

## Selwyn District Council – Rural Residential Strategy (Consultation Draft)

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### Suitability of Anderson Land

- 1 Mr and Mrs Anderson own land on the northeast corner of Trents and Shands Road (Lot 2 DP 51743 – 9.2ha). This land has been listed in the Rural Residential Strategy as **“Preliminary rural residential area 4”**. The inclusion of this land in the Strategy is appropriate for the reasons set out in 2 below. In addition it is noted that a thorough assessment of the land, of its development potential and of the planning framework for rural residential development has been undertaken as part of private plan change which has been publicly notified and for which there is no credible opposition.
- 2 The reasons for this suitability are:
  - Providing for rural residential development in this area which adjoins the EDA and the western edge of Prebbleton will support the township socially and economically and enable a more concentric and functional urban form
  - The land adjoins an existing rural residential zone (Kingcraft Drive EDA)
  - The land can accommodate 14 lots of 5000m<sup>2</sup>
  - Rural residential development in this area will provide a long-term buffer between residential to the east of Kingcraft Drive and rural activities to the west which are separated by the physical barriers of Shands and Trents Roads.
  - Rural residential development in this area will limit the potential for reverse sensitivity issues to arise with Shands and Trents Road separating this development from the Rural zone
  - The land can be developed with access only from Trents Road, thereby avoiding access onto Shands Road.
  - Development of Prebbleton to the west is logical and provided for in District Plan policy and acknowledged in the *“Rural Residential Background Report”*.
  - Provision for attenuation of traffic noise on Shands Road can be easily accommodated on the site without any result adverse visual effects.

#### Request

- That land on the northeast corner of Trents and Shands Road, Prebbleton (Lot 2 DP 51743 – 9.2ha) be retained as an identified preferred location for Rural Residential development in the Rural Residential Strategy.

### Processing of Plan Change 41

3. We have been involved in obtaining rural residential zoning for our land since 2009. At various stages when we were ready to proceed by way of a private plan change we have been

advised/requested by planning staff to postpone this until, yet another, report/plan change was prepared, consulted and decided on. This has delayed the rezoning for five years and has involved us in the expense of submitting on the numerous formal and informal planning documents over the period including

- Proposed Change 1 of the CRPS - Submissions and further submissions
- Rural Residential Background Report  
Proposed Plan Change 17 Draft Rural Residential Criteria – Submissions and further submissions
- Proposed Plan Change 32
- Prebbleton Structure Plan

Having finally been given a window of opportunity in 2013 we prepared and lodged a private plan change which was assessed by the Council and then publicly notified in 2013. Limited submissions and further submissions have been received. It has been suggested that we wait yet again while the Council gets its house in order by way of finalising the Rural Residential Strategy. We do not think it is necessary to wait a further 4 or more months for our plan change to be heard and decided as it is very clear that the rezoning proposed in our Private Plan Change 41 is fully in keeping with the Rural Residential Strategy and other relevant policy documents.

#### **Request**

- **That hearing and determination of Private Plan Change 41 rezoning land on the northeast corner of Trents and Shands Road, Prebbleton for rural residential use proceed immediately now that the site has been recognised in the Rural Residential Strategy required by the Land Use Recovery Plan.**

We wish to be heard in support of this submission.

**J and S Anderson**  
**26 February 2014**