

SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

To Selwyn District Council, submissions@selwyn.govt.nz
Attention: Craig Friedel, Strategy and Policy Planner

Full Name of Submitter: Pandora Trust

This is a submission on the Draft Rural Residential Strategy ('RRS')

1. The specific provisions of the RRS that our submission relates to are:

Support the Draft Rural Residential Strategy (RRS) and seek the identification of the Trust's land (Lot 2 DP 34032) and adjoining land to the west (Pt Lot 2 DP 5464 and Lot 1 DP 34032, up to the boundary with the new urban limits as set by the Land Use Recovery Plan (LURP) as shown on the plan attached as Attachment A), is included as a Rural Residential location in the approved RRS. The total land area is approximately 22-25 ha and could support in the order of 40 rural residential sections based on an average size of 5,000m² - 1 ha. This will be dependent on the total area made available for Rural Residential use.

2. Our submission in SUPPORT IN PART is:

Submitter / Background

Pandora Trust ('the Trust') has applied for a resource consent (December 2013) for Lot 2 DP 34032, 9.92ha block located at 153 Tosswill Road, Prebbleton, which is zoned Rural Inner Plains. The resource consent application is seeking a two lot subdivision to enable a dwelling to be retained on a separate site of 1.12ha and to place a 'no build' covenant on a further 2.88ha of the balance lot. This activity is considered to be a non-complying activity under the current provisions of Selwyn District Plan.

Rural Residential Strategy

An assessment of the proposal site has been made against the criteria of the Draft RRS and is attached in Appendix B. This clearly demonstrates that the site is suitable for rural residential purposes.

The Draft Rural Residential Strategy identifies five sites that meet the criteria for Rural Residential Development in the Selwyn District. At paragraph 6.2 the following pre-requisites for consideration are set out:

- can be economically serviced with reticulated water and wastewater services
- is able to be integrated with established Townships
- does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS, SDP or RRS13
- is not affected by any significant constraints
- is owned by parties who have aspirations to rezone the land

In this case the site subject (as shown in Appendix A) ('the Site') is located adjoining the urban limits of Prebbleton Township, which will ensure that appropriate connections to reticulated services can be made economically.

The Site is located on the boundary of Prebbleton Township, is across Tosswill Road (to the north-east) from an area with a Living 1A zoning (density of 8 hh/ha), and adjoins the urban limits to the west set under the LURP provisions. This ensures that the Site can be integrated with the existing Township, and will not undermine the consolidation principles of the LURP, Canterbury Regional Policy Statement, Selwyn District Plan, or the Draft Rural Residential Strategy.

The location of Transpower lines within the Site could potentially be viewed as a significant constraint on the development of this site, however appropriate design in accordance with Transpower standards will ensure some development around the lines could be achieved. The maps appended to the Draft RRS do not indicate any other significant constraints to development of the Site to rural residential densities.

Pandora Trust owns the 9.92ha block that would form the outermost edge of the Site (from the centre of Prebbleton Township). It is the Submitter's intention to work with Council to develop an Outline Development Plan for this area, including the land on the northern side of Tosswill Rd closer to the new Urban Limit of Prebbleton. This will enable a cohesive and integrated development over the various land parcels and therefore Council can have the confidence that this area will be developed in an integrated manner, bringing forward rural residential allotments to the market to meet the demand for such sections. In addition, it is the Submitter's understanding that some of the land contained in this area is being considered for purchase by SDC for the purpose of extending the Prebbleton domain and providing additional stormwater treatment. This would effectively provide additional community infrastructure in close proximity to the Site and could be incorporated easily into an ODP.

Overall it is considered that the Site meets the identified pre-requisites and represents a suitable area to be rezoned rural residential. The development of the Site would provide an appropriate buffer of lower density sections (1 – 2 hh/ha as set out in the Draft RRS) between the existing urban limits and the Rural Inner Plains zone where densities are more typically around 4ha with some existing smaller lots in the 2-4 ha range.

Additional consideration of the Site with respect to the Prebbleton Structure Plan, and the Selwyn District Council Objectives and Policies relating to the growth of townships has been made in Appendix C to this submission. This outlines that the Site is suitable for rural residential development.

Furthermore, in Environment Court Decision ENV C007 – 2006 Selwyn District Council v Bates and others, Judge Smith sets out at paragraph 53, that he considers the eastern extent of Prebbleton to be located approximately along a line from the junction of Tosswill Road and Trices Road, north to meet Hodgens Road, which includes most of the land subject to this submission as being within the Prebbleton boundaries. In a subsequent judgement (ENV C116 – 2006) Judge Smith goes on to approve a map for inclusion in the District Plan showing the Site subject to this submission within residential boundaries for the

township. This further confirms that this Site is appropriate for development. Copies of these decisions are attached as Appendix D to this submission.

We note the Land Use Recovery Plan sets out (page 25) that limited rural residential development will be provided for to allow a range of choices of housing types for those needing to relocate, but without creating an inefficient use of land or infrastructure, and to protect future urban expansion, and avoid reverse sensitivity effects with rural land. We consider that this submission establishes that the use of the Site for rural residential development is an efficient use of land and infrastructure which does not limit future urban growth, and does not create adverse effects with surrounding rural land.

Relief Sought

That SDC adopt the Draft RRS as the Final RRS but amended to include land covered in this submission as a location for rural residential development, and include any consequential amendments to accommodate this.

That in relation to Action 18 of the LURP, SDC recommend to the Minister of Earthquake Recovery that the land subject of this submission be rezoned Living 3 without any further public process; or a streamlined process be adopted which allows for public consultation on rural residential locations that were not included in the Draft RRS. There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs which need to cover the full spectrum of housing types.

Conclusion

Pandora Trust considers that it's land, in conjunction with other land set out in this submission, is ideally placed adjoining Prebbleton to be developed as rural residential. The Site can be accommodated with reticulated services, has willing landowners with aspirations to rezone the land for rural residential activity (for the most part), is located so as to be integrated with the Township, provides for a consolidated Township shape, and creates a logical and discernible boundary to the proposed rural residential location relating to the proposed domain extension, and the Transpower lines.

2. **We do wish to be heard in support of our submission.**
3. **If others make a similar submission, we will consider presenting a joint case with them at a hearing.**



Anna Mackenzie (Fiona Aston
Consultancy Ltd), on behalf of
Baseline Planning Ltd

4. Signed:..... 3 March 2014

5. Address for service of submitter:

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Appendix A – Map of Site Subject to Submission



Appendix B – Assessment Against RRS criteria for Prebbleton

Rural Residential Strategy (2013) assessment Criteria (reproduced)

The criteria are categorised into the following three groups:

C = The critical outcomes required to achieve the goals of the UDS and Appendix 1 of the Land Use Recovery Plan - Chapter 6 of the CRPS

SS = Site specific issues that require detailed assessments and contextual analysis to determine how any identified potentially adverse effects could be avoided, remedied or mitigated

Na = Matters that do not apply to certain geographic locations within the UDS area of the District

| Generic Criteria | Prebbleton | Proposed Site |
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| Chapter 6 of the CRPS (LURP) | | |
| Located outside the identified priority areas for development and existing urban areas | C | The site is located outside of identified priority areas |
| Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal | C | Adjoins the urban limits of Prebbleton along its eastern side, and runs along Tosswill Road, through which services exist, although investigations will have to determine the most economic method of providing such services the Trust is confident the site can be serviced economically with appropriate services. |
| Access provided to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan), and State Highways | SS | Access to rural residential lots will be from new roads located within the development. |
| Avoid noise sensitivity activities occurring within the 50 dBA Ldn air noise contour so as not to compromise the efficient operation of the Christchurch International Airport, or the health, well-being and amenity of people | NA | This criteria does not apply to this site. |
| Avoid the groundwater recharge zone for Christchurch City's drinking water | NA | This criteria does not apply to this site. |
| Avoid land required to protect the landscape character of the | NA | This criteria does not apply to this site. |

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| Port Hills | | |
| Not compromise the operational capacity of the West Melton Military Training Area or Burnham Military Camp | NA | This criteria does not apply to this site. |
| Support existing or upgraded community infrastructure and provide for good access to emergency services | C | The site will potentially adjoin an extension of the domain, and will support this infrastructure in particular. |
| Not give rise to significant adverse reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure | SS | There are no practices which result in objectionable noise or odour at present on land adjoining the Site and therefore it is unlikely that reverse sensitivity effects will occur. |
| Avoid significant natural hazard areas, including steep or unstable land | NA | This criteria does not apply to this site. |
| Avoid significant adverse ecological effects | SS | There are no known areas of significant vegetation or habitats of significant fauna given the historical pastoral use of the site. |
| Not significantly adversely affect ancestral land, water, sites, wahi tapu and wahi taonga to Ngai Tahu | SS | There are no known sites identified on the site. |
| Avoid adverse effects on existing surface water quality | SS | While stormwater management has not been designed for the Site, the Trust is confident that appropriate stormwater management will ensure that any potential effects on surface water quality will be avoided |
| Integrate into, or consolidate with, existing settlements | C | The proposal is located adjoining the Urban limits of Prebbleton, both to the west of the site and immediately across Tosswill Road, and is therefore able to consolidate with the Township. |
| Development site supports the development of an ODP and is not seen as a transition to full residential forms of development | C | An ODP will be required to be developed and will ensure the form of development does not have the character of being in transition to full residential forms of development. |
| Rural residential form, function and character | | |
| Avoid locations that are obvious residential growth paths | C | The Transpower lines running broadly north-south between Hodgens and Tosswill Road, including within the |

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| | | Site, preclude this area from being an obvious residential growth path. If Prebbleton is to maintain the character of a village with a compact and walkable form (as discussed in paragraphs 57-58 of Environment Court decision C72006), then there are limited appropriate residential growth paths. Significant further residential growth to the east would not maintain a compact urban form. |
| Support locations that directly adjoin and are able to consolidate with Townships and residential Priority area to support the provision of economically viable infrastructure and to promote social cohesion and ready access to recreational, employment and other services established within Townships | C | The proposal adjoins the urban limits to the west and south-west of the site and is appropriately able to consolidate the Township which is part of an urban priority area. |
| Support locations that can sustain a mixture of housing densities ranging from 0.3ha to 2ha in size whilst achieving an overall density of 1 to 2 hh/ha, but where the overall area supports sustainable enclaves in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved | SS | The site can accommodate 1 – 2 hh/ha with a range of section sizes. The shape and location of the site will enable specific design to ensure anticipated rural residential form, function and character will be achieved. |
| Avoid locations that may compromise the quality of ecosystems or indigenous biodiversity and ensure that rural residential areas do not adversely affect ancestral land, water, and the Wahi Tapu and Wahi Taonga of Te Rununga o Ngai Tahu and Te Taumutu Rununga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake Ellesmere/Te Waihora, springs and any associated mahinga kai sites. | SS | The site is not located in an area that is likely to compromise the quality of ecosystems or indigenous biodiversity or adversely affect the important cultural features of these criteria. Particular care when considering stormwater management will ensure water quality and quantity is not compromised. |
| Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries | SS | The use of Tosswill Road and the potential new domain extension will provide for a definitive boundary between |

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| between urban and rural residential activities to limit peri-urban sprawl | | urban and rural residential activities. |
| Landscape values | | |
| Discernibly logical boundaries determined by strong natural or physical features | C | The domain extension, Tosswill Road and the Transpower lines provide logical boundaries for the site. |
| Exclude land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch | SS | The proposal site is on the east of Prebbleton and this criteria is not relevant |
| Protection of natural features, significant trees and vegetation | SS | There are no known natural features or significant trees or vegetation of note on the site due to the historical and current pastoral use of the site. |
| Manage the amount of households within single locations to avoid the collective visual effects of intensified land use | C | A relatively small rural residential node of 45 lots is proposed. The small size will avoid any potential for cumulative visual effects of a large number of rural residential lots. |
| Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig Landscape Architect (see Appendix 1 RRS13) | SS | Specific design would ensure that consideration of these constraints is made. |
| Locations to adjoin Township boundary's by have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes | C | The specific design of the site, coupled with the site location on the edge of the urban limits, will ensure that a degree of 'ruralness' is achieved. |

| PREBBLETON ENVIRONS STUDY AREA CRITERIA | | |
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| Urban form and growth management | Critical or site specific matter | Proposal site |
| Rural residential development nodes to: (a) adjoin the residential priority areas and Living zone land; and (b) be consistent with the urban settlement patterns and strategic planning outcome outlined in the Prebbleton Structure Plan | C | Achieved |

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| and the Growth of Township objectives and policies of the District Plan, including specifically the promotion of future residential expansion to the east and west of Springs Road to achieve a compact concentric urban form and to minimise adverse effects on Springs Road by limiting the length of rural residential boundaries north and south of this road | | |
| Prebbleton and its environs have a reduced capacity to support significant rural residential households, which may undermine the discrete character and rural outlook attributed to the Township, and place pressure on community services and local infrastructure that are anticipated to only service a relatively small population base (refer to appendix 2 – Map 24) | C | Provides an eastern extent to the township reducing further impacts on services, beyond the site. |
| Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to Prebbleton (refer to Appendix 2 – Map 24) | SS | achieved |
| Preserve the obvious residential growth path west of Springs Road between Trents and Hamptons Roads, which presents a long term opportunity to achieve a compact concentric urban form for Prebbleton (refer to Appendix 2 – map 24) | SS | Achieved |
| Avoid locations that may contribute to the long term coalescence of Prebbleton with the Townships of Lincoln and Templeton and development within the Christchurch City territorial authority boundary (refer to Appendix 2 – Map 24) | C | Achieved |
| Rural character and productivity | | |
| Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of Prebbleton (see Appendix 2 – Map 5) | SS | Achieved – there are no intensive farming activities in the vicinity of the site. |

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| Maintain the visual distinction and amenity contrast between the rural periphery of Prebbleton and the larger urban forms of Rolleston, Lincoln and Christchurch City, particularly at the interface between the Prebbleton 'Greenbelt' and the industrial activities occurring within Christchurch City Council's territorial authority boundary to the north (refer to appendix 2 – Map 24) | C | Achieved – the site is on the eastern boundary of the Township |
| Strategic Infrastructure | | |
| Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading, stormwater management and reticulated water and wastewater networks (refer to the 5Waters Activity Management Plan and Transportation Activity Management Plan) | C | Achieved – the site location adjoining the township ensures reticulated services can be provided. |
| Avoid locations that may undermine the efficient operation of the strategic Infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in Appendix 2 – Map 8: Transpower high voltage transmission lines, Orion electricity substation on the southern outskirts of Prebbleton (OR11), Shands Road cemetery (D172), SH1 four-laning and CMS2, Ladbrooks Primary School (ME22) and Broadfield Primary School (ME17) | C | Achieved - specific design around the Transpower lines provides an opportunity to create a suitable planning solution which avoids any adverse effect on the efficient operation of the Transpower infrastructure. . |
| Natural hazards | | |
| Avoid locations that are constrained by the high groundwater table, SDC recorded flood sites, Lower Plains Flood Areas and associated land drainage issues (including drains, springs and waterways) (see Appendix 2 – Map 15) | SS | While part of the site is included in the area identified as high groundwater, specific engineering design and appropriate management will ensure that development of rural residential development will not have an adverse effect on ground or surface water or create a flood risk. |
| Avoid locations where liquefaction and lateral spreading was | SS | Part of the site has been assessed as being within the |

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| observed during the Canterbury Earthquakes, in addition to areas made up of fine saturated soils and where there is a high groundwater that may be susceptible to significant damage during further earthquake events (see Appendix 2 – Map 20) | | potentially liquefaction zone and with the DBH TC rated zone, site specific investigations and appropriate remedial actions will be necessary as part of any future development. |
| Environmental, cultural and heritage values | | |
| Avoid Land that may compromise the health, longevity or setting of the registered Protected Tree located on Ladbrooks School grounds (T104) (See Appendix 2 – Map 8) | SS | Achieved |
| Avoid locations that may compromise the cultural values attributed to the Wahi Taonga Management Site to the south-east of Prebbleton (Oven C65) (see Appendix 2 – Map 8) | SS | Achieved |
| Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to Prebbleton, including specifically Wheatsheaf House (H302), and Trents Chicory Kiln (H208) (see Appendix 2 – Map 8) | SS | Achieved |
| Consider the extent to which any locations may reduce the productive capacity of Class I and II versatile soils on the periphery of Lincoln (see Appendix 2 – Map 21) | SS | The site is located on Class I and II land, as is most of the land around Prebbleton but Given the site's location adjoining the urban boundary and the relatively small size of the individual titles, it is considered such a loss will have a minimal effect to the District's productivity. |
| Investigate the environmental impacts of facilitating rural residential growth on land that may be potentially contaminated, including sites identified on the eastern edge of the Township and on Tosswill Road to the north-east (see Appendix 2 – Map 8) | SS | Investigations will be required at the time the site is developed, and any appropriate remediation carried out prior to development of the site. |

Appendix C – Assessment Against Prebbleton Structure Plan and SDC objectives and Policies relating to Growth of Townships

Prebbleton Structure Plan

The Prebbleton Structure Plan sets out its purpose as being;

“The purpose of this document is to provide a framework for coordinating development and other changes in Prebbleton in order to achieve a high standard of town planning and urban design.”

Section 8.5 of the Structure Plan specifically identifies concerns regarding rural residential development adjacent to Prebbleton, but specific concern relates to keeping Prebbleton as a distinct township from potential expansion of Christchurch City to the north-east. The Rolleston Structure plan pre-dates Plan change 17 (since been withdrawn) and the Rural Residential Background Report, which is the previous version of the current RRS. The proposal is located on east side of Prebbleton Township, and will not contribute to ‘filling the gap’ between Prebbleton and Christchurch City.

The Structure plan goes on to identify the following relevant issues relating to the growth of Prebbleton:

- Current lack of sewer connections
- Creating a sensitive urban edge
- Avoiding reverse sensitivity at the rural/urban boundary
- Potential for, and impact of, rural residential development

It is our understanding that since the writing of this structure plan many of the sewer connection issues have been resolved with development of a new treatment system near Rolleston.

The specific design of the site will need to ensure a sensitive rural/urban boundary is achieved. This could possibly be achieved by providing smaller sections closer to the centre of the Township, and larger sections on the rural side, and as well as consideration of boundary treatments to ensure a rural aesthetic is achieved.

The site is located adjoining an area identified on the structure plan map as potential future domain extension. It is the Trust’s understanding that this has progressed to becoming a reality in the near future. This will provide a distinction between the urban areas of Prebbleton and rural residential development on the site. Additionally this will provide for suitable opportunities for walking and cycling between the site and the township centre.

Growth of Townships – SDC Objectives and Policies

The following relevant objectives and policies have been considered with respect to redevelopment of the Site to provide for rural residential sections:

| Objectives and Policies | Proposal to rezone the area |
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| <p>Residential Density</p> <p><i>Objective B4.1.2</i> New residential areas are pleasant places to live and add to the character and amenity values of townships.</p> <p><i>Policy B4.1.2</i> Maintain Living 2 and 3 Zones as areas with residential density which is considerably lower than that in Living 1 Zones.</p> <p><i>Policy B4.1.3</i> To allow, where appropriate, the development of low density living environments in locations in and around the edge of townships where they will achieve the following: <ul style="list-style-type: none"> – A compact township shape; – Consistent with preferred growth options for townships; – Maintains the distinction between rural areas and townships; – Maintains a separation between townships and Christchurch City boundary; – Avoid the coalescence of townships with each other; – Reduce the exposure to reverse sensitivity effects; – Maintain the sustainability of the land, soil and water resource; – Efficient and cost-effective operation and provision of infrastructure. </p> <p><i>Policy B4.1.7</i> Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20% or 500m² and in the Living 3 Zone at the lesser of 10% or 500m², unless any adverse effects on the spacious character of the area will be minor.</p> <p><i>Policy B4.1.9</i> Avoid erecting more than one dwelling per site in low density living (Living 2 and 3) Zones.</p> <p><i>Policy B4.1.11</i> Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to): <ul style="list-style-type: none"> – Retaining existing trees, bush, or other natural features on sites; and – Landscaping public places. </p> | <p>The development of the Site will be subject to a design phase which will include the generation of an ODP for the Site, particularly if there are multiple ownerships involved. However it is anticipated that the resultant development will be a pleasant place to live, and will add to the rural character and amenity of Prebbleton Township.</p> <p>At densities of 1 – 2hh/ha the rural residential area would have a significantly lower density than L1 zones.</p> <p>The site is on the edge of the township ensuring it provides a compact shape. It will be possible to provide smaller sections closer to the existing living environments with larger sections along rural boundaries to maintain a distinction between rural and township areas. The Site is on the south eastern side of Prebbleton, and away from Christchurch City and other Townships. Living 3 sized sections will reduce the exposure to potential reverse sensitivity effects by reducing the potential number of neighbours an existing rural activity will be subject to. The location of the site adjoining the urban limits of Prebbleton will ensure land, soil and water resources are utilised in an appropriate manner, and the provision of infrastructure is cost effective.</p> <p>Any future development of this site will be subject to site coverage limits or a resource consent will be required and matters addressed at that time.</p> <p>Any future development will be subject to the Living 3 zone rules which set out the number of dwellings per site. Any compromise to these rules will have to be achieved via a resource consent where the individual merits will be assessed.</p> <p>While specific design of any future development of the site will have to be considered in light of Policy B4.1.11, the site is of sufficient size and location to provide enhancement to aesthetic values of Prebbleton.</p> |
| <p>Subdivision of Land</p> <p><i>Objective B4.2.1</i> Subdivision of land for various purposes is recognised and provided for.</p> <p><i>Objective B4.2.2</i> New allotments created have appropriate characteristics and</p> | <p>In this case the subdivision of a variety of L3 sized allotments will provide for development for rural residential purposes.</p> <p>The new allotments will have the intended use of rural residential allotments, and will be of a suitable size and shape to facilitate this use.</p> |

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| <p><i>facilities for their intended or likely uses.</i></p> <p>Objective B4.2.3 <i>The maintenance and enhancement of amenities of the existing natural and built environment through subdivision design and layout.</i></p> <p>Objective B4.2.4 <i>That subdivision provides for variety and efficiency in its design, form and function.</i></p> <p>Policy B4.2.2 <i>Ensure any allotment created by subdivision (including any balance allotment) has the services, facilities and characteristics appropriate to the proposed likely use of the land.</i></p> <p>Policy B4.2.3 <i>Ensure any new allotment on which a building may be erected has all of the following features:</i> – Access to sunlight; – Adequate size and appropriate shape for a building platform; – Adequate size and shape for outdoor living space in Living zones or car parking and storage space in Business zones; and – Easy and safe access for motorists, pedestrians and cyclists.</p> <p>Policy B4.2.4 <i>Encourage the retention of natural, cultural, historic and other features within a subdivision and for allotment boundaries to follow natural or physical features, where it maintains the amenity of an area.</i></p> <p>Policy B4.2.5 <i>Ensure any temporary, adverse effects from the preparation of land for subdivision or installing utilities, are avoided, remedied or mitigated.</i></p> <p>Policy B4.2.10 <i>Ensure that new residential blocks are small in scale, easily navigable and convenient to public transport services and community infrastructure such as schools, shops, sports fields and medical facilities, particularly for pedestrians and cyclists.</i></p> <p>Policy B4.2.11 <i>Encourage subdivision designs within Outline Development Plan areas to provide for a variety of section sizes that are designed to cater for different housing types.</i></p> | <p>This will be provided at the specific design stage, but given the site's relatively flat topography, and ideal location on the edge of Prebbleton, and likely adjacent to an extended domain, Objective B4.2.3 is able to be achieved.</p> <p>While subject to specific design, which would be undertaken as part of the development of an ODP or subdivision layout, the site certainly lends itself to providing an appropriate design form and function taking into account potential future pedestrian linkages and the rural character of the Township</p> <p>Services to enable the development of the site for rural residential purposes, are available from the reticulated system, and specific engineering work would be required to ensure the most appropriate and cost effective methods of providing these is achieved. The sites location, adjoining the urban extent of a township ensures service provisions can be extended, rather than the need to create new services</p> <p>The redevelopment of the Site for rural residential purposes will ensure larger allotments consistent with the L3 zone, and will provide for the features listed in Policy B4.2.3. Also the location of the site adjoining a potential extension to the domain will provide for safe access for pedestrians and cyclists in particular.</p> <p>The site does not include any specific identified features, other than the transmission lines which bisect the Site.</p> <p>Appropriate sediment control protocols will be required to be established as part of the subdivision of the site, this is likely to include avoiding sediment laden water entering a water body, and ensuring dust nuisance is kept to a minimum.</p> <p>While subject to specific design, it is likely that the site will achieve this. The site is located close to the centre of Prebbleton, ensuring access to public transport and community infrastructure. The potential new domain between the site and the Township centre will provide opportunities for walking and cycling.</p> <p>The proposal seeks rural residential development specifically, and is therefore limited in the minimum allotment size available, however allotment sizes are anticipated to range with typical rural residential allotment sizes to provide variety and to take into account the transpower lines on the site.</p> |
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| <p>Policy B4.2.12 <i>Ensure that subdivision designs encourage strong, positive connections between allotments and the street and other features, whilst avoiding rear allotments where practical.</i></p> | <p>Whilst subject to specific design, the site is of a size, location and orientation where by appropriate road linkages should be achievable to reduce the number of rear allotments where practical, and to provide strong positive connections.</p> |
| <p>Residential and Business Development</p> <p>Objective B4.3.1 <i>The expansion of townships does not adversely affect:</i></p> <ul style="list-style-type: none"> – Natural or physical resources; – Other activities; – Amenity values of the township or the rural area; or – Sites with special ecological, cultural, heritage or landscape values. <p>Objective B4.3.4 <i>New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated and phased development approach.</i></p> <p>Objective B4.3.5 <i>Ensure that sufficient land is made available in the District Plan to accommodate additional households in the Selwyn District portion of the Greater Christchurch area between 2013 and 2028 through both Greenfield growth areas and consolidation within existing townships.</i></p> <p>Objective B4.3.7 <i>Ensure that any rural residential development occurs outside the urban limits identified in the Regional Policy Statement and such development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of infrastructure, and provides for the long-term maintenance of rural residential character.</i></p> <p>Policy B4.3.1 <i>Ensure new residential, rural residential or business development either:</i></p> <ul style="list-style-type: none"> – Complies with the Plan policies for the Rural Zone; or – The land is rezoned to an appropriate Living Zone that provides for rural-residential activities (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or – The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan. <p>Policy B4.3.6 <i>Encourage townships to expand in a compact shape where practical.</i></p> | <p>The proposal will create an appropriate eastern edge to Prebbleton Township. The site is located on the edge of the Township and includes transpower lines. Specific design off an ODP or subdivision will be required to take into consideration the physical resource of the power lines. Consideration of reverse sensitivity will be required to be made, noting that no identified intensive farming activities are identified in the vicinity of the Site. The site will retain a strong element of 'ruralness' and 'openness' through the ODP provisions and location adjoining the extended domain and rural zoned land..</p> <p>Appropriate infrastructure and movement networks will be required to be considered with the development of either an ODP or a subdivision design and will take into account the need for phasing as part of infrastructure development.</p> <p>The proposal makes up part of the area of land required to provide for additional houses in Selwyn in a consolidated and efficient manner.</p> <p>The site is located outside but on the edge of the urban limits, and it is considered that an outline development plan for the site would be appropriate. Provision of services can be made in a timely, efficient and integrated manner.</p> <p>The site, if rezoned rural residential, will be consistent with the second point of Policy B4.3.1, providing appropriately zoned land and an outline development plan.</p> <p>The site ensures that the township remains compact in shape by providing a logical edge to the township area.</p> |
| <p>Prebbleton Specific Policies</p> | |

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| <p><i>Policy B4.3.65</i> <i>Discourage further expansion of Prebbleton township north or south of the existing Living zone boundaries adjoining Springs Road.</i></p> <p><i>Policy B4.3.67</i> <i>Consider any potential adverse effects of rezoning land for new residential or business development at Prebbleton on the 'rural-urban' landscape contrast of the area with Christchurch City, as identified in the RPS.</i></p> | <p>The site is located to the east of Springs Road and does not facilitate ribbon development along Springs Road.</p> <p>The site is located to the east of Prebbleton, and therefore will not create adverse effects on the rural – urban landscape contrast with Christchurch City</p> |
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Overall it can be seen that the site is appropriate for rural residential development, and will facilitate an appropriate eastern edge to the Township in a manner consistent with SDP's objectives and policies. It is recognised that a number of features will be required to be addressed at the time of developing an ODP or subdivision layout, including the blue network and movement network for the site.