

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: Michael Joseph Stratford
Ronald George Elliot & Patricia Olivia Elliot
Circle K Ltd

Graham William Drayton & Racquel Manola
Drayton
David Steven Whiten & Elizabeth Irene Whiten
Valerie Margaret Hutton & David Clapham

Address: C/- Spiire NZ Ltd
Attn: Graham Fowler
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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 Lots 1 to 4 DP 81701, Rural Section 37687, Lot 1 DP 52527, and Lot 1 DP 53113.

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

- 1.1 The site is located at the south eastern intersection of Shands Road and Blakes Road and extends 785 metres along the south eastern side of Blakes Road and 610 metres south east along the south western side of Blakes Road. The seven properties included within the site are described as being;

Lot 1 DP 81701	3.9995ha	Ronald George Elliot & Patricia Olivia Elliot
Lot 2 DP 81701	4.000ha	Circle K Ltd
Lot 3 DP 81701	4.000ha	Graham William Drayton & Racquel Manola Drayton
Lot 4 DP 81701	4.000ha	Ronald George Elliot & Patricia Olivia Elliot
Rural Section 37687	3.5273ha	David Steven Whiten & Elizabeth Irene Whiten
Lot 1 DP 52527	8.3340ha	Valerie Margaret Hutton & David Clapham
Lot 1 DP 53113	15.9905ha	Michael Joseph Stratford

The total area of the submission site is 43.8558 hectares.

- 1.2 Four of the properties have legal road frontage to Blakes Road and four properties have frontage onto Shands Road, with one property fronting both roads. Shands Road is classified as an Arterial road in the road hierarchy, and Blakes Road is classified as a Collector road.

- 1.3 Lot 1, 3 and 4 DP 81701 are vacant sites and used for cropping and grazing. A dwelling is erected on the four other properties. Lot 1, DP 53113 fronting Shands Road has a large vehicle entranceway, formed and sealed and includes de-acceleration splays. This latter 15.99 hectare property has a horse training track located in a central part of the property. In addition to the dwelling on this property, the improvements include stalls and farm sheds.
- 1.4 The submission site is located immediately to the northeast of the 9.20 hectare property of DJ and SJ Anderson, identified as Preliminary Area 4 in the Rural Residential Strategy Consultation Draft.

2. Development Typology

- 2.1 The submission site abuts the Existing Development Area (Kingcraft Drive) along the southeastern boundary and Preliminary Area 4 on the south western boundary. The rules within the District Plan provide for subdivision in the Kingcraft Drive Existing Development Area to create sites containing areas of not less than 1 hectare. Proposed Plan Change 41 of the 9.2 hectare area owned by DJ and SJ Anderson, proposed to create sixteen lots containing areas of not less than 0.5 hectares. The possible subdivision plan attached to the Proposed Plan Change 41 provided for an extension of the road entranceway at Trent Road through to the 15.99 hectare Stratford property.
- 2.2 It is considered that the roadway from Trent Road is shown on Preliminary Area 4, should be extended through the submitters land to provide a connection onto Blakes Road. This will provide a more direct route to the commercial area of Prebbleton, and to the local primary school.
- 2.3 Without including within the rural residential zone all of the land to the west of the Kingcraft Drive Existing Development Area, that is the potential for reverse sensitivity effects between the rural residential activities and the more expansive rural activities and that may be undertaken on the larger 4 hectares sites.
- 2.4 The inclusion of all of the land west to Shands Road, and the inclusion the 9.2 hectare area of the land within the Proposed PC41, creates potential conflict with the preferred strategy within the Consultation Draft to limit the size of rural Residential zones to not more than 50 sites. It is however noted that Plan Changes 8 and 9 on the southern side of Rolleston creates 97 and 54 lots respectively.
- 2.5 There is a conflict in the proposal within Proposed PC41 to provide for sites containing areas of not less than 0.5 hectares, and the average allotment area of 0.58 hectares. The adjoining Existing Development Area to the east is permitted to be subdivided to areas of not less than 1 hectare. Should there be a gradation in allotment sizes as the zones are separated from the living zones of Prebbleton, that allotment sizes within Proposed PC41 should be not less than 1 hectare.

- 2.6 The submission site, as also applies for Proposed PC41 area, is not immediately adjacent to the Living zones and technically development of the sites is not peri-urban in nature. However, it is acknowledged in the Consultation Draft that the Kingcraft Drive EDA bears the traits of being rural residential. On this basis, it is fair to describe the submission site and Proposed PC41 area as adjoining Prebbleton township, and as being an extension of the Rural Residential zone, and the development being peri-urban residential form.
- 2.7 The 43.8 hectare submission site is proposed to be developed to create not more than 50 rural residential lots, with those allotments adjacent to Shands Road containing areas of not less than 1 hectare, and no allotment containing an area of less than 7000 square metres.

3. Landscape Values

- 3.1 The boundaries of the submission site are clearly defined by existing roads to the north and west, and the Existing Development Area to the east.
- 3.2 At the southern end of the submission site fronting Shands Road, there is an established and maintained poplar shelter. The dwelling on the Stratford property is screened by existing amenity planting located within the property. North of the entranceway to the dwelling, the property is screened by poplar shelter. There is no amenity shelter along the 180 metre Shands Road frontage of Lot 4 DP 81701, and there is sporadic poplar shelter along the balance frontage of Lot 1 DP 81701 to Blakes Road. There will be a requirement to provide amenity planting where there is limited or no shelter, and consideration will be given to constructing a planted bund along this frontage.
- 3.3 Along the Blakes Road frontage there is established Leyland Cypress shelter which will be retained.
- 3.4 Within the separate properties comprising the submission site, there is established shelter around the property boundaries. This shelter will be retained when possible to retain the existing amenity.

4. Rural Residential Character

- 4.1 The Rural Residential character has been established within the Kingcraft Drive Existing Development Area. The proposal is to extend this rural residential character by the retention of amenity shelter into the submission site.
- 4.2 The establishment of rural residential allotment within this locality will not retrain the residential growth of Prebbleton as the westward extension of the township is constrained by the Existing Development Area. It is considered that the submission site will allow for better access from Proposed PC41 area to

Prebbleton School and Prebbleton commercial area, than presently would be possible should Proposed PC41 area be developed in isolation.

5. Development Constraints

- 5.1 The application site is constrained by Shands Road to the northwest, Blakes Road to the northeast, the Existing Development Area Kingcraft Drive to the southeast and the Preliminary Rural Residential Development Area 4 to the south. Shands Road was identified by a decision of the Environment Court as being the western extent of any residential growth of Prebbleton.
- 5.2 In respect of the existing Rural Inner Plain zoning, only the Stratford property containing 15.99 hectares has any potential for further subdivision. Access onto Shands Road is restricted by the designation of Shands Road as an Arterial road, and the submission proposal would allow for the properties to gain access off Blakes Road. Consideration could be given to allowing the existing dwelling on the Stratford property to retain the vehicle entranceway onto Shands Road, which has been formed with large de-acceleration splays.
- 5.3 A potential constraint for all subdivision localities is the consideration for lateral spreading should there be further earthquakes. The Stratford property has been subject to geotechnical testing in the past two years, and there are no identified issues for building on the property. It is considered that similar shingle soils would be encountered over the balance of the submission land.
- 5.4 The free draining soils within the properties will allow for discharge of storm water from roadways with limited potential for contamination of groundwater. It is acknowledged that the Prebbleton township water supply scheme is to the east of the submission site and at a distance of not less than 1 kilometre.

6. Infrastructure Servicing

- 6.1 There are no power transmission lines crossing through the submission site. Within Shands Road and Blakes Road, there are overhead power lines. Servicing of power to the sites would be by extending the reticulation from Blakes Road, underground to connect to the reticulation proposed by PC41 to the south.
- 6.2 Underground telephone reticulation is installed within the road frontage and will be extended within the roadway to be formed through the submission area, with a connection being provided to each lot.

- 6.3 Sanitary sewer reticulation has been installed to service the Aberdeen Road subdivision off Blakes Road. It is noted that Proposed PC41 proposes to install gravity sewage within that development and to install a pump station to pump sewerage along Trents Road to Lindsay Drive. On the basis that the Shands Road pressure reticulation is proposed to be decommissioned, it is likely that a gravity reticulation system will be installed within the submission site and sewage pumped to Aberdeen Road.
- 6.4 Shands Road is identified as being an Arterial road in the District Roding hierarchy. Shands Road will come under increased traffic volume from the upgrading of Selwyn Road as a by-pass from Rolleston, and additional traffic onto Shands Road is to be avoided. Within the submission site, only the Stratford dwelling accesses Shands Road and consideration will be given to retaining only this one entranceway onto Shands Road.
- 6.5 The proposal for Proposed PC41 rural residential development area is that 150mm diameter water supply be extended from Trents Road to the southern boundary of the Stratford property. The reticulation is proposed to be extended along the proposed roadway through the submitters' rural residential site to connect to water reticulation in Blakes Road. This loop connection will enable that fire fighting capacity is available.

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 southern side of Blakes 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. 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 northwest of the existing Development Area. The Living ZA zone on the northern side of Blakes Road provides for a 3.5 hectare lot at the north eastern intersection of Blakes Road and Shands Road, with allotments of approximately 0.9 hectares along the balance of the northern side of Blakes Road.

The proposal to create sites of approximately 1 hectare along the road frontage would be consistent with the present development of the interface with the Rural Residential zone.

- 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 is at an intermediate distance between Rolleston and Christchurch City. Travel to the business zones of either township is enabled by the existing and proposed motor ways. 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 that the majority of workers commute to Christchurch City, Prebbleton is more centrally located than Rolleston, West Melton or Lincoln to the place of work.

Conclusion

We respectfully ask that the submission site be considered as a location of a rural residential site on the northwestern side of Prebbleton, and as an extension to the Proposed PC 41 Rural Residential zone. The zoning of the site will not restrict the future residential growth of Prebbleton due to the presence of the Existing Development Area of Kingcraft Drive.

The site has the potential to be serviced with reticulated water and wastewater without requirement for the uneconomic extension of existing services. It is considered that the site meets the stated criteria of the Rural Residential Strategy, and also meets the generic criteria of the Land Use Recovery Plan.

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

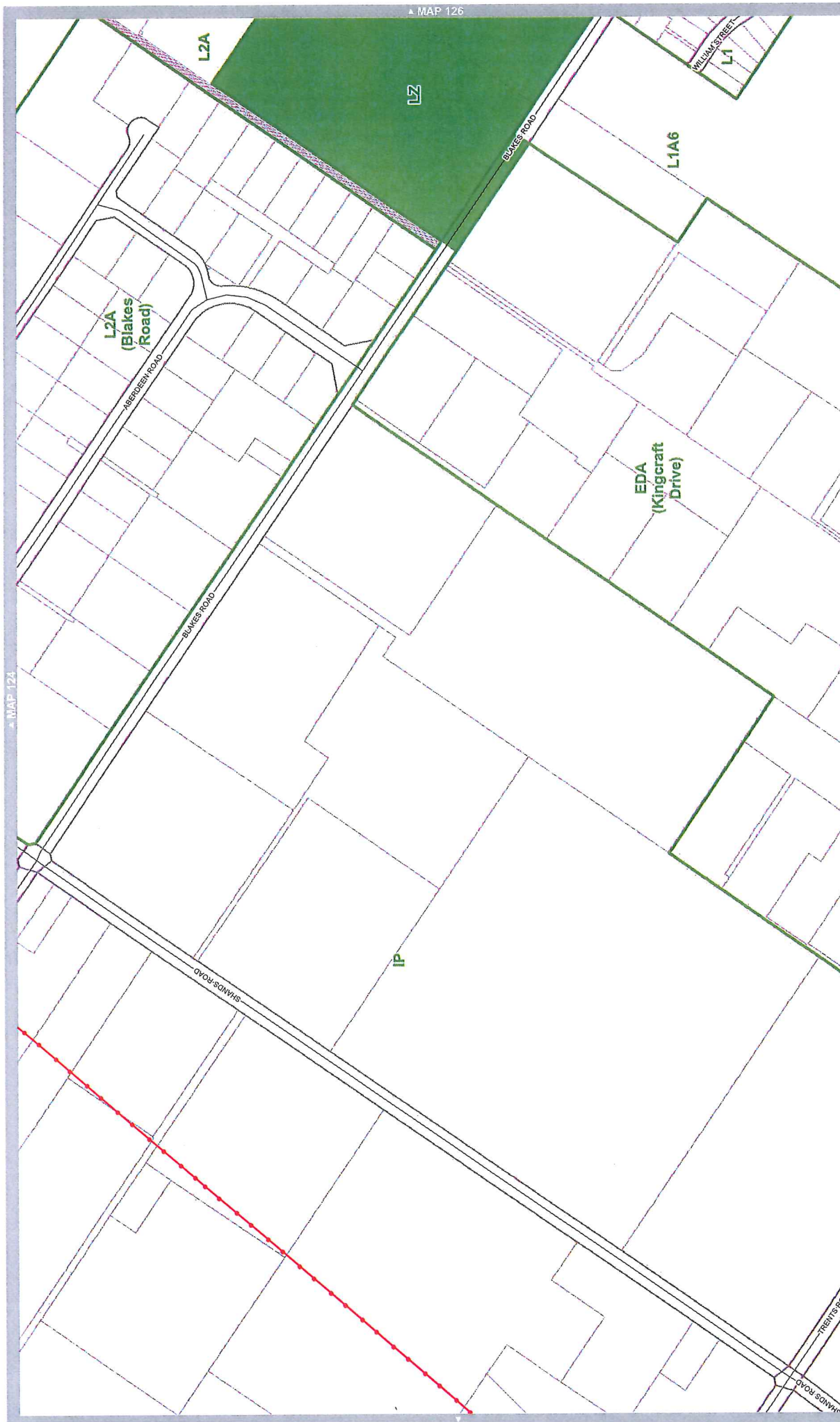
Address for Service C/- Spiire New Zealand Ltd
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KEY

Scale: 1:4,000 at A3

0 100 m

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SELWYN DISTRICT PLAN

MAP 125

SHEET 1

KEY

SDC Designated Site

Other Designations

CHC International Airport Noise Contour

Fault Lines

Coastal Hazard

Transpower Main Lines

Zones

Forestry Exclusions

Outstanding Landscape

West Melton Observatory Zone

Outstanding Natural Feature

Flood Zone

Waikarekare Flood Plain

Lower Plains Flood Area

Lake Ellesmere Flood Area

Greenfield Priority Areas

Priority Areas - Business

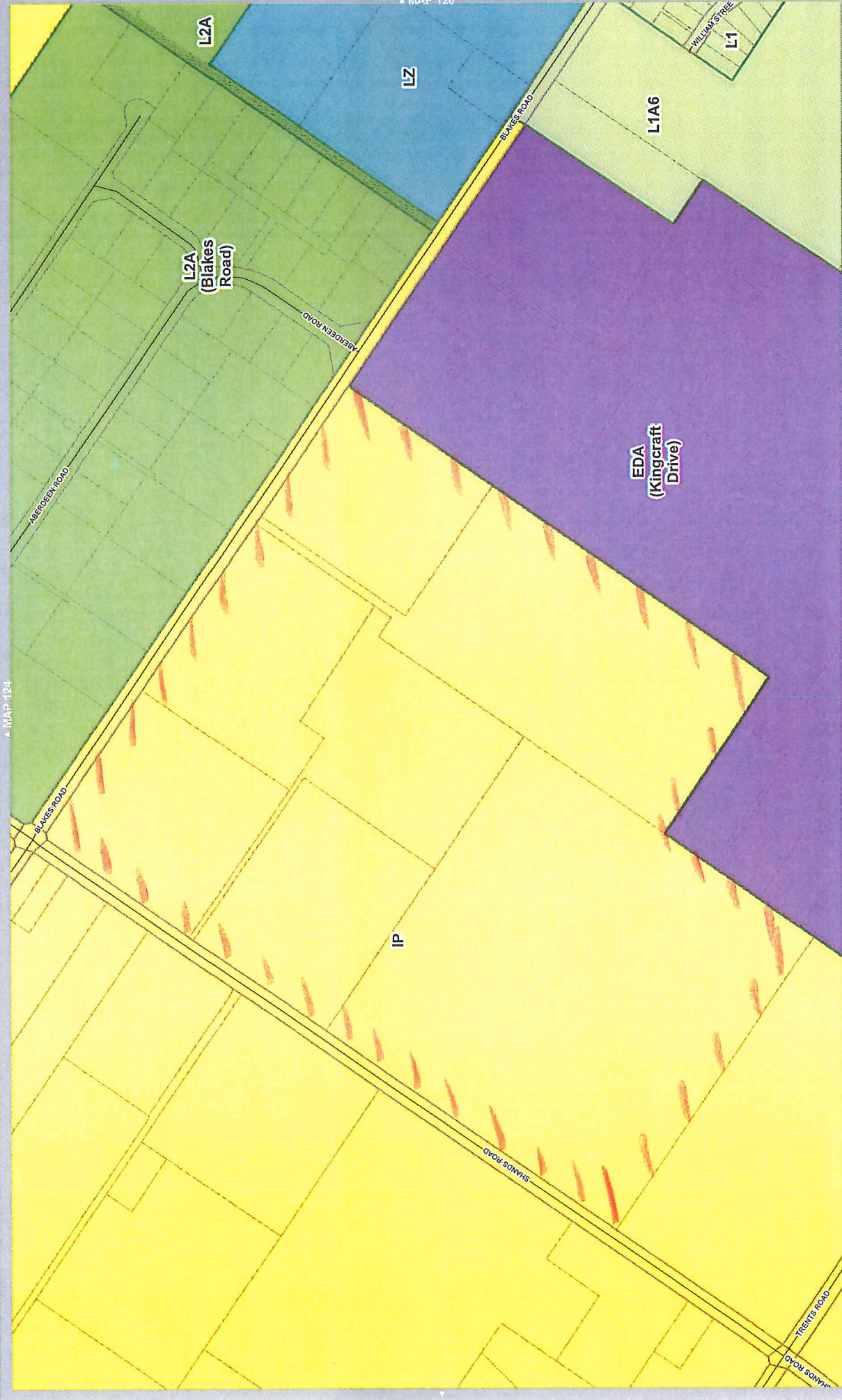
Priority Areas - Residential

Territorial Authority

Surrounding Districts

Selwyn District Boundary

MAP 124



MAP
125
SHEET 2



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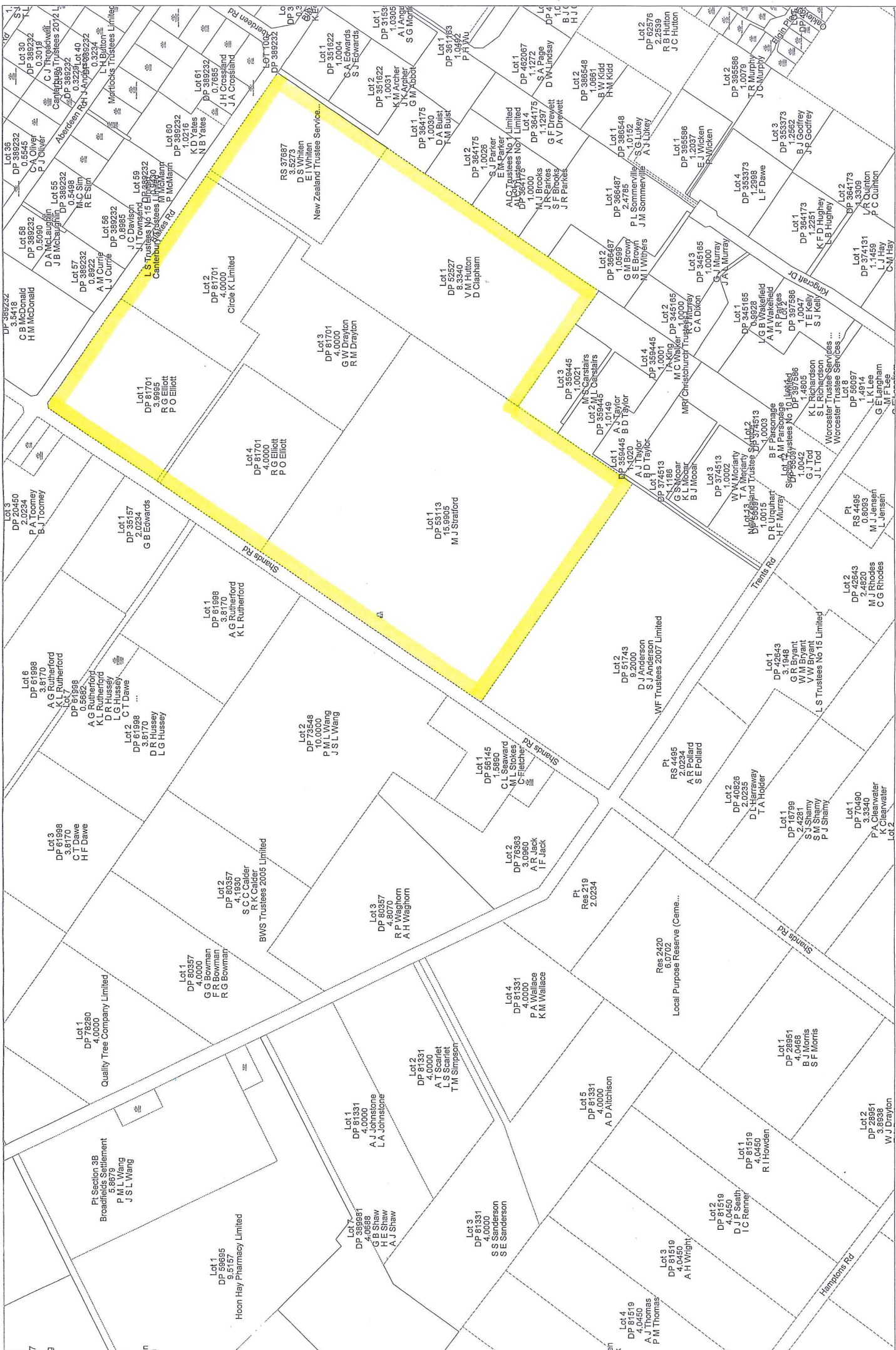
	Heritage Building		Protected Tree		Statutory Acknowledgement Site		State Highway		Railway		Road Parcel		Land Parcel		Water Body		Archaeological Site
	Wāhi Taonga Management Site		Silent File Area		Wāhi Taonga Management Area												

Zones

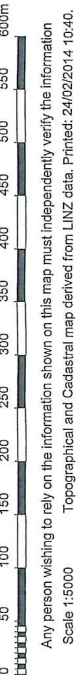
	High Country		Living 1		Living 2		Living 3		Living X
	Port Hills		Living WM		Living Z		Living Z Deferred		Deferred Living
	Existing Development Area		Business 1		Business 2		Business 3		Inner Plains
			Outer Plains		Malvern Hills				

Contours Above Sea Level

	10m
	60m
	274m



STRATFORD & OTHERS - SUBMISSION SITE.



Any person wishing to rely on the information shown on this map must independently verify the information
Scale 1:5000
Topographical and Cadastral map derived from LINZ data. Printed: 24/02/2014 10:40.



STRAFORD & OTHERS - SUBMISSION SITE

