

**GLASSON RESOURCE MANAGEMENT**

28 February 2014

Selwyn District Council
P O Box 90

ROLLESTON 7643

BY EMAIL: submissions@selwyn.govt.nz

Dear Craig

SUBMISSION TO DRAFT SELWYN RURAL RESIDENTIAL STRATEGY

Thank you for the opportunity to lodge a submission to the Draft Selwyn Rural Residential Strategy.

(a) Your Name, postal address, phone or email address:

B R & A S MOIR
C/- Peter Glasson
Glasson Resource Management Limited
24 Weka St
Fendalton
CHRISTCHURCH 8041
PH 03 348 9090

(b) Support or Oppose the Draft Rural Residential Strategy

B R & A S MOIR are the owners of the land at the north western corner of Ellesmere Road and Moirs Lane, Lincoln. The land is legally described as Pt RS 10644 contained in CB649/98 and has an area of 13.2736 hectares.

The land was identified as being suitable for rural residential purposes in the (now withdrawn) Plan Change 17 relating to rezoning of land for rural residential purposes.

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(c) Reasons for support or opposition:

B R & A S MOIR oppose that part of the Draft Rural Residential Strategy which relates to the Lincoln township area for the following reasons:

1. The present strategy for Lincoln rural residential land is limited in that it is based simply on the previous requested rezoning of only one land parcel on the western boundary of Lincoln.
2. There are other suitable sites for rural residential development around the Lincoln township, including the Moir property.
3. The Moir property directly abuts Living zoned land within the Lincoln township.
4. The Moir property is located outside the identified priority areas for development and existing urban areas.
5. The Moir property is located so that it can be economically serviced and reticulated with sewer, water, and stormwater.
6. Access can be provided to Ellesmere Road which is a sealed road but is neither a State Highway (strategic Road) nor an arterial road.
7. The 50 L_{dn} air noise contour does not apply to the site.
8. The groundwater recharge zone does not apply to the site.
9. The issue of protection of the landscape character of the Port Hills does not apply to the site.
10. The issue of the compromising of the operational capacity of the West Melton Military Training Area or Burnham Military Camp does not apply to the site.
11. The development of the Moir site for rural residential purposes will support existing community infrastructure and provide access to emergency services.
12. There are no potential adverse reverse sensitivity effects associated with the development of the site. The site directly abuts the Selwyn District Council eastern Lincoln stormwater ponds to the north and Living zoned land to the west. Moirs Lane acts as a buffer to rural land to south. Rural residential land is already developed to the east of the site across Ellesmere Road.
13. There are no natural hazards associated with the site.
14. The Moir site is fully developed for rural pastoral activities and there are no ecological issues associated with the site.
15. There are no Ngai Tahu effects associated with the site.
16. Development of the Moir site for rural residential purposes will not have an adverse effect on surface water quality.
17. The Moir site directly abuts Living zoned land and can therefore be integrated into the eastern end of Lincoln township.
18. An Outline Development Plan can be developed for the Moir site.
19. Although the Moir site directly abuts Living zoned land and can therefore be serviced from that area, it is physically distinct due to the location of the stormwater ponds to the north of the site.
20. The Moir site can be consolidated into the Lincoln township form.
21. The Outline Development Plan will indicate the mixture and range of housing densities.

22. No adverse effects on ecological or Ngai Tahu values will occur.
23. The rezoning of the Moir site would allow a corner area of Rural Plains land to be developed for rural residential purposes and the roads to the south (Moirs Lane) and east (Ellesmere Road) provide a buffer to Outer Plains land to the south and larger (4 hectare) rural residential development across Ellesmere Road to the east.
24. The Moirs Land and Ellesmere roads form a physical boundary to the rural residential.
25. The open space character from the site will be maintained by the already developed (4 hectare) rural residential land to the east.
26. There are no natural features on the site. However the site abuts the LII stream and the Outline Development Plan will show the protection of this site as part of the rural residential development of the Moir site.
27. Specific design of the rural residential development in the Outline Development Plan will avoid adverse visual effects of the rezoning.
28. The exterior perimeter of the Moir site will maintain a rural character.
29. The Moir site will not contribute to the long term coalescence of Lincoln with any other township.
30. There are no intensive farming activities near to the Moir site that would result in reverse sensitivity effects.
31. The rural residential development of the Moir site will not undermine the efficient operation of the stormwater management scheme to the north of the site, nor any other strategic infrastructure in Lincoln.

B R & A S MOIR do not oppose the rezoning of the Lincoln land identified in the Draft Rural Residential Strategy Study but consider that the Moir site is as suitable for rezoning (as evidenced by its identification by the Council in Plan Change 17) and that the Moir site should also be similarly rezoned.

(d) Changes Requested:

That the Moir site at the north western corner of Ellesmere Road and Moirs Lane, Lincoln and legally described as Pt RS 10644 contained in CB649/98 with an area of 13.2736 hectares be rezoned to Rural Residential as part of the Rural Residential Strategy for Lincoln.

(e) Request to be heard:

B R & A S MOIR request to be heard in support of this submission.

We would be pleased to meet with Council staff to discuss this submission prior to the preparation of the Council Officer report on the submissions to the Draft Rural Residential Strategy document.



Please do not hesitate to contact the undersigned should you require any further information.

Yours sincerely

GLASSON RESOURCE MANAGEMENT LIMITED

A handwritten signature in blue ink that reads 'Peter Glasson'. The signature is written in a cursive style and is underlined with a single horizontal stroke.

Peter Glasson
Director