

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: THE TAIAPI TRUST

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:

OUR PROPERTY AT 766 CHRISTCHURCH AVENUE ROAD
BE INCLUDED AS DESIGNATED LAND WITHIN THE
RURAL RESIDENTIAL POLICY

(give details).

2. *My submission in SUPPORT / OPPOSITION is:

UNDER AGREEMENT

*Include whether you SUPPORT or OPPOSE the Draft Rural Residential Strategy; and the reasons for your views. Continue on a separate sheet if necessary.

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. G CARTER
Signature of submitter (or person authorised to sign on their behalf)

03 MARCH 2014
Date

6. Address for service of submitter:

766 CHATELAIN ROAD

Telephone: 021 37 35 38

Fax:

Email:

gerald@cartersmith.co.nz

Contact person: GERALD CARTER Title (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 MONDAY 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

Submission on Councils Rural Residential Strategy

We submit that our property at 766 Christchurch Akaroa Road (Lot 1, DP 83800) be included as designated land within the Rural Residential proposal

History

In March 2010 Tai Tapu Trust applied to the Selwyn District Council to subdivide their property at 766 Christchurch Akaroa Road into two additional lots of approx 1.00ha each. Prior to the application we had applied and obtained resource consents for onsite effluent disposal and to discharge stormwater to land for two proposed new lots. (CRC 093 852, CRC 094288)

This application was notified however prior to the hearing we became aware that Selwyn Council were preparing a document known as Plan Change 17 which would specify the areas that Council considered suitable for rural residential development.

In consequence of this we took the action of adjourning the hearing of the application indefinitely until the results of the proposed plan change were known.

Following the earthquakes Selwyn District Council withdrew Plan Change 17, and replaced it with Plan Change 32 which provided for some rural residential development which instituted a limited number of sites on a "first in first served" basis.

Although we had a live resource consent, which had only been adjourned, we were not advised of the change nor were we given priority in the process.

Subsequent to LURP, Selwyn District Council have produced the Rural Residential Strategy.

In response to this, we request that our land be included as a site suitable for subdivision as outlined.

Tai Tapu environs

The subject site is located on the Christchurch Akaroa Road adjacent to the township of Tai Tapu.



Location plan



Proposed subdivision

Urban form and growth management

The addition of the subject land strengthens and consolidates the Township form. The 50kph signage is adjacent to our property, and the adjoining properties towards the township are of a much smaller size and sited close to the roadway. We have also setback our fencing and planted an avenue of trees to reflect the townships character and provide an “entry node” for the township



Current built form approaching Tai Tapu showing proposed house sites



Fencing set back and landscaping forming an "entry node" to Tai Tapu village

Rural character and productivity

The productive land commercially used as farmland commences to the south of our property. The land and properties to the north where the proposed sites are to be located, have a distinctly residential character with the two homes between ours and the township boundary are sited very close to the roadway.

There will be a clear distinction between the residential nature of the township and adjoining rural land

Strategic infrastructure

We already have consents for onsite effluent disposal and to discharge stormwater to land for two proposed new lots. (CRC 093 852, CRC 094288).

There is a reticulated water supply to the boundary, and alternatively water can be provided from our own bore supply.

There is an existing compliant access point to the Christchurch Akaroa Road, which will be utilised for the new sites. No further access points are contemplated

Natural hazards

The two proposed sites are in a "high" spot relative to the rest of Tai Tapu and have not been subject to flooding

There has been no lateral spreading or liquefaction during the recent seismic events

Environmental, cultural and heritage values

There are no registered protected trees on the site, nor are there any locations of cultural value.

The site contains a heritage barn which we have had listed in the District Plan. The barn is in a group of buildings centred around the existing dwelling and is some distance from the proposed sites and will not be affected by inclusion within a rural residential zoning.

The proposal will not reduce the productive capacity of Class 2 versatile soils. Currently the land is "hobby" grazed

Gerald Carter
The Tai Tapu Trust

03 March 2014