

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: Gavin Vaughn Maginness

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**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 submitter supports 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 2 DP 459061.

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 property meets the above pre-requisites.

1. Site Description

- 1.1 The site is located at 354 Perymans Road and is legally described as being Lot 2 DP 459061 and contains an area of 11.1875 hectares.
- 1.2 The property has legal road frontage to Ellesmere Road, Lincoln TaiTapu Road and also Perymans Road. A new dwelling has been developed on the eastern side of Perymans Road with access off the sealed road.
- 1.3 Historically the property was a 12.689 hectare site containing a dwelling at the intersection of Ellesmere Road and Lincoln TaiTapu Road. A subdivision was undertaken in 2002 to subdivide the dwelling onto a 0.5 hectare lot with an open space covenant placed over a 3.5 hectares area adjacent to the dwelling. Existing stables on the balance, 12.187 hectare area were located within the covenant area.
- 1.4 In 2013 a subdivision was undertaken to subdivide the 12.187 hectare title to create a 1.0 hectare lot and an open space covenant was registered over a further 3 hectares of the resultant 11.187 hectare title.
- 1.5 The property has a developed horse training track within the central part of the property, with access to the stables.
- 1.6 The land on the western side of the Ellesmere Road is zoned Living Z and is part of the land presently being developed by Fulton Hogan Ltd on the northern side of Edward Street.

2. Development Typology

- 2.1 It is considered that the development of this property would be peri-urban rural residential form, and adjoin the living zone on the western side of Ellesmere Road. Access to this rural residential site would be restricted to practical access off Perymans Road, albeit that some one to two lots would front onto Ellesmere Road but access would off the internal roading within the development.
- 2.2 The development would be constrained to the submitter land and consist of not more than 15 allotments with 1 hectare allotments located on the northern and eastern boundaries.

3. Landscape Values

- 3.1 The boundaries of this site are defined by Ellesmere Road to the west Lincoln TaiTapu Road, to the south, Perymans Road to the south east, and Rural Inner Plains zoned land to the east and north. The northern part of the property is screened in Leyland Cyrus shelter from the dwelling on the property on a 4 hectare lot to the north.
- 3.2 The eastern boundary abuts a 10 hectare property containing a dwelling located some 40 metres from the application site. The shelter along the common boundary is more sporadic and allows for views to Christchurch east to Christchurch Port Hills. Any intensification of amenity planting along the common boundary would desirably be of deciduous specimens to generally maintain the easterly outlook.
- 3.3 There is limited amenity planting along Ellesmere Road frontage, but the existing fenceline could be upgraded with amenity planting.

4. Rural Residential Character

- 4.1 The property is located on the eastern side of Ellesmere Road where the Living Z will permit allotments containing an average net area of 600 sq metres and dwellings could be sited 4.5 metres from the road boundary.
- 4.2 The proposed future dwellings within the Rural Residential application site will be restricted to a dwelling setback of no less than 20 metres from Ellesmere Road and no less than 15 metres from internal roads, providing a sense of open space.
- 4.3 It is anticipated that the property would be developed with an internal road off Perymans Road and yield some 15 allotments. An Outline Development Plan will be provided should your Council provide such opportunity at Hearing Stage.

5. Development Constraints

- 5.1 The application site is located to the north of Lincoln TaiTapu Road which is identified on Planning Map 14 as being the northern extent of the Lower Plains Flood Area. Properties to the south of Lincoln TaiTapu Road are some one metre lower than the application site.
- 5.2 The owner has been required to undertake geotechnical tests in specific locations in recent times. The first location was on the eastern side of the property at dwelling consent stage, and the second location was in a central part of the 1.0 hectare title created in 2013. The result of those tests did not indicate any potential for liquefaction.
- 5.3 Provision will be required to be made for treatment of storm water discharging from the proposal internal roadway, which special emphasis on ensuring that the volume of water discharged does not exceed pre-development volumes and that the quality of water being discharged to the open drain along Perymans Road is pre-treated in appropriate swales.

6. Infrastructure Servicing

- 6.1 There are no power transmission lines passing through or adjacent to the property. Overhead high voltage casting is located within Ellesmere Road, Lincoln TaiTapu Road and Perymans Road. Underground low voltage power will be installed through the development.
- 6.2 Underground telephone reticulation is located within the three road frontages and will extend into the property.
- 6.3 Sanitary sewage reticulation is proposed to be extended to Ellesmere Road frontage as part of the servicing requirements of the Living Z zone to the west. It is probable that the depth of the reticulation will not provide for gravity reticulation to the eastern side of the property and a pumping reticulation may be required to be installed adjacent to Ellesmere Road to pump into the gravity reticulation, or alternatively a pressure sewer system installed.

Reticulated water will be extended from the residential zoned land on the western side of Ellesmere Road. There would be no requirement to install the services along Lincoln TaiTapu Road east of Ellesmere Road and into Perymans Road.

- 6.4 Ellesmere Road and Lincoln TaiTapu Road are identified as being arterial roads in the District roading hierarchy. As identified in the CRETS transportation study, there will be a requirement to upgrade the Ellesmere Road/Lincoln TaiTapu Road intersection. It is acknowledged that traffic movements from the rural residential zone travelling to Lincoln will have to cross into arterial roads. The upgrading is required to meet the Transportation Activity Management Plan, resulting in reduced traffic speeds at the Ellesmere Road/Lincoln TaiTapu Road intersection and the consequent enhancement of vehicle and cyclist safety.

7. Cultural and Heritage Values

- 7.1 There are no known Wahi Taonga sites within or immediately adjacent to the property. 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 storm water entering the drainage channels draining to Lake Ellsmere. There will be a requirement to investigate the potential presence of indigenous biodiversity within existing waterways in the southern side of the property.
- 7.3 There are no known spring locations on the property but the existing drain along Perymans Road should be investigated with a view to naturalising the waterway.

8. Other Considerations

- 8.1 The Lincoln Structure Management Plan has identified the growth areas for residential zoning, and the extent of the residential zoning and the extent of the residential growth areas in reinforced by the Land Use Recovery Plan. The location of the proposed rural residential site is immediately adjacent to the eastern side of the Lincoln residential growth area, and assists in ensuring services can be provided in a cost effective manner.
- 8.2 The Maginness land is considered to be Class 2 soils. While intensive land use has not been undertaken on the site, the adjacent land to the east was used for market gardening during the 1980s. The high water table of the adjacent land resulted in the discontinuation of intensive farming use and the land was subdivided into small holdings. While climate change and increased use of groundwater for irrigation may result in lower depths to groundwater, the size of the property is not considered to be appropriate to give confidence that horticultural land based activities would recommence, or be suitable for the site.
- 8.3 The site is located within the Rural Inner Plains zone. It is noted that the Rural residential character elements contained in Clause 5.28 of the Rural Residential

Strategy Consultation Draft preclude intensification of the Rural Outer Plains zone in preference to the Rural Inner Plains zone. The identified Rural residential growth area as identified in the Consultation Draft is located on the western side of Lincoln, is within the Rural Outer Plain zone.

Conclusion

We respectfully ask that the Maginness property be considered as a location of a rural residential zone of Lincoln. The accepted growth strategy of the residential zones of Lincoln will not be conflicted by the location of a rural residential zone in the eastern side of Ellesmere Road, located immediately adjacent to the residential zone. The site will be able to be provided with reticulated water supply and wastewater reticulation without placing pressure for the extension of existing systems.

Provision of rural residential sections on the eastern side of Lincoln had been previously anticipated at the time of preparation of Plan Change 17. The then identified location at the southeastern corner of Lincoln, has since been identified as being low lying and has since been developed as a stormwater basin. The inclusion of the submitter site as a rural residential location restores the balance to meet the demand for rural residential sites in this location without impact on the urban growth areas of Lincoln.

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

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

Date

3 March 2014

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KEY

Heritage Building

Wahi Taonga Management Silo

Silent Fillo Area

Wahi Taonga Management Area

Distorted Tree

Statutory Acknowledgement Site

Contours Above Sea Level

Contours Above Sea Level
160m

State Library

Zones

High Country

Existing Devlo

References

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Business

D. J. Nisbet

Inner Pla

Water Body

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SAVED

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MAP 119 SELWYN DISTRICT PLAN SHEET 1

Scale: 1:4,000 at A3

0 100 m



KEY

- SDC Designated Site
- Other Designations
- City International Airport Noise Contour
- Fault Lines
- Casual Hazard
- Transporter Main Lines
- Zones

- Forestry Exclusions
- Outstanding Landscape
- West Melton Observatory Zone
- Outstanding Natural Feature

- Flood Zone
- Waimakariri Flood Plain
- Lower Plains Flood Area
- Lake Ellesmere Flood Area

- Greenfield Priority Areas
- Priority Areas - Business
- Priority Areas - Residential

- Territorial Authority
- Surrounding Districts
- Selwyn District Boundary

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MAP 119

KEY

- Heritage Building
- Wāhi Taonga Management Site
- Silent File Area
- Wāhi Taonga Management Area
- Protected Tree
- Schedulable Site
- Statutory Acknowledgement Site
- Contours Above Sea Level
 - 160m
 - 60m
 - 2.74m
- State Highway
- Railway
- Road Parcel
- Land Parcel
- Water Body
- Archaeological Site
- Zones**
 - High Country
 - Port Hills
 - Existing Development Area
 - Living 1
 - Living 2
 - Living 3
 - Living X
 - Living WM
 - Living Z
 - Living Z Deferred
 - Deferred Living
 - Business 1
 - Business 2
 - Business 3
 - Inner Plains
 - Outer Plains
 - Malvern Hills



