

IN THE MATTER OF the Local Government
Act 2002

AND

IN THE MATTER OF EJ Smith and Others

LOCAL GOVERNMENT ACT 2002

SUBMITTERS: EJ & GG Smith
 TJ & J Smith
 R & PD McArdle
 Bromac Lodge Ltd
 JK & MB Holmes

PROPOSAL: To include additional land within those areas as
 identified in the Draft Rural Residential Strategy as
 being locations for Rural Residential Development

ADDRESS: 147 & 163 Hamptons Road
 772, 798, & 816 Springs Road

ZONING: Inner Plains

HEARING DATE: 11 April 2014

1 Proposal

1.1 The submitters, EGJ Smith and Others, have made a submission on the Consultation Draft Rural Residential Strategy for the inclusion of their properties as one of the areas for Rural Residential development. The rationale for the inclusion of their properties was that the location of a Rural Residential zone on the southern side of Hamptons Road would not impede the residential growth of the previously zoned residential land on the northern side of Hamptons Road, nor restrict any extension to future residential growth areas of Prebbleton to the west of Springs Road.

1.2 It is acknowledged that the Land Use Recovery Plan was designed to provide for property owners who were displaced by the Canterbury earthquakes to be provided with choice as to the form of the living environments within which they might choose to relocate. On this basis, the intention was that land be immediately available for development. However when the criteria that land nominated for Rural Residential development be located in positions that are unlikely to restrict residential growth direction, and preferably be located on the fringes of townships, there is the dilemma that services are not yet available as the township growth has not developed to the outer boundaries.

1.3 The above consideration may influence whether land should be included within the Rural Residential zones as being resolved for the present consideration as required by the Land Use Recovery Plan, or whether land considered appropriate for inclusion but not able to immediately serviced should be identified at this stage, but accepting that the development may occur over a slightly extended period when those services are available for extension. From a land owners' perspective, there is a preference that future land use as a consequence of re-zoning become known at an early stage, to ensure that capital expenditure is appropriately directed towards the ultimate land use.

2 Site and Locality

2.1 The properties subject to this submission described as being Lot 1 DP 26618, Part Lot 1 DP 83697, Lot 2 DP 449171, and Lots 1 to 7 DP 305324. The total area of land included within the submission is 46.00 hectares. Lot 1 DP 83697 contains an area of 9.87 hectares, but the submission relates to a lesser area of 4.34 hectares of that site to be included in the submission.

2.2 There are only three dwellings erected on the submission site, with a third under construction. A dwelling is erected on the property of TJ & J Smith at the southwestern intersection of Hamptons Road and Springs Road. A dwelling is erected on Lot 1 DP 83697 owned by EJ & GG Smith, but the dwelling and an area of 5.53 hectares is excluded from the submission. A dwelling is erected on Lot 1 DP 305324 owned by R & PD McArdle, adjacent to stables. A dwelling is under construction on Lot 6 DP 305324 owned by JK & MB Holmes.

2.3 The submission site fronts onto Hampton Road at the northern frontage, and is adjacent to the Living Z zone of Prebbleton which extends west of Springs Road. Two properties fronting Hamptons Road and adjacent to the western boundary of the site, contain areas of 2.05 hectares. On the eastern side of Springs Road, there are dwellings erected on sites of 1.05 hectares and 0.92 hectares.

2.4 The site contains established Leyland cypress shelter along the Smith properties fronting Springs Road. Part of the McArdle frontage to the south is fenced only. Overall the site is defined by existing shelter around the peripheral boundaries. Lot 7 DP 305324 owned by Bromac Lodge Ltd is subdivided into 1 hectare lots by existing amenity planting.

3 Guiding Principles

3.1 It is accepted that the guiding principles which should influence the preparation of the Consultation Draft of the Rural Residential Strategy are:

1. Rural residential development typologies
2. Landscape values
3. Rural residential character
4. Development constraints
5. Infrastructure servicing
6. Market demand assessment
7. Cultural values
8. Other considerations

- 3.2 The peri-urban environment is acknowledged as being the preferred location for rural residential development. The location of the Smith / McArdle / Bromac Lodge site for Rural Residential development is considered to be peri-urban, being adjacent to the Living Z zone on the northern side of Hamptons Road. Existing amenity planting primarily along the Springs Road frontage, will substantially screen Rural Residential development.
- 3.3 Development constraints for the immediate development of the property include the absence of control over the timing of the development on the northern side of Hamptons Road. However having regard to the perceived shortage of developed residential sites in Prebbleton, it is likely that the site will be developed within the next two years. A complicating issue, may be that the number of land owners required to reach consensus on cost sharing matters, may delay the development process
- 3.4 The development of the adjacent residentially zoned land will ensure that sewage and water reticulation provided to that land, will be able to be extended to service the submission site. In the absence of any concrete proposals in respect of timing of the development to the north, the submitters could provide a gravity sewage system within the properties, and pump the sewage into the sewer pressure rising main located on the eastern side of Springs Road.
- 3.5 The Smith and Others site does not contain any known springs or sites of historical significance which may impact on the potential for development of the property. As applies to all development sites, should there become evidence during construction of cultural sites, all construction would be required to cease until appropriate investigations of the historical occupation of the site had been undertaken.
- 3.6 A constraint on the development of the property for more intensive residential use, is the identification in the District Plan Roading Hierarchy of both Hamptons Road and Springs Road as being arterial roads. The Christchurch Rolleston and Environs Transportation Study indicates via Diagram G7 that Springs Road will have priority at this intersection. The Asset Manager Transportation has indicated in the Officer Report that the intersection is proposed to be controlled by the installation of a roundabout.
- 3.7 The combination of the Living Z zone to the north and the traffic control via the roundabout at the Hamptons Road / Springs Road intersection would reasonably imply that the intension is to control traffic speeds from the 100 kph limit for rural

roads, to closer to 50kpk with the restriction commencing west of the Living Z zone, which extends further westward than the proposed Rural Residential zone as sought..

- 3.8 It is noted that the Officers Hearing Report on the Rural Residential Strategy, does not support the inclusion of the Smith and Others properties into the Rural Residential sites, for a number of reasons. Hamptons Road is considered in the Officer Report to form a strong limit to contain rural and rural residential growth from elongating the urban form to the south, and would be inconsistent with the policy in the District Plan and the "Preferred Growth Areas".
- 3.9 The plan contained in Appendix 31 evolved from the 2007 decision by Judge Smith in the Environment Court as to the preferred areas of residential growth of Prebbleton township. My understanding was that this was not a determination of the boundaries of any Rural Residential zones, being the matter presently under consideration. Should this have been the case, there is some inconsistency in identifying the Conifer Grove land south of Trices Road, as being a suitable site for development for Rural Residential development.
- 3.10 The existing amenity planting along the western side of the Springs Road frontage will provide a discrete boundary to mitigate the perception that the residential zone is unrestricted in the movement towards Lincoln. The southern boundary of the submission site is 2.75 kilometres north of Tancreds Road being the northern extent of the Lincoln Rural Residential zone boundary.
- 3.11 An issue raised in the Officer Report is that an extension southwards to provide a Rural Residential zone south of Hamptons Road, will place pressure on the infrastructure services of Prebbleton. As part of any plan change process, an applicant can volunteer the provision of services. Any upgrading of the requirements for sanitary sewage could either be volunteered or imposed as a requirement and paid by development contributions. Should there be a limitation on the ability of the existing water reticulation to service both residential zoned land and any Rural Residential zoned land, the applicant could volunteer to install a new bore to service the township.

4 Development Plan

- 4.1 The Smith and Others submission site as proposed, contains an area of 46 hectares. A subdivision layout plan has not been prepared, but a development containing a range of allotment sizes that meet the anticipated yield of between one and two lots per hectare, could yield between 50 and 60 lots. The existing amenity planting within the site would be retained, and this would also allow for staging of the development and the retention of planting to define staged boundaries. An initial stage could be approximately 8.5 hectares, a second stage of some 7 hectares, and a final stage of the balance 28 hectares. It is considered that the allotments on the southern frontage of the zone as sought, would include some larger allotments at the interface with the Inner Plains zone.
- 4.2 The roading layout would provide for the new road off Hamptons Road to be located at the western frontage of the site and 170 metres from the Hamptons Road / Springs Road intersection. One entry point onto Springs Road is considered desirable, and could be located some 450 metres south of the Hamptons Road intersection.

5 Other Matters

- 5.1 Within the past two years, a 2 hectare site was created on the eastern side of Springs Road adjacent to the application site. At that time a geotechnical report was prepared following the excavation of Test Pits and CPT tests. The conclusions in the report indicated that the site was TC3. Subsequently the geotechnical engineer considered that the conclusions reached at that time were perhaps too conservative, and it is suggested that additional tests would confirm the land to be TC2. The dwelling under construction within the site owned by JK & MB Holmes, and being part of this submitters site, has had foundations installed to TC2 standards. On this basis it is considered that the property meets the standards for consideration where the property is adjacent to the Liquefaction zone buffer.

6 Conclusion

The submitters respectfully ask that their properties be considered for inclusion within the preferred areas for Rural Residential growth.

Graham Fowler

11 April 2014



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