



SUBMISSION ON COUNCIL'S RURAL RESIDENTIAL STRATEGY

Consultation Draft and the associated Statement of Proposal

To: Selwyn District Council
Attn: Craig Friedel, Strategy and Policy Planner
P O Box 90
Rolleston 7643

Submission on: The Draft Rural Residential Strategy

Name of Submitter: Ernest John Smith & Gillian Gabrielle Smith
Terrence John Smith & Janet Smith
Robert McArdle & Pamela Denese McArdle
Bromac Lodge Ltd
Jeffrey Kevin Holmes & Marise Beverley Holmes

Address: C/- Spiire NZ Ltd
Attn: Graham Fowler
P O Box 13875
Christchurch 8141

The specific provisions of the Draft Rural Residential Strategy that this submission relates to are:

The whole of the Rural Residential Strategy Consultation Draft

The submission in SUPPORT is:

The submitters support the Draft Rural Residential Strategy and including the five Preliminary Rural Residential Areas identified in the Consultation Draft but subject to additional areas being included for Rural Residential development, and including Lot 1 DP 26618, Part of Lot 1 DP 83697, Lot 2 DP 449171, and Lots 1 to 7 DP 305324.

In respect of the location of the Rural Residential growth areas, the RR strategy should meet the following pre-requisites:

- Can be economically serviced with reticulated water and waste-water services
- Are able to be integrated into existing townships
- Do not significantly undermine the urban consolidation and intensification principles of the LURP
- Are not affected by any significant constraints
- Are owned by parties who have aspirations to rezone the land

It is considered that the identified properties meet the above pre-requisites.

1. Site Description

The site is located at the western intersection of Hamptons Road and Springs Road and extends 200 metres northwest along the Hamptons Road and 780metres southwest along Springs Road. The ten properties included within the site are described as being;

Lot 1 DP 26618	4.1277ha	Terrence John Smith & Janet Smith
Part of Lot 1 DP 83697	4.34ha	Ernest John Smith & Gillian Gabrielle Smith
Lot 2 DP 449171	7.1746ha	Ernest John Smith & Gillian Gabrielle Smith
Lot 1 DP 305324	4.0148ha	Robert McArdle & Pamela Denese McArdle
Lot 2 DP 305324	4.0424ha	Robert McArdle & Pamela Denese McArdle
Lot 3 DP 305324	4.0706ha	Robert McArdle & Pamela Denese McArdle
Lot 4 DP 305324	4.0990ha	Robert McArdle & Pamela Denese McArdle
Lot 5 DP 305324	4.0552ha	Robert McArdle & Pamela Denese McArdle
Lot 6 DP 305324	4.0638ha	Jeffrey Kevin Holmes & Marise Beverley Holmes
Lot 7 DP 305324	4.0552ha	Bromac Lodge Ltd

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The total area of the submission site is 46.0053 hectares.

- 1.1 One of the properties has legal road frontage to Hamptons Road and Springs Road, while the other nine properties have legal road frontage onto Springs Road. Both Hamptons Road and Springs Road are classified as Arterial roads in the road hierarchy of Selwyn District.
- 1.2 Lot 1, DP 26618 and Lot 1 DP 83697 contain existing dwellings. Lot 1 DP 305324 contains a dwelling and stables. All other sites are vacant. Cropping and grazing activities are undertaken on Lot 1 DP 83697 and Lot 2 DP 449171. A horse breeding establishment, together with horse grazing, are activities undertaken on Lots 1 to 7 DP 305324.
- 1.3 The submission site is located on the southern side of Hamptons Road opposite the Living Z zone at the northern intersection of Springs Road and Hamptons Road.

2. Development Typology

- 2.1 It is considered that the development of the submission site would be peri-urban rural residential form, and adjoin the Living Z zone on the northern side of Hamptons Road. The 46 hectare site is proposed to be developed to create not more than 50 rural residential allotments, with allotment areas being not less than 0.5 hectares and sites around the periphery of the submission site containing areas of not less than 1 hectare.
- 2.2 Access to the site would be by the establishment of a new road off Hamptons Road at a distance of 170 metres west of the Hamptons Road / Springs Road intersection and where the sealed driveway to the dwelling on Lot 1 DP 83697 is located. The new road would terminate at a cul-de-sac near the southwestern corner of the site, with a link onto Springs Road at the southeastern end of the site at a distance not closer than 400 metres from the Hamptons Road intersection.
- 2.3 The Christchurch Rolleston and Environs Transportation Study proposes that Hamptons Road be upgraded in the period 2011 to 2021 to District Arterial status. In terms of CRETS, at the Hamptons Road / Springs Road intersection, priority is to be given to traffic movement along Springs Road, giving rise to either a "Stop" or "Give Way" controlled intersections. Giving consideration that the Living Z zone on the northern side of Hamptons Road extends 90 metres to the west of the proposed entranceway off Hamptons Road to service the submission site, there will be a need for a traffic threshold to be established west of the Living Z zone and the traffic speed past the submission entranceway is likely to be 60kph. With the controlled intersection with Springs Road to the east, traffic will be slowing as eastbound traffic passes the entrance to the submission site.

- 2.4 The submission site is located on the southern side of Prebbleton and the rising sewer main from Prebbleton passes along Springs Road. Sanitary sewage from within the development would be reticulated by a gravity sewage system with a pumping station pumping into the rising main.

3. Landscape Values

- 3.1 The northern and eastern boundaries of the submission site are clearly defined by Hamptons Road and Springs Road. There is amenity planting along the Hamptons Road frontage which is indicative of a rural interface with the Living zone. The dwelling at the southwestern corner of Hamptons Road and Springs Road is screened by mature amenity shelter.
- 3.2 The western frontage of Springs Road is predominantly planted with maintained Leyland Cypress. At the southern end of the frontage, there is established macrocarpa shelter excepting for the last 100 metres of the frontage where there is more open fencing. It is considered that the interface with the Rural Inner plains zone on the eastern side of Springs Road will not be compromised by development for rural residential zoning to the west. There is established macrocarpa, poplar and elder shelter on the eastern side of Springs Road.
- 3.3 The southern boundary of the application site is planted with a row of poplars. The western boundary of the application site, and the majority of the external boundaries have amenity shelter which will substantially screen the development from the activities to the west and northwest.
- 3.4 The proposed submission site cuts through Lot 1 DP 83697 some 100 metres to the southeast of the dwelling on that property. This line is fenced but it is probable that the boundary will be planted with amenity and screen shrubs. The western boundary of Lot 1 DP 26618 to Hamptons Road where there the existing roadway to the dwelling on Lot 1 DP 8397 is located, abuts poplar shelter on the western boundary. The roadway would be upgraded to a wider width to service the northern linkage to Hamptons Road.

4. Rural Residential Character

- 4.1 The Rural Residential character has been previously established to a limited degree within this locality. Immediately to the west of the Hamptons Road frontage, and on the southern side of the road adjacent to the submission site, there are two 2 hectare sites containing dwellings. Along the western side of Springs Road, the submission site adjoins sites of 0.40 hectares and 1.00 hectares where dwellings have been erected. On the eastern side of Springs road there are sites with dwellings containing areas of 1.50 hectares and 0.92 hectares. South of these two properties consent has been recently granted for a 2 hectare site and land use for the erection of a dwelling.

- 4.2 The establishment of rural residential allotments within this locality will not restrain the residential growth of Prebbleton which is proposed to be in a westward direction and to the north of Hamptons Road. The proposal will complement the existing rural residential sites, and the existing amenity shelter will substantially screen the additional sites.

5. Development Constraints

- 5.1 The application site is constrained by Hamptons Road to the northeast, and Springs Road to the southeast. The property to the southwest of the submission site is a 20.08 hectare property which is farmed in conjunction with land to the south for a horse stud breeding facility. Properties to the northwest, are in the same ownership containing areas of 43.65 hectares and 20.38 hectares and are extensively farmed. There are no known intensive livestock units within the immediate area which might be impacted by the rural residential proposal.
- 5.2 A potential constraint for all subdivision localities is the consideration for lateral spreading should there be further earthquakes. There were identified areas at the southern end of the submission site where water did surface as a consequence of the earthquakes, but there was limited evidence of liquefaction mounds. The property on the eastern side of Springs Road where the surface water was evident, was subject to geotechnical testing. More recently additional tests have been undertaken and the sites were considered to be TC 2. Geotechnical tests were also undertaken on Lot 6 DP 305324 at the time of determining the suitability of the site for a dwelling. The tests confirmed that there were no substantial issues for erecting a dwelling on the site, and the remedial works were proposed to be limited to placing additional hardfill beneath the dwelling and extending 1 metre beyond the foundation. It is considered that the technical classification of the subject land does not restrict the development of the submission site as proposed.
- 5.3 The free draining soils within the properties will allow for discharge of storm water from roadways with limited potential for contamination of groundwater. The Prebbleton township water supply scheme is to the northeast of the submission site and at a distance of 950 metres.

6. Infrastructure Servicing

- 6.1 There are no power transmission lines crossing through the submission site. Within Hamptons Road and Springs Road, there are overhead power lines. Servicing of power to the sites would be by extending the reticulation from Hamptons Road and Springs Road underground to provide connections to each of the proposed lots.
- 6.2 Underground telephone reticulation is installed within the road frontages and will be extended within the roadway to be formed through the submission area, with a connection being provided to each lot.

- 6.3 There is no existing gravity sanitary sewage reticulation within the road frontages. The rising main pumping sewage from the Prebbleton township to Lincoln to connect to the rising main to the sewage treatment site south of Rolleston, is located on the eastern side of Springs Road. Gravity sewage reticulation will be installed within the submission site and drain to the southern end of the properties where a pumping station will be installed to pump into the rising main.
- 6.4 Hamptons Road and Springs Road are identified as being Arterial roads in the District Roding hierarchy. As discussed above, the CRET's proposal is that at the intersection of Hamptons Road and Springs Road, the traffic along Springs Road will have priority. The control over this intersection will allow for safe access of pedestrian and vehicular traffic from the submission site to travel north to Prebbleton township.
- 6.5 The internal roads within the development will be formed and sealed with stormwater swales on both sides of the roading. Stormwater from the roads will discharge to boulder holes to be constructed at subdivision stage. Stormwater from the roof and hardstand areas within the sites will discharge to ground.
- 6.6 The Prebbleton township reticulated water supply will be extended to the site and reticulation extended to service each site. The design will allow for fire fighting capacity to be available from the reticulation to be installed. The township reticulation will be required to be extended to the Hamptons Road / Springs Road intersection to service the residential zoned land at the northern side of the intersection and the Preliminary Rural Residential zone fronting Hamptons Road and Birchs Road.

7. Cultural and Heritage Values

- 7.1 There are no known Wahi Taonga sites within or immediately adjacent to the submission site. Should any sites be discovered during development, established protocols will come into effect and all development work would cease until the sites were investigated.
- 7.2 The control and management of storm water draining from the property is a fundamental issue to be adequately addressed to ensure that the quality of groundwater is not comprised. There are no drains within the area, but there is a water race along the northern side of Hamptons Road. The water race terminates at the eastern side of Prebbleton Township and the water race connects to a drain which ultimately drains to Lake Ellesmere. The roading and development proposals are not intended to be undertaken in the vicinity of the water race. Should this occur, perhaps due to a connection of the sanitary sewage or water supply to the Living Z zone on the northern side of the road, storm water control will be exercised during the construction phase to ensure that the water race is not contaminated with construction spoil.

8. Other Considerations

- 8.1 The Prebbleton Structure Plan does not propose that Residential growth areas should extend south of Hamptons Road. The Land Use Recovery Plan provides for a minor extension of the residential zone west of the area on the Prebbleton Structure Plan, but not south of Hamptons Road. On this basis the proposal does not create any potential for conflict with the possible future residential growth areas of Prebbleton.

The proposal to create sites of not less than 1 hectare along the road frontages would be consistent with the present development of the interface of the Rural Inner Plains zone with the outskirts of Prebbleton township.

- 8.2 The submission site is not located within the controlled Airport noise contour zones.
- 8.3 Initial investigation indicates that the submission site has not been subject to historic land uses which may have resulted in potential contamination which might endanger public health where more intensive residential use of the land is proposed to be undertaken.
- 8.4 The submission site on the southern side of Prebbleton is considered to an appropriate zoning to transition between the residential zones of Prebbleton and the Rural Inner plains zone to the south, and provides separation with the potential growth areas on the northern side of Lincoln. The site is located at an intermediate distance between Rolleston and Christchurch City. Travel to the business zones of either township is enabled by easy access to the existing and proposed motorways. From a national economic viewpoint, there should be a preference to locating development areas conveniently sited to limit travel distances to places of work. On that basis, Prebbleton is more centrally located than West Melton or Lincoln to the place of work to the majority of workers.

Conclusion

We respectfully ask that the submission site be considered as a location of a rural residential site on the southern side of Prebbleton. The zoning of the site will not restrict the future residential growth of Prebbleton which has been previously determined by the Environment Court as being in a westerly direction from the existing township, but not beyond Shands Road.

Although the submission site adjoins arterial roads, the controlled intersection of Hamptons Road and Springs Road will mitigate the adverse effects of the additional traffic resulting from the inclusion of the site into the rural residential zones. The layout of the subdivision and the inclusion of traffic thresholds will encourage the traffic exiting the subdivision to off Hamptons Road.

It is considered that the development of the submission site is able to be managed in a manner that accords with the Prebbleton Environs Study Area criteria.

We wish to be heard in support of our submission.

If others make a similar submission, we will consider presenting a joint case with them at a hearing.



Signature

.....
(signature of submitter or person authorised to sign on behalf of submitter)

Date

3 March 2014

Address for Service

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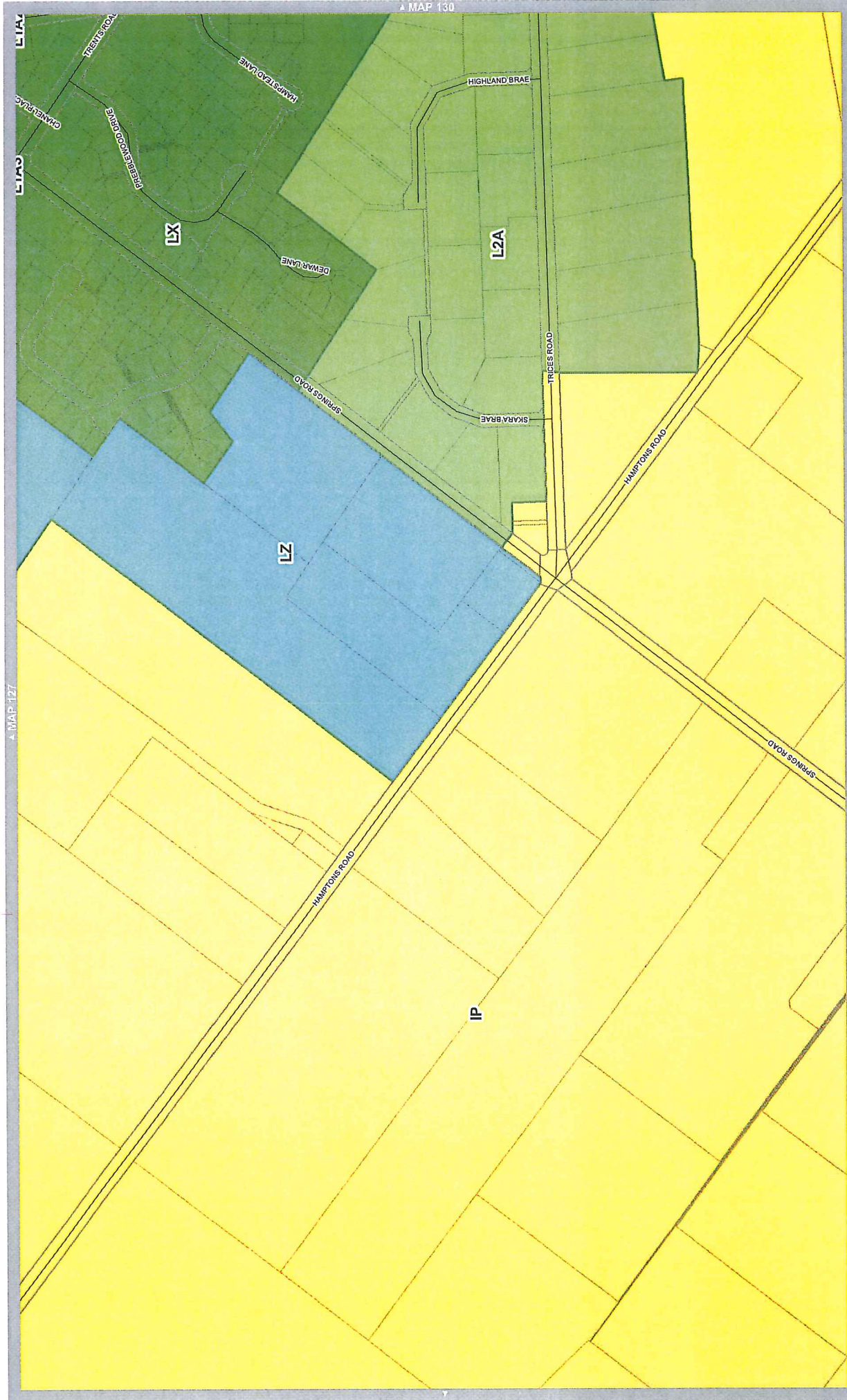
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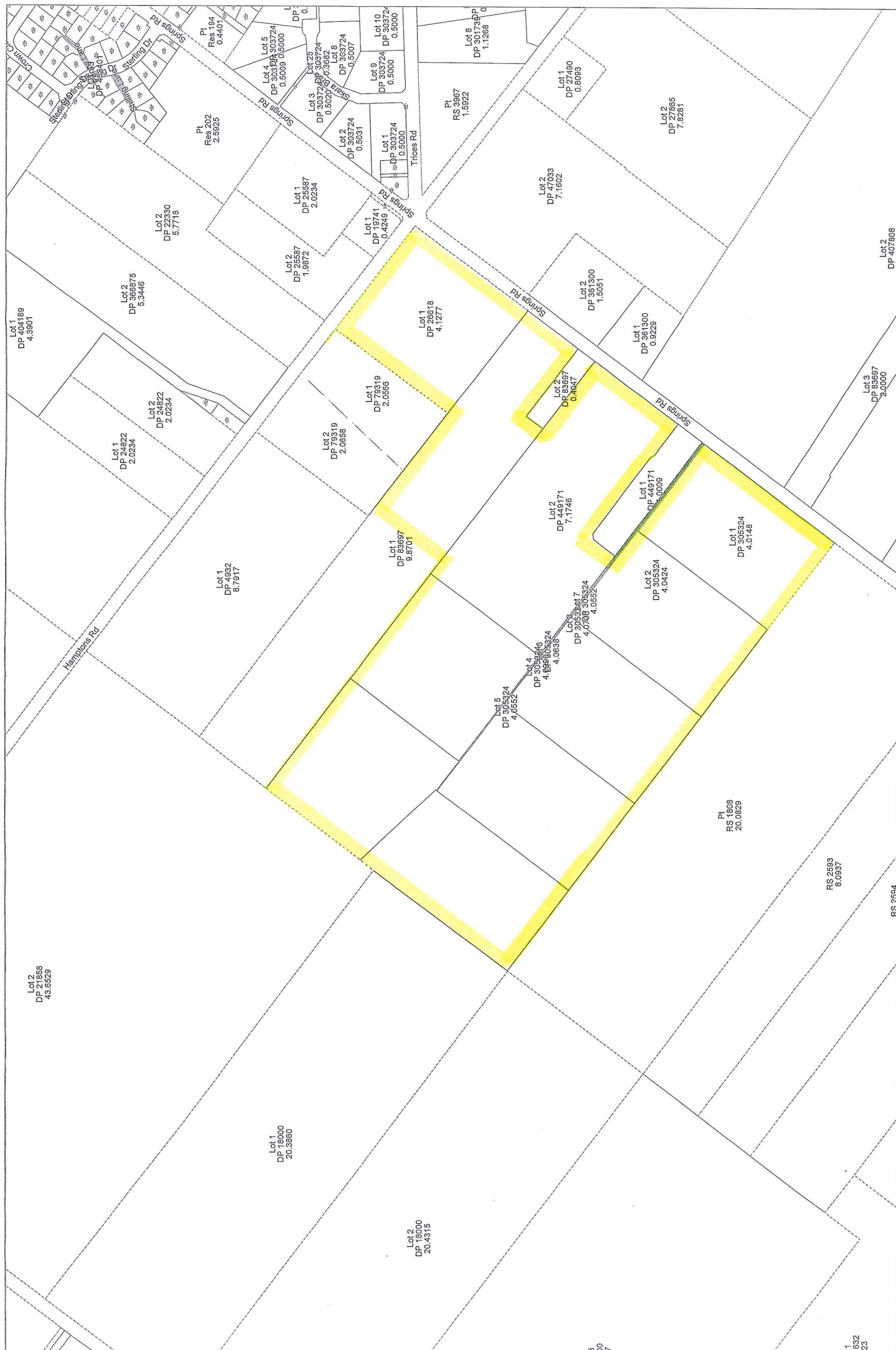
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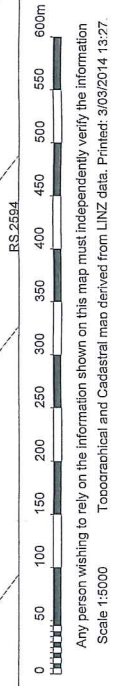


KEY

Heritage Building	Protected Tree	Scheduled Site	State Highway	Railway	Road Parcel	Land Parcel	Water Body	Archaeological Site																				
Wāhi Taonga Management Site	Wāhi Taonga Management Area	Statutory Acknowledgement Site																										
Silent File Area																												
<p>Contours Above Sea Level</p> <p>160m</p> <p>80m</p> <p>2.74m</p>																												
<p>Zones</p> <table border="0"> <tr> <td> High Country</td> <td> Living 1</td> <td> Business 1</td> <td> Outer Plains</td> </tr> <tr> <td> Port Hills</td> <td> Living 2</td> <td> Business 2</td> <td> Malvern Hills</td> </tr> <tr> <td> Existing Development Area</td> <td> Living 3</td> <td> Business 3</td> <td></td> </tr> <tr> <td></td> <td> Living X</td> <td> Inner Plains</td> <td></td> </tr> <tr> <td></td> <td> Deferred Living</td> <td></td> <td></td> </tr> </table>									High Country	Living 1	Business 1	Outer Plains	Port Hills	Living 2	Business 2	Malvern Hills	Existing Development Area	Living 3	Business 3			Living X	Inner Plains			Deferred Living		
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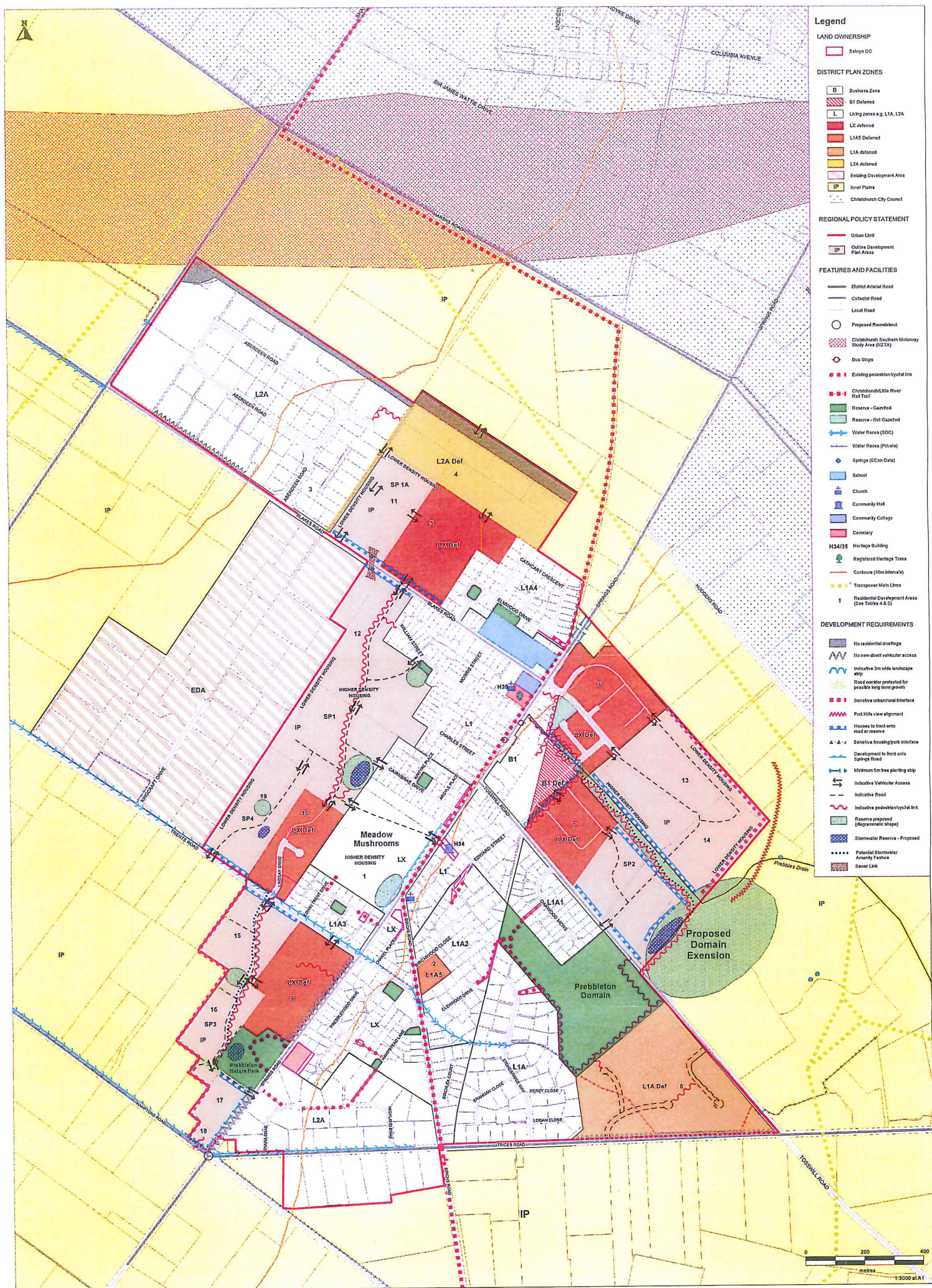


SUBMISSION SITE.





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Prebbleton Structure Plan (February 2010)