

Submission on behalf of Prebbleton Community Association

We support in Part the Draft Rural Residential Strategy (RRS) in principle for the following reasons:

- The Draft RRS seeks to achieve consolidated township forms which avoid connecting townships together, or connecting townships with Christchurch City, and we trust that this particularly precludes development in the greenbelt to the north of Prebbleton.
- The Draft RRS seeks to enable rural residential development to provide for the market demand, and we seek that this includes land inside the high voltage transmission lines to the east as represents an appropriate discernible boundary
- The Draft RRS takes into account the need to provide efficient and cost effective connections to critical infrastructure
- The Draft RRS specifically seeks to avoid ribbon development along roads and infrastructure lines

We trust that this will enable rural residential development to occur to the east of Prebbleton to provide for the urgent need for rural residential development as part of the recovery from the 2011 earthquakes.

We support specifically the inclusion of “preliminary Areas 3 and 4” and seek that the word preliminary be removed and other consequential amendments made to the Draft RRS to ensure that Areas 3 & 4 is rezoned for rural residential, for the following reasons:

- These areas have been subject to extensive consultation with the Prebbleton Community Group making submissions on PC17, and PC32 in support of the rezoning of these sites. Additionally these sites have been considered under consultation for PC1 of the Regional Council’s RPS, the amendments under the LURP provisions and through the Rural Residential Background Study which informed the current Draft RRS.
- These areas provides for a consolidated and compact township shape and facilitates appropriate development in Prebbleton Township

We support specifically Map 24: Prebbleton and environs, Peri-Urban Context Map, subject to amending the name of the area to the south from “preferred urban form” to “Future priority urban form” or some other more definite title to ensure this is the area which identified for any new development in Prebbleton can occur. This support is for the following reasons:

- this map identifies road as providing separation between urban parts of Prebbleton and areas suitable for rural residential
- Identifies an area south of Prebbleton makes up the most logical area for future development as it enables a compact townships shape.. Other areas around the township should have urban development precluded except where identified elsewhere in this submission

We support in part the Location Criteria of Appendix 1.

- Support for the Location Criteria in Appendix 1 of the RRS is conditional on the inclusion of areas of land to the east of Prebbleton for inclusion into the RRS as rural residential development in order to provide for the additional housing urgently required as a response to the recovery from the 2011 earthquakes.
- Support for the inclusion of an extension to the reserve across Tosswill Road from the existing reserve area as shown on Map 24, and seek that Council proceed immediately with the purchase of this site as a community asset.

Additional Relief Sought:

That under Action 18 of the LURP, SDC recommends that the implementation of the RRS includes the immediate rezoning of Areas 3 and 4 without further public consultation, and the minister enables SDC to adopt a streamline approach to providing other rural residential development adjoining Prebbleton to the east and south which can demonstrate it achieves the criteria set out in the RRS.

That Council provides for additional rural residential development to the east of Prebbleton as a priority, based on sites meeting the location criteria set out in Appendix 1 of the RRS.

That Council proceeds with the purchase of land across Tosswill Road from the existing domain to provide for an extension of this vital community infrastructure.

Thanking you for considering our submission

Jackie Wither on behalf of
Prebbleton Community Association