

**IN THE MATTER OF**      submissions on the Selwyn District Council's  
Draft Rural Residential Strategy 'the RRS'  
by Conifer Grove Trustees Ltd

**SUMMARY OF EVIDENCE OF ANNA MACKENZIE**

**1. Qualifications and Experience**

- My name is Anna Mackenzie (M Appl Sc Lincoln University, BSc University of Canterbury, Associate NZPI). I have 6 years resource management and planning, and I am a Senior Planner with Fiona Aston Consultancy Ltd. Much of my current work is in the field of land subdivision and development, predominately in Canterbury. Previous roles have included regional policy advisor for Federated Farmers and graduate planner for Davis Ogilvie, a well known Christchurch based surveying, engineering and planning firm.
- I am currently/have recently worked on a range of rural residential proposals, in both Selwyn District. This includes:-
  - 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.
  - 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)
- 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.
- 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.

- I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed.

## 2. Background

- The Plan Change application includes a favourable assessment against the relevant statutory and other planning documents including the Selwyn District Plan objectives and policies. and provided an ODP, Traffic Impact Assessment, and Geotechnical Report, Servicing and Contamination reports for the potential rezoning of the Site from Rural (Inner Plains) to Living 3.

## 3. Submitters Land and Relief Sought

- Conifer Grove Trustees Ltd owns 7.4352ha of land within the area identified in the Rural Residential Strategy (RRS) as 'Preliminary Area 4'. This site along with two adjoining sites in the same block is currently being considered under Plan Change 36 to the Selwyn District Plan (on hold pending the outcome of the RRS).
- The submitter is seeking that preliminary Area 4 be identified as a confirmed area for inclusion into the RRS as a rural residential location, and that PC36 be approved without further delay, given that it has already been notified and subject to public submissions
- The submission seeks amendments to the Draft RRS description of preliminary Area 4 which establish that the Site is suitable and the potential issues with the Site referred to in the Draft have been addressed (for example, potential issues relating to servicing).
- PC36 has been notified for submissions and further submissions. It is currently on hold, pending on the outcome of the RRS process. PC36 proposes rezoning the Conifer Grove land, and two other landholdings within the block ('the Site') to Living 3 (Rural Residential), to provide for a maximum of 36 rural residential lots. A copy of the proposed concept subdivision plan is attached as Appendix A.
- The Plan Change application includes an assessment against the relevant statutory and other planning documents including the Selwyn District Plan objectives and policies and provided an ODP, Traffic Impact Assessment, Geotechnical Report, and a contamination report for the potential rezoning of the Site from Rural (Inner Plains) to Living 3.

## 4. Reasons:

### *Landowner aspirations*

- PC 36 has been applied for, which indicates an intention by landowners to develop their land in the near future.

#### *Discernible boundaries and township consolidation*

- The site is bound to the south and east by Hamptons Road and Birchs Road, providing logical and discernible boundaries to the proposed rural residential area.
- PC36 seeks an average density of one dwelling per 7500m<sup>2</sup> across the site. Larger sections are proposed to the south with smaller sections to the north to provide a transition from residential to rural land at the southern edge of Prebbleton, and reducing the likelihood of pressure for development to the south in the future. The site is within 1km of the centre of the existing Prebbleton township and readily accessible by vehicle and active transport modes. The Rail Trail passes along the Springs Road site frontage, linking the site to the township centre, and to Lincoln to the south. The proximity and high level of existing connectivity will contribute to a consolidated Township form.

#### *Rural residential amenity and character*

- PC 36 includes an ODP and concept subdivision plan for a rural residential node of up to 36 lots. The ODP has wide mix and range of lot sizes with an average dwelling density of 7500m<sup>2</sup> and therefore meets the threshold set in the RRS. All lots are generous in size ranging from 5000m<sup>2</sup> to 1.26ha on the conceptual subdivision plan. Most will enjoy direct outlook onto adjoining rural land in Hamptons and Birchs Road, all lots will retain a high degree of openness and rural character consistent with the rural character sought in the RRS.

#### *Natural Hazards*

- Consideration on Natural Hazards has been made as part of PC36, with geotechnical considerations included. The site is identified as not having any liquefaction related or other natural hazard constraints.

#### *Servicing*

- Consideration has been made for efficiently and effectively providing reticulated services for development on this site through PC 36, with appropriate wastewater, and water supply connections available from Prebbleton Township.

#### *Reverse Sensitivity effects*

- The application for PC36 sets out that given there are no existing farming practices which result in objectionable noise or odour at present on site or adjoining to the south or east, it is unlikely that reverse sensitivity effects will occur.

#### *Submissions*

- The submissions in opposition to this development have been considered and addressed as part of this submission process.
- Mr Sinclair sought larger section sizes (greater than 7890), an upgrade to the sewage scheme to provide for 48hrs holding capacity in case of power outages, provisions to protect existing shelter belts and more information relating to the use and control of the water bores on the site. The applicant notes that the proposed section sizes are within those set out as part of the RRS and appropriate for rural residential development, that an appropriate wastewater solution will be achieved through specific engineering designs, that any changes to the use of bores onsite will be addressed with Environment Canterbury, and that discussions with individual adjoining landowners regarding retention of specific shelter belts would be welcomed.
- Orion set out that they were not consulted on the layout of development on their part of the Plan Change Site. The applicant notes that after months of attempted discussions their site was included for completeness sake, to provide discernible boundaries and a logical extension to the township. Should Orion choose to undertake development contrary to the proposed ODP then a resource consent could be sought, additionally this land could be excluded from PC 36 (although this would question the logical boundaries of the area) and any future development would be required as a non-complying resource consent activity in the Rural Zone.
- Te Taumutu Runanga set out concerns relating to stormwater, wastewater, earthworks, landscaping, protection of waterways including riparian planting, accidental discovery, and low impact building designs. The applicant notes that these matters generally cannot be dealt with at the plan change process, but form part of subsequent detailed designs or consent conditions, regional council consents or in the case of building designs remain the discretion of individual future landowners.

#### *Consistency with Statutory Instruments*

- The Plan Change application includes a favourable assessment against the relevant statutory and other planning documents including the Selwyn District Plan objectives and policies. and provided an ODP, Traffic Impact Assessment, and Geotechnical Report, Servicing and Contamination reports for the potential rezoning of the Site from Rural (Inner Plains) to Living 3.

#### **5. Officers Report**

- The officer's report sets out at paragraphs 3.97 – 3.98 his ongoing support for the inclusion of the Site into the RRS, and notes that these preliminarily Sites were identified as they represent developments which were either identified through PC17 or are subject to private plan change requests currently being processed by Council.
- The officers report (in appendix 4) also sets out partial support for the amendments to make it clear that the Conifer grove site should be included as a definite Site in the

RRS (noting that this will depend on the commissioners decision on the inclusion of the Site) and his partial support for the site to be provided for under a streamlined process under action 18 of the LURP (noting that a concurrent process for amendments under action 18 is being undertaken and that there is no scope under the RRS).

- In addition to the above the submission made by conifer grove sought changes to paragraph 6.58 of the Draft RRS to reflect the information provided by the Plan Change which deals with matters including geotechnical, reverse sensitivity, versatile soil and landscape matters relating to the Site. Although not considered in the Officer Report, these amendments are important (should the commissions agree that this Site ought to be included) to reflect that potential constraints on the Site have been appropriately considered and addressed.

**Date: Friday 11<sup>th</sup> April 2014**

## Appendix A – Concept Subdivision Plan

North

TRICES ROAD

BIRCHS ROAD

HAMPTONS ROAD

1  
6000m<sup>2</sup>

2  
9910m<sup>2</sup>

3  
5690m<sup>2</sup>

4  
5900m<sup>2</sup>

5  
5100m<sup>2</sup>

6  
8100m<sup>2</sup>

7  
5510m<sup>2</sup>

8  
7760m<sup>2</sup>

9  
8270m<sup>2</sup>

10  
5040m<sup>2</sup>

11  
5000m<sup>2</sup>

12  
5340m<sup>2</sup>

13  
5250m<sup>2</sup>

14  
1.01 ha

15  
1.26 ha

16  
5430m<sup>2</sup>

17  
5050m<sup>2</sup>

ROW 5790m<sup>2</sup>

100 1600m<sup>2</sup>

NOTES:

- Areas and dimensions are subject to final survey
- Boundaries are from Quickmap and are approximate only
- A full assessment of easements will be undertaken after the survey has been completed. This may result in additional easements to those already shown

REV	DATE	REVISION DETAILS	APP
A	1/13	Preliminary Issue	JF

DRAWING TITLE:  
Conceptual Development  
Layout over Pt RS 3967,  
Lot 1 DP 22302 &  
Lot 9 DP 301739

CLIENT:  
Conifer Grove Trustees Ltd

Appellation -  
Comprised In -  
Total Area -  
Owners -  
Address -

APPROVED: John Ferguson  
DRAWN BY: E.Y.

DATE:	12/12	DESIGN:	JF
JOB No:	504001	CHECKED:	JF
SCALE:	1:2500@A3	DRAWING No:	1/1

