

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

Full name of submitter: DEREK, PATRICIA and JUDITH HANN

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:

see attached - marked 'A'

2. *My submission in ~~SUPPORT~~/ OPPOSITION is:

see attached - marked 'B'

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

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

The Lincoln Preliminary Rural Residential Area of the Consultation Draft Rural Residential Strategy (RRS13), December 2013, (specifically Chapter 6, contained on pages 62 to 64). This section identifies that the Lincoln township is a Key Activity Centre with capacity to support a significant population in the coming years. We therefore submit that our property (at 608 Ellesmere Road, Lincoln) should be identified as a Rural Residential property for the reasons set out in the following submission.

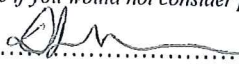
2. Our submission in support of the above is as follows:

- a. The District Plan identifies that the single most significant resource management issue affecting the Plains is the demand for small allotments less than 4 ha in size, for residential development. The Land Use Recovery Plan (LURP) growth projections indicate that Selwyn District is going to experience sustained population growth, with an additional 6,300 households required between 2012 and 2028.¹
- b. There has historically been a high demand for parcels between 2,000m² and 5,000 m² in size for lifestyle living with a rural outlook in Selwyn District. This is particularly true for locations in close proximity to existing settlements and within 30 km of the boundary with Christchurch City. This arises from the high demand for larger residential sections with a rural outlook close to the social, employment, schooling, recreational and retail opportunities afforded by urban settlements.
- c. A Study by MaF highlighted that small holdings promote a greater range of productive activities that could contribute to social and economic diversity of the rural community. The report concluded that there was no evidence to suggest that subdivision lowers production. Peri-urban environments occur where rural and urban activities merge at the interface between townships and the countryside.
- d. There is presently extensive subdivision occurring in our immediate area, resulting from the expansion of Lincoln towards the east. Smaller households are anticipated to be more efficient to run and maintain while being closer to the amenity and services required by an aging population. The proposal to identify our property as a Rural Residential property would enable integration into, or consolidation with, existing settlements.
- e. The site's location adjacent to the Township boundary supports a rural residential node that is able to integrate with the existing settlement pattern. There are no servicing constraints and the property is not subject to any identified natural hazards.

- f. Chapter 6 requires rural residential development to have direct access to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan) and State Highways. This is evident here as our property opens only to Ellesmere Road and it is envisaged that all users of the ensuing Lots will use that access.
- g. There has been no evidence of liquefaction and lateral spreading on our property.
- h. Appropriate stormwater treatment and disposal methods will be identified when land is considered for rezoning.
- i. A MaF survey illustrates that a better quality of life is the primary motivating factor for many people seeking to live on rural residential land holdings, as these properties are seen to provide the privacy, relative solitude and amenity elements that are sometimes difficult to obtain in urban areas.²
- j. It is recognised that subdivision of rural farmland does not immediately result in the loss of the life-supporting capacity of versatile soils. In fact, the loss of productive soils in the context of rural residential development is often negligible as the amount of area lost is restricted to building platforms, hard surface areas and roads. Any soils removed to establish dwellings, ancillary structures and roads can be retained on the property, thereby preserving the life-supporting capacity of the soil resource.
- k. The LURP identifies that rural residential development must be limited to not only avoid inefficient land use and infrastructure, but to also protect future urban expansion options and manage potential conflict with rural character and rural activities. In conclusion, there are a broad range of market, social, economic and environmental factors that influence the successful use of rural land, where much relies upon the aspirations, resources and skill sets of the property owners themselves.
- l. The RRS13 will be important as it will set out the policy direction and desired outcomes from a Council and community perspective.

²- MaF: R. Sanson, A. Cook & J. Fairweather; "A Study of Smallholdings and their Owners", Dec2004 [P1]

Local Government Act 2002 – Rural Residential Strategy

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.  1/3/14
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:
..... 608 ELLESMERE RD
..... RD 2 Christchurch 7672
Telephone: 3257225
Fax:
Email: trish.derek@xtra.co.nz
Contact person: DEREK HANN Title OWNER (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:

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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