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SUBMISSION TO RURAL RESIDENTIAL STRATEGY

Gary and Lynda Burgess make the following submission to Selwyn District Council's Rural Residential Strategy

We own land on Tosswill Road in the name of Sparr Developments Ltd (Lot 1 and Pt. lot 2 DP 5464)

We request that our land at 59-98 Tosswill Road is identified in the Rural Residential Strategy as an area suitable for Rural Residential development. The western part of our property has just been rezoned Living Z. We are seeking that the remainder of these properties be included in the Strategy.

Background

In 2011 the Council included this land in PC17 to be rezoned for rural residential development, along with our neighbours' land at 105 and 153 Tosswill Road. At the time this was the only block of land in Prebbleton considered to be suitable for rural residential zoning. We have attached a copy of the plans from PC17 and the reasons why it was included.

Rural Residential Strategy

We have looked at the new Rural Residential Strategy and all the criteria used for choosing areas to be rezoned. We consider our properties satisfy all the Prebbleton and general criteria, because:

1. It immediately adjoins the Residential zone but is not within a Priority area so should not be needed for residential use.
2. Because it immediately adjoins an area which is being developed now for residential purposes the servicing will be able to be extended to the property at no great cost and will mean it is efficiently used.
3. As far as we know Tosswill Road is not a strategic or arterial road.
4. The development of this land will support the Prebbleton community because it is likely, based on peoples interest to date, that the new sections will be bought by existing Prebbleton residents who want to (once more) live on the edge of town with spacious views.
5. There are no nearby uses that are likely to annoy new residents and no natural hazards.
6. We are not aware of any special ecological or Māori values. There are no springs on the land but groundwater levels are high in the vicinity of the depressions where ephemeral flows occur from time to time.
7. The land contains undulations which will provide for visual interest and a range of sizes and shapes of sections.

Conclusion Our property is obviously suitable for Rural Residential development which is why the Council rezoned it in PC17. It also meets all the criteria in the new Strategy so logically should be included in the Strategy.

We wish to speak at a hearing.

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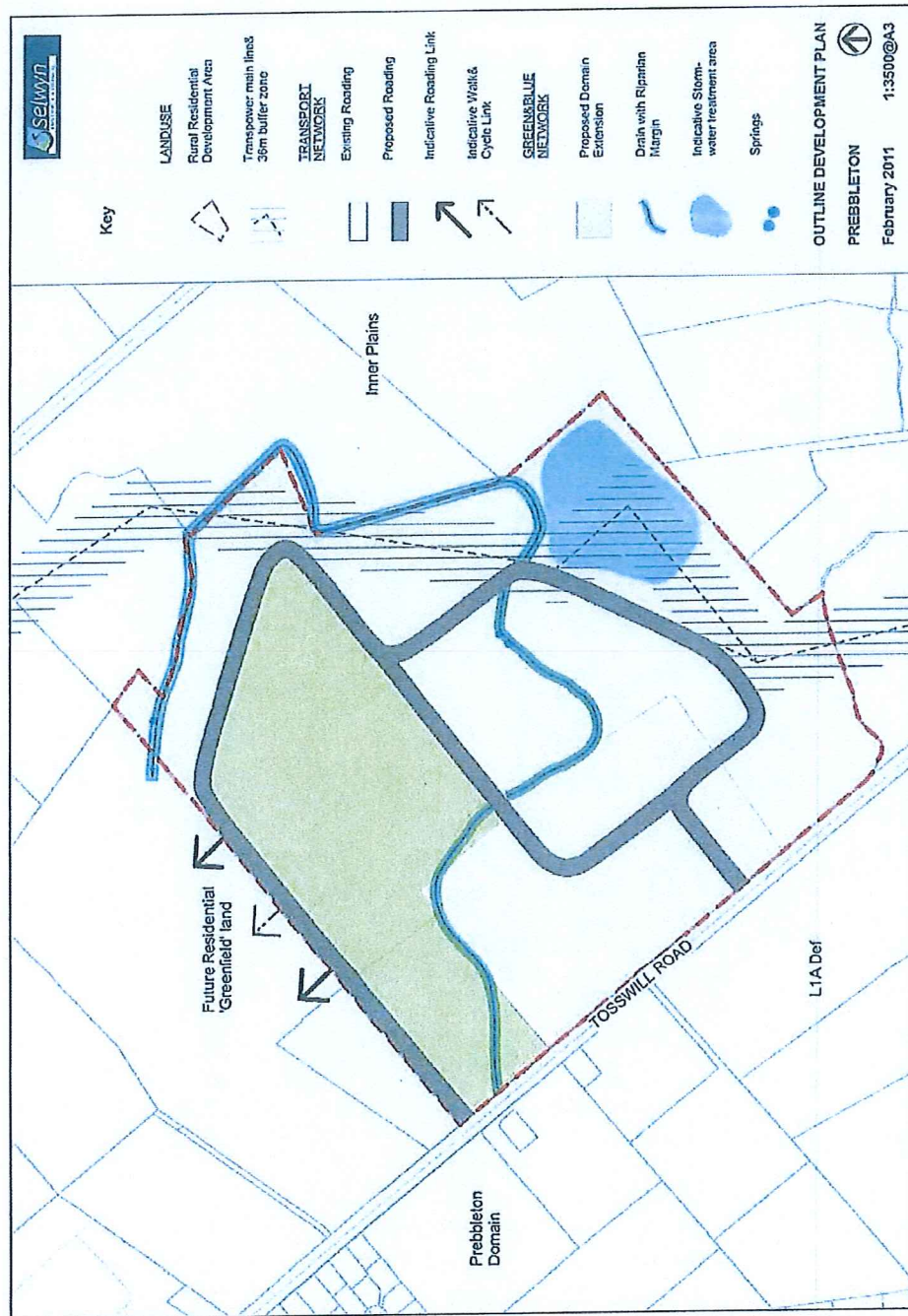
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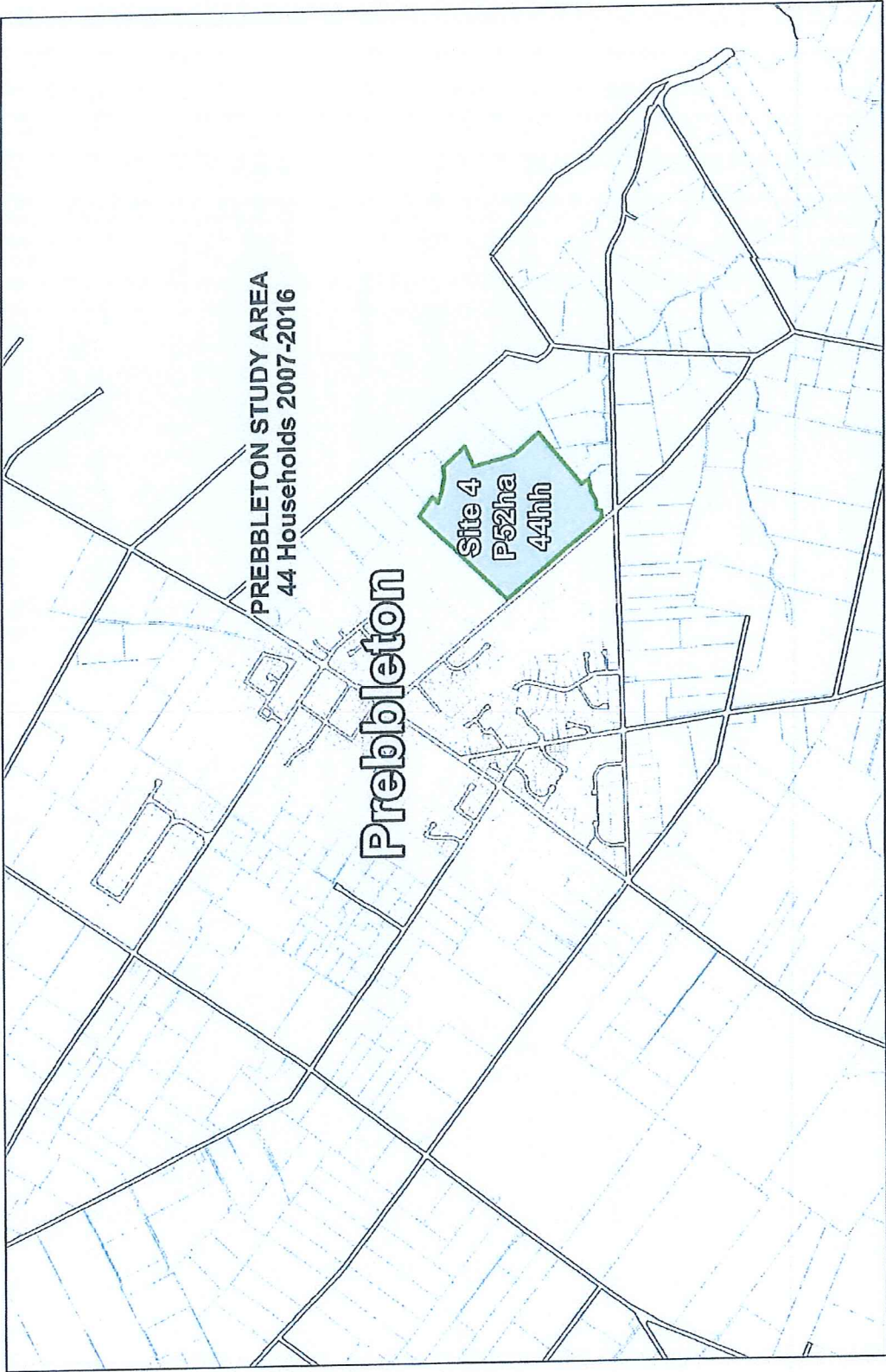
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PC17

Living 4 Zone Outline Development Plan - Prebbleton



PC17



PC17

Preferred locations and household densities

The workshops and associated consultation feedback identified one site that is considered appropriate for rural residential activities within the first development timeframe of PC17 (refer to the map provided after the following assessment).

Site 4 encompasses a number of land parcels held in separate ownership. These are identified as follows: (1) 93 Tosswill Road, legally described as Lot 1 Part Lot 2 DP 5464 Block XIII Christchurch Survey District, which is 33.39ha in size and is currently utilised for agricultural purposes; (2) 105 Tosswill Road, legally described as Lot 1 DP 34032 Block I Halswell Survey District Block XII I Christchurch Survey District, which is 8.10ha in size and is currently utilised for agricultural purposes; (3) 153 Tosswill Road, legally described as LOT 2 DP 34032 Block II Halswell Survey District Block XI II Christchurch Survey District, which is 9.92ha in size and is currently utilised for agricultural purposes.

Site 4 is currently zoned Rural (Inner Plains) under the SDP. The site is located directly adjacent to the north-eastern C1 Urban Limit and fronts onto Tosswill Road. Prebbleton Domain is located on the opposite side of Tosswill Road to the south, which is bordered by lifestyle parcels on its eastern boundary and residential development to the west. The 'greenbelt' buffer with the Christchurch City Council territorial authority boundary, and Transpower's high voltage transmission line corridor, form the northern extent of the site. The eastern boundary of Site 4 is also defined by the high voltage transmission line corridor and is characterised by low scale rural activities. Dwellings are established on each of these individual parcels.

The following efficiencies and benefits are considered relevant to these locations:

- Connections to the reticulated water and wastewater infrastructure will be available in the short term depending upon the upgrading of the East Selwyn Sewer Scheme (Pines II). The sites proximity to the C1 'Greenfield' development areas and established urban form will deliver efficiencies in regards to connecting to reticulated services. Utility services proposed for the residential 'Greenfield' area directly to the west are able to be extended to Site 4, which will contribute to efficiencies in service delivery.
- Strong limits to growth to the north-east and east are provided by the high voltage electricity transmission lines. This constraint will require set backs and significantly larger allotment sizes on the north-eastern extent of the development area. However, the promotion of a graduated density entailing large sections (2ha size allotments) in close proximity to the transmission corridor through to relatively intensive development (3,000m² size allotments) on the edge of the proposed Prebbleton Domain extension and the residential 'Greenfield' area would achieve positive outcomes.
- The high water table, presence of a drainage network that caters for the stormwater overflow from Tosswill Road, springs and a gully accommodating an ephemeral waterway are constraints to developing the area to residential densities. A site walkover has confirmed that the majority of the land is at a higher elevation to the drain and ephemeral waterway. Development of Site 4 to rural residential densities provides an opportunity to protect and enhance these natural features. This can be achieved by preserving the ecological values attributed to these features through appropriate riparian plantings and extended walkway access to the wider pedestrian and cycle network formulated in the Prebbleton Structure Plan. It also presents an opportunity to manage the treatment and disposal of stormwater in an integrated manner.
- There are springs located on the northern-eastern and eastern extent of the site. Springs are culturally significant to Te Rūnunga o Ngāi Tahu and Te Taumutu Rūnunga. The development of the site to rural residential densities presents an opportunity to protect and preserve the quality of these natural resources, and the cultural significance attributed to them. The planting of appropriate indigenous species and the enhancement of riparian margins will promote mahinga kai and improve water quality, as will protecting the springs from inappropriate earthworks and stormwater contamination;
- Distinctive and high visual amenity associated with views towards the Port Hills, open rural vistas and riparian margins to the north-east and east.