

**BEFORE THE SELWYN DISTRICT COUNCIL**

**IN THE MATTER** of the Local Government Act 2002

**AND**

**IN THE MATTER** of a submission by Dryden Trust  
on the draft Rural Residential  
Strategy 2013

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**BRIEF OF EVIDENCE OF RYAN GEDDES FOR DRYDEN TRUST**

**10 APRIL 2014**

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## 1. INTRODUCTION

- 1.1 My name is Ryan Geddes.
- 1.2 The Dryden Trust is a trust set up by my mother (Barbara Geddes) and late father (Robin Geddes). I am authorised to provide this evidence on behalf of the Trust.

## 2. BACKGROUND

- 2.1 The Dryden Trust owns 36.22ha of land located on Springston Rolleston Road, south Rolleston (the **Property**). The Trust bought the Property as a dairy runoff block 12 years ago. At the same time extended family bought a 35ha property directly beside the subject Property to the south. The Property is currently zoned Rural Inner Plains and is adjoining the LZ Deferred Zone to the north.
- 2.2 The Property continues to be used as a dairy runoff block for the 'home farm' at Greenpark, by Lincoln. It is surrounded by 4ha blocks used for low intensity rural lifestyle purposes, apart from the extended Geddes family land to the immediate south (35ha in two titles) which is also a dairy runoff block. The two properties are owned and operated independently of each other.
- 2.3 Outlined below is the process the Trust has been through in order to further the subdivision of the Property:
  - a. Robin and Barbara received notification early 2009 that the new draft Selwyn/Rolleston Structure Plan was out and attended the public consultation session mid-2009 at the Rolleston Community Centre.
  - b. At that time, Robin was still alive and given the active use of the property as a dairy run off block the Trust was prepared to work towards the proposed 2021 development timeline that was included in the draft Structure Plan. The Trust submitted a supporting letter agreeing in general terms with the vision the Council had for the growth of Rolleston and on the basis of that timeframe. By 2021 Robin would have been 65 and so he felt that timeframe did not seem unrealistic to see the block reach its full potential.

- c. However, when the actual structure plan was released on 23 September 2009 it showed our property in the 2041 timeline and essentially blocked from development until that time. I called the Council and questioned the timing, and Cameron Woods' (Council planner) response (who we also spoke to us at the consultation evening) was: *"Well you supported the structure plan."* I then responded *"Yes but not in the form now released"*.
  - d. Since then the Trust has had numerous phone calls and meeting with planners at the Council to discuss different options. One meeting being with Tim Harris, Cameron Wood and another planner to discuss a rural residential resource consent application, which at the time they suggested they could support as it would stop the block being put into 4ha rural lots.
  - e. The Trust also met with the Council infrastructure team to discuss the services to the site and they were very keen to accommodate, and indicated the wastewater services would be running along Springston Rolleston Road within the next two years. They seemed very supportive of the potential development.
- 2.4 On the basis of these discussions, the Trust engaged Fiona Aston and other consultants to work up a strategy to progress development on the Property.
- 2.5 On 2 April 2011 Robin passed away unexpectedly, aged 56, which has meant the Trust will be required to release funds to help support Barbara. This required a change of strategy for development of the property. The Trust's vision is that this will occur either by way of the proposed Rural Residential subdivision (if the Property is included in the Rural Residential Strategy) or directly proceeding now to subdivide the property into the more conventional 4ha lots (with no additional cost spent to future proof) under the current Inner Plain Zoning rules. The latter option is not preferred by the Trust but will be pursued if the property is not recognised in the Rural Residential Strategy. I understand that a 4ha subdivision will create many issues for the

future urban growth of Rolleston in this location but it will be the only viable option available to the Trust in the short term.

- 2.6 The Trust has also looked into cluster developments on the property, and has had several meetings with the Council planners to review options, but this is now not a feasible option.
- 2.7 When the draft Residential LURP was released, all development plans were put on hold pending the outcome of the LURP.

### **3. DEVELOPMENT VISION**

- 3.1 The Trust wants to release the development potential of the property for the beneficiaries, but as a local family we also want to ensure that this is well designed to cater for the long term growth of Rolleston. We have taken expert advice that has also informed the Trust's decision to move forward now rather than later.
- 3.2 The proposed development is envisaged to be a 75 lot low density rural residential subdivision with an average lot size of 1-2ha that provides sections spacious enough to allow room for families to live with privacy and space without the maintenance and time requirements of the larger 4ha rural lifestyle blocks. We want a green countryside feel, blending the full urban environment to the rich green countryside that surrounds Rolleston township.

### **4. TIMING OF DEVELOPMENT**

- 4.1 As outlined above, with the passing of Robin, the Trust will be required to release funds to support Barbara. This will occur either by way of the proposed rural residential subdivision or the more conventional and as of right 4ha lot subdivision. In my view, the 4ha lots option will be a waste of land as the subject Property is flat, in one ownership, large, and within the urban limits for Rolleston. I believe that the 4ha lots option will also create many issues for the future urban growth of Rolleston. The idea of the multiple owners within one development area having to agree on where the roading is to be placed, whose land has a school on it, whose house has to be demolished for the main road, who will pay for what and whose land is only good for a park!



- 4.2 If the property was to be developed into 4ha lots then it will have the ability to stall future development, and make it almost impossible in this area.
- 4.3 As the Trust and its project team will explain, it is now our chance to create a model rural residential development – one which does not prevent future growth of Rolleston (should that occur), and create something to look back on and be proud of.

## **5. CONCLUSION**

- 5.1 In conclusion, the proposal for the Property will be a well-designed, attractive rural residential development; and something our family will be proud of. I consider developing the property in the nature proposed will stop future multiple landowners forming their own intentions for their 4ha blocks in future and will assist the Council to ensure its carefully planned future Rolleston Urban Growth Strategy is not compromised.

**Ryan Geddes on behalf of the Dryden Trust**

**10 April 2014**