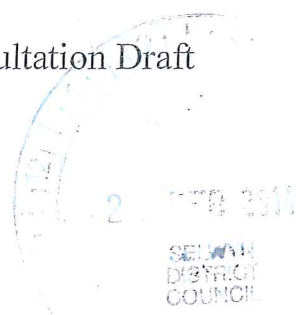




140228017

Submission on Council's Rural Residential Strategy – Consultation Draft and the associated Statement of Proposal

To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799



Full name of submitter: MRS. KATHLEEN DUNN

This is a submission on the Draft Rural Residential Strategy.

1. The specific provisions of the Draft Rural Residential Strategy that my submission relates to are:

REZONING OF LOT 2 DP 34902
BLK XI ROLLESTON SD - 1066 WEST
COAST RD, RD 6, WEST MELTON 7646
LAND AREA 12.3700HA FROM THE EXISTING
INVEL PLAINS ZONING TO (give details).
RURAL RESIDENTIAL.

2. *My submission in SUPPORT / OPPOSITION is:

ESTABLISHED IN 1976 THE PROPERTY WAS
DESIGNED FOR BREAKING IN YOUNG HORSES
& TRAINING. ALTHOUGH IT HAS SERVED ITS
PURPOSE, CHANGES IN THE IMMEDIATE AREA A RETHINK
OF ITS VIABILITY SINCE THE DEVELOPMENT OF
GAINBOROUGH ETC AND A COMBINATION OF EVENTS
HAVE EFFECTED THE PROPERTY, INCREASED TRAFFIC,
GATES BEING OPENED, HORSE LOSS, DOGS WANDERING
ON TO FARM & SUBSTANTIAL INCREASE OF RABBITS,
A MAJOR CONCERN DUE TO HOLES BEING DIG IN
THE PADDOCKS INCREASING THE RISK OF INJURING
VALUABLE HORSES. I BELIEVE DUE TO THE ABOVE
A MORE LOGICAL USE OF THE PROPERTY IS FOR IT
TO BE REZONED RESIDENTIAL WHICH WOULD
ADD TO THE RE-DEVELOPMENT OF THIS AREA.
WE ARE BOARDED BY HALKETT, WHARFES, WEAPONS.
VIA GAINBOROUGH & WESTCOAST RD. MAIN ACCESS
WOULD BE HALKETT RD.

*Include whether you SUPPORT or OPPOSE specific parts of one or both of the Draft Rural Residential Strategy or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.

FAMILY MEMBER

3. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
4. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)
5. *M. P. Dunn* *28/2/2014*
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:
1066 WEST COAST RD, R.D. 6
WEST MELTON, CHCH 7626
- Telephone: *03 347 9071*
- Fax: /
- Email:
PROTECTOR EXTRA-CO. NZ. (ALL LOWER CASE)
- Contact person: *MARGARET DUNN* Title *MS.* (if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3rd MARCH 2014

Responses to be:

Posted to:

Craig Friedel
Selwyn District Council
P.O. Box 90
Rolleston
CHRISTCHURCH 7643

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Leeston or Rolleston

Emailed to:

submissions@selwyn.govt.nz

Dunn-374 9813

S25

17th February 2014

Allan & Kathleen Dunn
1066 West Coast Road
RD 6
Christchurch 7676

SURVUS
CONSULTANTS

surveying engineering property development

4 Meadow Street, PO Box 5558
Papanui, Christchurch

P 03 352 5599

F 03 352 5527

E enquiries@survus.co.nz

RE: SELWYN DRAFT RURAL RESIDENTIAL STRATEGY
POSSIBLE RURAL RESIDENTIAL DEVELOPMENT

FILE REF. _____

The Selwyn District Council has recently notified a Draft Rural Residential Strategy which identifies five preliminary preferred locations for rural residential development around the townships of West Melton, Prebbleton, Rolleston and Lincoln.

Unfortunately when the Public Notice was advertised, it ended up in the Job Vacancies column of the Press, rather than the Resource Management column of the Press, so it is likely that it has been missed by many readers and ratepayers. However the Draft Strategy can be read on the Council's web site – see http://www.selwyn.govt.nz/data/assets/pdf_file/0015/124080/Revised-V2r.pdf

Rural residential development comprises subdivisions with lot sizes averaging between 5000m² and 1 ha (one dwelling permitted per lot).

The Council has invited submissions on the Draft Strategy on or before 3rd March 2014. This is last and only opportunity to request that additional rural residential locations are included in the final Strategy. The submission to request being included in no ways guarantees that your land will be included, however it is the only opportunity available to do so under this current planning process.

We are contacting you because your land is within an area which we have identified as a potential additional rural residential area which appears to meet the Draft Strategy criteria for suitable locations for rural residential development.

Further information on the Strategy and process going forward is attached for your information.

If you are potentially interested in making a submission on the Draft Rural Residential Strategy seeking that your land be included as an additional rural residential area (potentially with neighbouring landowners) please contact our Planning Consultant who we are working with on this project as detailed below. Please ensure this is done prior to 20th March so she has time to look at them and undertake the work required.

Fiona Aston
Fiona Aston Consultancy Ltd
Resource Management & Planning
PO Box 1435
Christchurch 8140
P 03 3322618
M 0275 332213
E fiona@fionaaston.co.nz

AMBERLEY 03 314 9200

ASHBURTON 03 307 7021

DARFIELD 03 318 8151

She will be able to outline the process and opportunity to you and we can then work with her to provide the cadastral and spatial data that will be required to accompany any submission that is made.

I apologise for the short notice regarding this matter but the timeframe for submissions is very tight.

Kind Regards

A handwritten signature in black ink, appearing to read 'Hamish Frizzell', with a horizontal line drawn underneath it.

Hamish Frizzell
Survus Consultants

On behalf of Fiona Aston

ATTACHMENT A

SELWYN DISTRICT COUNCIL DRAFT RURAL RESIDENTIAL STRATEGY: FREQUENTLY ASKED QUESTIONS

1. What is the purpose of the SDC Rural Residential Strategy

The SDC Rural Residential Strategy ('RRS') provides guidance on the desired character and location of future rural residential areas in the eastern part of the District. It includes location criteria, and based on those criteria identifies five preliminary rural residential sites – adjoining the townships of West Melton, Prebbleton, Rolleston and Lincoln.

The RRS does not zone land for rural residential purposes. This will require a separate private District Plan change process unless an alternative more streamlined process is followed under the provisions of the Canterbury Earthquake Recovery Act. A decision on this is likely to be made after June 2014.

The RRS is a non-statutory document produced under the provisions of the Local Government Act. However, future rural residential development will only be permitted where it is provided for in the RRS. This is a requirement of Chapter 6 of the Canterbury Regional Policy Statement ('RPS'). The RPS also requires only 'limited' provision for rural residential development but does not define what this means in practice.

Importantly – if you want to develop your land for rural residential purposes you will not be able to do so unless your land is identified as a rural residential location in the RRS.

2. What are the location criteria for rural residential areas?

The location criteria are set out in Appendix 1 of the RRS. There are generic criteria which apply to all areas, and specific criteria relating to each township area. Sites must adjoin a township and generally comprise nodes of up to 50 rural residential lots, and be provided with reticulated services. See link for more information; http://www.selwyn.govt.nz/data/assets/pdf_file/0015/124080/Revised-V2r.pdf.

3. What is the process for making a submission on the RRS?

Submissions must be filed by 3/3/14. The Council intend to hold a hearing to consider all submissions in April 2014 and release its decision in May 2014. Submissions will need to establish how a particular rural residential proposal meets the RRS location criteria and that the land is generally suitable for rural residential development with no major constraints relating to such matters as geotechnical suitability and 'reverse sensitivity' effects with neighbouring farming uses (i.e. incompatibility between farming activity and residential activity due to nuisance/noxious elements of the farming activity).

208333

~~12~~

12

12 / 258'06'00