 - Lincoln (Denwoods Trustees, Apton Developments, Bruce Harrington, Barker)
 - Rolleston (Coles Family Trust, Pinedale Enterprises and Kintyre Pacific Holdings)
 - West Melton (Austins)

- Prebbleton (Trent Road Developments, Conifer Grove, Pandora Trust, Crabbe Partnership)
 - Tai Tapu (Crofts & Williams)
3. I have read the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this statement of evidence are within my area of expertise.
 4. The data, information, facts and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions.
 5. I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed

BACKGROUND

6. In 2009 a resource consent application was made for the Site, to create three allotments between 6036m² and 7500m² in area. Most of the neighbouring property owners gave their written approval for this application. The consent was declined on the basis that the proposed subdivision would not maintain rural character and amenity (there would be a reduction in rural outlook from Trices Road at the point where views into the site were obtainable from breaks in the existing hedge to provide two additional access points); and precedent concerns for other potential proposals for higher density subdivision adjoining townships than that anticipated for the Rural Inner Plains.
7. It is important to note that the statutory tests/relevant matters are different for a rezoning request, compared with a non-complying resource consent application, as sought in 2009. If the land is identified in the RRS as suitable for rural residential development, a rezoning request to L3 can then proceed (by private plan change or potentially a more streamlined CER Act process). Precedent issues will not be relevant and the L3 zone rather than Rural Inner Plains character and amenity desired outcomes will apply as set out in the Draft RRS – essentially *“a sense that the subdivision is located in a semi-rural setting through the provision of abundant open space and frequent views to the hinterland beyond”*¹.

THE SITE

8. The Crabbe family owns a 2.0236ha property (the 'Site') on the south east corner of Trices Road and Birchs Road zoned Rural Inner Plains. There is one existing dwelling on the Site, in a central position, with access from Trices Road. The Site is heavily

¹ Draft RRS page 33

screened from adjoining land and roads by hedgerow shelter belts. The original shelter belt on the eastern site boundary is not on the Site, as it is part of the access to the property to the south which was previously subdivided off from this Site. It is a mature 25 year old hedge shelterbelt and provides excellent wind protection for adjoining properties. Mr Crabbe advises there has never been any discussions between the property owners regarding a desire for its removal. It is anticipated that it will be retained for the foreseeable future. However, in the event that this situation were to change, the future ODP for the Site, could include a requirement for suitable replacement planting along this boundary.

9. A submission has been lodged by A & B George and E & B Jeffs, which includes the Submitters Site and additional land extending as far south at Hamptons Road and further east along Trices Road. This area (hereafter referred to as 'the wider area') is also currently zoned Inner Plains.

PLANNING STATUS

10. The Site is currently zoned Rural Inner Plains. The Living 1A Zone (average lot size 2000m²) is located across Trices Road from the Site, and the Living 2A Zone (average lot size 5000m²) is across Birchs Road from the Site. Immediately south of the L2A zone across Birchs Road is Preliminarily Area 4, identified in the RRS as being an appropriate area for rural residential development.
11. The Site is located outside the Greenfield Priority areas for Prebbleton as identified under the LURP Appendix 1, Map A, which provides for priority development until 2028.

PRELIMINARY RURAL RESIDENTIAL DEVELOPMENT CONCEPTS

12. Ms Lauenstein has outlined a preliminary development concept for the wider area. This provides for an integrated design for this combined area. Key features include:
 - Substantial landscaping within the southern portion of the area to create a strong, discernible boundary/edge to the southern extent of the Prebbleton peri urban area, which becomes Hamptons Road (as will be the case on the opposite (west) side of Birchs Road). This can also function for stormwater management (subject to further investigation regarding stormwater requirements);
 - No access to properties from Birchs Road, which carries the Rail Trail; and enhanced landscaping along the wider area site frontages with Birchs Road;
 - One single road access point from Trices Road, minimising local accesses consistent with the now arterial status of Trices Road.

13. The Crabbes have been a party to discussions surrounding development of the overall design concept and support it in principal. They have emphasised the importance of a design solution which whilst providing an integrated and comprehensive approach, also enables individual landowners to develop largely independently of each other. This recognises that rural residential development in a multiple landownership situation may occur over a period of time in a 'natural' or 'organic way' with different parcels potentially developing at different times. This is a desirable form of development which avoids the tendency to uniformity and monotony that occurs with large new greenfield subdivisions.
14. In accordance with the above, agreement has been reached that the Crabbe Site will be able to develop as part of Stage 1 of the development, independently of other landowners, Stage 1 could just include the Crabbe site or, in addition, other lots along the Trices Road frontage. Ms Lauenstein has presented design concepts for both of these options.
15. The Crabbe site is clearly the logical 'first cab off the rank' for RR development given its location closest to the township, and being the only remaining quadrant of the Birchs/Trices Road intersection not already zoned for living purposes. To facilitate this, one 'temporary' combined Trices Road access point is proposed for the Crabbe site for both the Stage 1 and Crabbe site options. This is a greater distance from the Birchs Road intersection than the current access. Whilst not a traffic engineer, I would anticipate that from a traffic perspective, this is an improvement. Legal mechanisms (easements etc) will be put in place to require this access to be closed when alternative road access to the south is available, linking to Hamptons Road, as shown on the wider area concept plan.
16. The development concept for the Crabbe Site has been amended from the concept included with the submission to accord with the above. As noted above, one combined access from Trices Road is now proposed. A larger lot is proposed at the Trices/Birchs Road corner which provides plenty of space for enhanced landscaping along the Birchs Road frontage, to be consistent with the treatment of the other Birchs Road future RR site frontages.

MERITS OF THE CRABBE SITE

17. I will now focus specifically on the merits of inclusion of the Crabbe site in the RRS. In my opinion, it can be included on a stand alone basis or as part of a wider area. Whether or not it is part of a wider area will probably largely 'turn' on how much land the Commissioners consider should be identified as RR in the RRS.
18. I agree with Ms Lauenstein that in terms of long term management of the south east Prebbleton peri-urban environment, the wider area is suitable for inclusion. In the event

that the Commissioners consider that only a smaller RR area is appropriate e.g. in the context of the 'limited' provision to be made under the LURP and Chapter 6 of the RPS, then just the Crabbe block could proceed; or if more land is acceptable, the Stage 1 area. The design of these smaller areas can be 'future proofed' to fit in with the overall design strategy for the larger area e.g. in terms of treatment of Birchs Road and Trices Road with the Trices Road access arrangements being temporary until/if the alternative access from the wider area occurs. It is important to note that the 'future proofing' approach for the smaller area(s) does not result in an 'expectation' that a larger area will be included in the future – it just retains that option.

19. Provision for limited RRS development now appears to be consistent with the RRS approach elsewhere e.g. Preliminary Area 3 (Shands Road/Trents Rd corner) which is part of a wider area extending to Shands Rd, from Hamptons Road in the south to the existing Aberdeen RR development in north. The RRS states that PA3 represents the full extent of residential or rural residential growth west of Prebbleton based on Shands Road being a definitive boundary².

RURAL RESIDENTIAL CHARACTER AND THE RURAL/URAN INTERFACE

20. Rural residential character elements have been identified in the RRS (pages 33-34) to ensure rural residential development is distinct from rural or residential forms of development. The character elements, along with a discussion of the proposal for the Crabbe site with respect to each is outlined below. I note Ms Lauenstein has also commented on these criteria.

"A sense that the subdivision is located in a semi-rural setting through the provision of abundant open space and frequent views into the rural hinterland beyond"

21. The Site will comprise four sections, three of which will have frontage to Trices Road. The Site is currently enclosed on all four boundaries by existing mature evergreen shelterbelts, which are characteristic of the immediate area. The shelterbelt to the east is on the far side of the neighbour's driveway so not actually on the property, but it still serves to entirely 'enclose' the Site. Shelterbelts are a characteristic feature of parts of the Rural Inner Plains zone, and of the neighbouring existing L2A properties on the southern side of Trices Road west of ^{Birchs} Trices Road. It is proposed to retain the shelterbelts. They ensure a semi rural character, and screen views to low density residential development on the opposite (north) side of Trices Road. They do, however, preclude frequent views to the rural hinterland beyond the Site. But this is the effect of

² Paragraph 6.58

shelterbelts which are commonplace both internally and around property boundaries in the Inner Plains.

"Buildings that are well set back from road frontages (15m to 20m) to provide a sense of space and promote an open semirural street environment"

22. The existing dwelling and the new dwellings can be sited to meet this requirement.

"Preclusion of small scale intensive developments that may fragment the rural environment, erode rural character and contribute to adverse reverse sensitivity effects with productive land uses and strategic infrastructure"

23. The intent of this criteria is not clear but I assume it is referring to very small RR nodes which are as intensive as they can be under the RPS rules ie average of one dwelling per 5000m². Whilst the Crabbe Site is a small development, it will 'read' as part of the existing RR L2A zone on the south side of Trices Road, west of Birchs Road. It will not give rise to reverse sensitivity effects given the adjoining rural lifestyle blocks, or erode rural character.

"It is important to manage the number of dwellings within any single location to avoid the collective effects of intensified land uses (ideally no greater than 50hh) – large nodes are less able to provide the necessary degree of 'ruralness' that is required to meet the anticipated rural residential character and to satisfy the expectations of future land owners"

24. The Site has the capacity to provide for only four rural residential dwellings.

"The presence of substantial areas of open space in proportion to built forms relatively low site coverage in comparison to urban areas (the lesser of 10% or 500m²), with a preferred minimum site density of 1hh/ha from a visual perspective, acknowledging that the optimal density for any given site is dependent on factors such as locational context and the number, size and orientation of lots, along with the configuration and proportions of subdivision layouts"

25. The L3 zone site coverage standards will be met.

"Retain an appropriate urban/rural interface on the edge of Townships"

26. Development of the Site for RR purposes will create a development pattern which is consistent with that existing for the other three quadrants of the Birchs Road/Trices Road intersection. Visually there will be little change as the Site will remain surrounded by shelterbelts. One combined access point will be provided from ^{Trices} ~~Birchs~~ Road, thus the visual breaks in the shelterbelt will not change, other than in the short term whilst the existing shelterbelt is extended to cover the existing access point.

"The restriction or urban motifs, such as entrance features, solid paling fences and kerb and channel road formations – fencing is a particularly important design feature that influences the extent to which any given location achieves the desired openness necessary to the provision of rural residential character (refer to Figure 15)"

27. These design features can be addressed at plan change stage.

"Precluding intensification of the Rural Outer Plains zone (1hh/20ha) in preference for the Rural Inner Plains zone (1hh/4ha) – the further rural residential development nodes are located from settlements the more difficult it will be to integrate this form of development into Townships and the greater the risk there will be for adverse environmental effects. These issues are compounded in the Rural Outer Plains zone, which is characterised by lower densities of built form and higher levels of openness to support rural productivity"

28. The Site is not located in the Rural Outer Plains Zone.

"Outline Development Plans are an appropriate mechanism to deliver: (a) integrated development that takes account of the wider site context; (b) well connected and coordinated development that assists in achieving consolidated planning outcomes; and (c) efficiencies in the provision of infrastructure services"

29. An ODP is considered to be an appropriate mechanism as set out above, although given the size of the Site any ODP is more likely to (and is considered appropriate to) resemble a subdivision scheme plan. The Site design will be 'future proofed' to be consistent with the overall design concept for the wider area, which if identified in the RRS now or at a later date, will require an ODP, which will build on the preliminary design concept prepared by Ms Lauenstein.

ASSESSMENT AGAINST RELEVANT PLANNING DOCUMENTS

DRAFT RURAL RESIDENTIAL STRATEGY

Introduction

30. The draft Rural Residential Strategy (RRS) sets out that its primary purpose is; *"to provide guidance and policy direction on how best to manage rural residential development within the area of Selwyn District that is subject to the Land Use Recovery Plan. This includes establishing the optimal form, function and character of rural residential development and where it is best located"*.

31. This Strategy forms part of the policy and strategic direction for the District within the statutory context of the 'higher order' documents, notably LURP and RPS, which are

referred to and discussed in the RRS. In accordance with Policy 6.3.9 of C6, sites can only rezoned for rural residential purposes if they are in accordance with the RRS.

32. The RRS includes the identification of sites suitable for rural residential development through the use of criteria and identifies five preliminary sites where these criteria are generally met. Nomination of additional sites are anticipated through the consultation process on the RRS.³

33. The RRS appears to be based on a 10-15 year planning horizon and is to establish the geographical and spatial extent of rural residential areas to ensure some housing choice and to avoid ad hoc development that may give rise to adverse environmental effects; result in unreasonable loss of productive land; and/or contribute to the undermining of the urban consolidation and intensification principles for managing residential growth within Greater Christchurch.⁴

Pre-requisites for Preliminary Areas

34. The Draft Rural Residential Strategy identifies five preliminary sites which generally meet the criteria for Rural Residential Development in the Selwyn District. At paragraph 6.2 the following pre-requisites for consideration are set out:

- can be economically serviced with reticulated water and wastewater services
- is able to be integrated with established Townships
- does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS, SDP or RRS13
- is not affected by any significant constraints
- is owned by parties who have aspirations to rezone the land

Reticulated Services

35. In this case the Site adjoins living zones across Birchs and Trices Roads. The existing dwelling on the site already has reticulated town water. Given the location adjoining existing reticulated residential development and the small size of the proposed rural residential 'node' (just 4 lots, including one lot containing an existing dwelling), it is anticipated that reticulated wastewater should be feasible.

36. However consideration of reticulated services for the wider area will be required if the commissioners consider the entire area is appropriate for inclusion. Given the proximity

³ Paragraph 6.1

⁴ Paragraphs 6.3-6.4

to existing living zones it is anticipated that reticulated service solutions will be able to be developed in conjunction with a plan change and subdivision process.

Integration/consolidation

37. The location of the Site, adjoining the existing Prebbleton township area, ensures that the development is able to integrated with the Township. The Site is located on the corner of Birchs Road which provides excellent opportunity for walking and cycling into Prebbleton centre. This includes the Rail Trail which extends along the front of the Site on Birchs Road. Additionally public transport routes exist along Birchs Road with a bus stop in close proximity to the Site.
38. A total of only three additional rural residential lots are proposed. This is an insignificant and inconsequential number which will have no impact on the consolidation and intensification principles of the relevant statutory planning documents.

Constraints

39. The Site does not contain any significant vegetation or trees, cultural sites, designations, historical sites, strategic infrastructure or utilities, springs or waterways. The Site is not located in the vicinity of any intensive farming activities, the RRS identified high groundwater areas, or any flood hazard zones. The Site is located in the area where liquefaction assessments are required, however it is noted that land directly opposite the existing house on the Site (21 Brahman Close off Stonebridge Way) is CERA Green zone TC1 which means it has good ground conditions and is not subject to geotechnical constraints.

Landowner intentions

40. It is the intention of the submitter to develop this Site for rural residential proposes, as is evident from this submission and previous application attempts.

RRS Location Criteria

41. The RRS includes a number of generic criteria for assessing any rural residential development in the Selwyn District, and then considers specific criteria for each township. In this case consideration against the generic criteria and the Prebbleton specific criteria was made and provided in Appendix B to the submission (also attached as Annexure C to this evidence).

Generic Criteria

Chapter 6 of the CRPS (LURP)

42. This section seeks to achieve a number of overarching concepts including efficient provision of reticulated services, the avoidance of reverse sensitivity or impacts on key facilities or infrastructure (eg military operations or airports), the avoidance of natural hazards, ecological effects or impacts on cultural sites, and seeks the integration or consolidation of townships and to avoid areas being in transition to full development.
43. The Site achieves these criteria including the ability to be provided with reticulated services for an additional three water connections and four new wastewater connections to the services provided across Trices Road. One combined access is proposed to be provided to Trices Road to avoid Birchs Road (a collector road), the Site is not located in the vicinity of any intensive farming activities, and is surrounded by Inner Plains sections around the 4ha size. Although located immediately south of Trices Road the Site adjoins the living zones along two of its sides, ensuring that it will provide a consolidated development form.

Rural residential form, function and character

44. This section seeks to achieve outcomes which specifically influence the shape and nature of the development and include avoiding obvious residential growth paths or locations which may compromise ecological or cultural areas of importance (including water systems). This section also seeks to support locations which adjoin townships (to provide for infrastructure and social cohesion), locations which can sustain a mix of development (between 0.3-2ha and achieving 1 – 2 h/ha), and supporting locations that use definitive boundaries between urban and rural residential developments to avoid peri-urban sprawl.
45. The Site is not located within a future growth path, and is not located on a Site which may compromise ecological or cultural areas of importance. Ms Lauensteins advice is that future urban intensification of the area south of Trices Road should be actively avoided to create a strong long-term 'Peri-urban rural residential buffer' along the south of Trices Road that is capable of constraining the urban expansion of Prebbleton. She considers this is particularly important to achieve a consolidated urban form and to ensure that Prebbleton remains a distinctive rural township.
46. The Site does not contain any watercourses. The Site adjoins the township along two sides and can sustain a mix of development achieving 1 – 2 households per ha.
47. Ms Lauenstein considers the south east peri-urban boundary of Prebbleton is currently ill defined, with Trices Road failing to provide a definitive boundary due to the existing development and the edge treatment of the road itself blurring the characteristics of urban and rural. Including the Crabbe Site in the RRS will not change this situation in a significant way, and therefore I agree that the long term approach solution is to create a

more definitive long term boundary at Hamptons Road. ODP provisions can be used to ensure appropriate treatment at the boundary, as proposed by Ms Lauenstein's design concept for the wider area.

Landscape values

48. This section seeks logical discernible boundaries to rural residential development, to manage the number of rural residential dwellings in one area to avoid visual effects, and to have developments which achieve a degree of ruralness.
49. The proposal represents a very small area, when considered in the context of the wider township. Large shelter belts surrounding the Site on all boundaries provide discernible boundaries for rural residential development on this Site and provide for a sense of ruralness through the historical association with these types of dense shelter belts on the Canterbury Plains.

Prebbleton Specific Criteria

Urban form and growth management

50. This section seeks that sites be located adjoining living zoned (or proposed to be zoned) land, and is consistent with settlement patterns of strategic planning documents (including the Selwyn District Plan) including preserving the discrete character and rural outlook for Prebbleton, and preserving the obvious residential growth path to the west (between Hamptons and Trent Roads). This section also seeks to avoid ribbon development and to avoid locations that promote coalescence with other townships.
51. The Site is small and extends along Birchs Road for only a very short distance, thus avoiding ribbon development. Coalescence with Lincoln to the south is not an issue given that the Site is opposite an existing L2A zone on the opposite side of Birchs Road, and north of Preliminary Area 4, which extends RR development to Hamptons Road. . The Site is so small, and enclosed by shelterbelts, such that RR development will have no effect on the discrete character and rural outlook for Prebbleton.
52. Inclusion of the Site within the RRS will be consistent with the DP objectives and policies including those relating specifically to growth of Prebbleton. The Council's preferred areas for future residential development are east and west of Springs Road located as close as possible to the existing town centre. The DP explains that this policy is consistent with: Creating a compact shaped township; (Town Form Policy B4.3.6); Minimising effects on Springs Road as a Strategic Road; Policy B2.1.18; Minimising the length of "rural-residential" boundaries and potential for "reverse

sensitivity” issues; Policy B3.4.39.⁵ The Site is within easy walking distance to township centre, and assists in consolidating the existing pattern of L2 zoning on the south side of Trices Road, retaining the compact shaped township. I have viewed the evidence prepared for Ms Lauenstein for the wider area and note that Graphic Supplement 4 illustrates this point very well.

Rural character and productivity

53. This section seeks to avoid intensive farming activities or buffers, maintain visual distinction between Prebbleton and the townships of Rolleston, Lincoln and Christchurch City.

54. In this case the Site is not located in or near intensive farming activities. The small scale of the Site and its east west orientation along Trices Road ensures that development of this Site will not have an adverse effect on the distinction between Prebbleton and Lincoln. As noted above, the Site will not extend south beyond Hamptons Road which is the southernmost extent of Prebbleton along Birchs Road (on the opposite side of Birchs Road) proposed as part of Preliminary Area 4, and in fact the Site does not extend further south than the existing zoned living 2 development along Birchs Road.

Strategic Infrastructure

55. This section seeks to avoid locations which may not be able to connect to strategic infrastructure and to avoid locations which may undermine the operation of the strategic Infrastructure identified in the District Plan.

56. The Site is located such that connections to necessary strategic infrastructure can be made from existing living zones across either Birchs or Trices Roads while avoiding undermining the operation of identified strategic infrastructure.

Natural hazards

57. This section seeks to avoid sites subject to high ground water, identified flood zones and areas where liquefaction and lateral spreading was observed during the 2010 – 2011 earthquakes.

58. The Site is not subject to any of the constraints set out in this section and no liquefaction was observed during the 2011 earthquakes, and land across Trices Road (21 Brahmin Close) has been given a TC1 rating, which is likely to apply to the Site given its close proximity .

⁵ District Plan p B4.076

Environmental, cultural and heritage values

59. This section seeks to avoid protected trees, cultural sites and historic places. This section also seeks consideration of the effects on Class 1 and 2 soils, and consideration of the impacts of contaminated land on any residential development.
60. The Site does not contain a protected tree, cultural site or historic plans and does not contain any activity likely to give rise to contaminated land. It is an existing 'undersize' rural lot and its effective productive potential will not change in other than a very minor way, if developed for RR purposes.

LAND USE RECOVERY PLAN (LURP)

61. Under the LURP limited provision is to be made for rural residential development⁶, but this is not further quantified. Provision is limited *"to avoid inefficient use of land and infrastructure, protect future urban expansion options and manage potential conflict with rural character and rural activities."*
62. Currently the Site represents an undersized allotment within the context of the Rural Inner Plains zoning rules as the Site is less than 4ha. With the house and its curtilage taking up a small part of the Site, the remainder of the Site is utilised for light grazing for horses, and although this is a valid use of the Site, it is arguably not an efficient use of such a Site in close proximity to urban services. I consider the use of the Site for a small scale node of rural residential development represents a more efficient use of the Site while not compromising future urban expansion options and in a manner which manages the potential conflict with rural character and rural activities.

REGIONAL POLICY STATEMENT (CHAPTER 6)

63. The Regional Policy Statement provides the overarching policy direction for all of Canterbury. Chapter 6 (C6) (Recovery and Rebuilding of Greater Christchurch) sets out provisions for the development of Greater Christchurch, including Rolleston. Of particular note is Policy 6.3.9 which relates to rural residential development and forms the basis for the creation of some of the general criteria of the RRS. These criteria have been considered in the context of the Site in Appendix A of the submission (also contained in Annexure 1 to this evidence).

⁶ Page 25

OFFICERS REPORT

64. Mr Friedel sets out in Appendix 4 of the Officers Report, his opposition to inclusion of this Site as a rural residential development for the following reasons:

- The Assets Manager Utilities has indicated that significant network upgrades would be required for water supply and wastewater south of Hamptons Road and Trices Road.
- Preclusion will protect the southern gateway and avoid elongating development further south along Springs Road, with council viewing Trices Road as a strong demarcation between rural and urban forms of development and there being few other limits to the south to avoid coalescence with Lincoln Township.
- That the inclusion of the site is contrary to Policy B4.3.65 which identifies the need to achieve a concentric consolidated urban form.
- Prebbleton has a discrete character and rural outlook with significant numbers of rural residential developments on the southern periphery placing pressure on existing community and infrastructure services.
- Assets Manager Transportation has identified a preference that Rural residential development does not extend south of Trices Road or Hamptons Road to avoid reductions in the safety and efficient of these roads.
- Nominated land would require geotechnical assessments to determine the appropriateness of development.

65. With respect to water supply and wastewater it is highly unlikely that significant upgrades would be required to service an additional 3 dwellings across Trices Road, although specific servicing options would need to be established as part of any future plan change. I suspect this upgrade requirements applies more specifically to other submissions seeking the wider area to be included.

66. The Site will not extend further south than currently zoned Living 2 land and so will have no greater impact on the southern gateway than existing developments. It is unlikely that development on one side of Birchs Road can adversely affect the southern gateway, while existing development on the opposite side does not. Additionally the existing mature shelter belts along Birchs Road are to be retained, and screen the existing development, which would equally apply if developed with a further three dwellings. There would be no change to the visual character of the locality as viewed from the southern gateway.

67. It is proposed to retain the shelter belts along the southern boundary of the Site to provide a discernible boundary. Additionally with access only onto Trices Road, the focus of the development will be towards the north.
68. I consider that the inclusion of the Site, given its relatively small size, its ability to obtain access from Trices Road (rather than Birchs Road) and the fact that it does not extend east or south beyond the boundaries of existing living zones across the adjoining roads means that it will provide for a concentric consolidated urban form and is in accordance with Policy B4.3.65. The Site is within easy walking distance of the township centre and has excellent connections along Birchs Road, which is the route of the off road Rail Trail. This is consistent with the desire to retain the walkable compact nature of the township. RR development of the Site would be a logical continuation of the existing peri-urban character of the L2A zoned properties to the west of Birchs Road, consolidating this southern edge to the township.
69. I agree that Prebbleton has a discrete character and rural outlook, however I disagree with the Officers Report (as does Ms Lauenstein) that the inclusion of this very small site would present any adverse effects in relation to character and rural outlook.
70. With respect to traffic matters the inclusion of the Site will generate an additional three dwellings and associated traffic movements. One combined access onto Trices Road is proposed, at a greater distance from the Birch Road intersection than the current access. The traffic assessment for Plan Change 36 indicates that traffic volumes at the Birchs Road/Trices Road corner are not near capacity and therefore it is unlikely that the small proposed addition will have a tangible effect on traffic function or safety. This information can be further considered as part of a plan change process.
71. I have viewed the traffic evidence prepared by Rhys Chesterman for the wider area. He also comments on traffic effects of including just the Crabbe site in the RRS. He considers that the effect of the additional three properties on the operation of Trices Road will be insignificant as the number of extra traffic movements from three additional blocks will be un-noticeable.
72. Whilst geotechnical assessment will be required prior to development, indications are that the Site will not be subject to geotech constraints, with immediately adjoining land to the north rated TC1.

CONCLUSION

73. I consider that the Crabbe Partnership Site in south Prebbleton, represents a suitable site for inclusion in the RRS as a rural residential location, either in isolation or as part of the wider area. The Site represents a very small node of development which can easily

be serviced from extensions to existing living zone services. Access to Trices Road and existing large shelter belts ensure that the Site does not represent sprawl towards the south. The Site provides for a compact township shape.

74. The Site meets the pre-requisites set out in the RRS including economic servicing, achieving integration and consolidation with townships, avoiding constraints and landowner aspirations to develop. The Site meets all relevant RRS criteria.
75. Overall it is considered that the Site represents an appropriate location to facilitate rural residential development and in my opinion should to be included in the RRS.