

**LOCAL GOVERNMENT ACT 2002
SUBMISSION TO THE SELWYN DISTRICT COUNCIL
ON THE DRAFT RURAL RESIDENTIAL STRATEGY 2013**

To: **Selwyn District Council**
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
ROLLESTON 7643

Name: **David & Derek Tyson & Alison Smith**

Address: 161 Leeston Rd
RD 4
CHRISTCHURCH 7674

A. SUBMISSION BY D & D Tyson & Alison Smith

Pursuant to the Local Government Act 2002, David and Derek Tyson and Alison Smith ("the Tyson Family") hereby lodge a submission on the proposed Rural Residential Strategy – Consultation Draft.

Background

The Tyson Family own a property located at the north-west corner of Selwyn Road and Dunns Crossing Road directly south of the Living 3 zoned area known as the 'Skellerup Block'. The legal description of the Tyson Family property is RS25807 and RS23614, and the property has a total area is 28.4 ha (See Appendix 1).

The site is zoned Outer Plains, with the area directly to the east zoned Inner Plains. The aforementioned Living 3 is directly to the North, and within 1.5km to the North and East of the site are zones Living 2, Living Z and Living Z Deferred.

The Tyson Family property is currently used for grazing and there are no existing residential buildings on the site.

B. SPECIFIC PROVISIONS SUBMITTED TO

This submission relates to those provisions of the Draft Rural Residential Strategy 2013 dealing with the preliminary Rolleston Rural Residential area.

C. NATURE OF AND REASONING FOR SUBMISSION

The Tyson Family submission **conditionally supports** the proposed draft Rural Residential Strategy ("RRS13").

Reasons:

As addressed in the RRS13 and the Statement of Proposal for the RRS13, the development of this strategy is in response to direction from the Land Use Recovery Plan ("LURP") and Chapter 6 of the Regional Policy Statement ("RPS").

The RRS13 considers that rural residential development includes land holding that are integrated into Townships and range in size from 0.3 ha to 2 ha at an average density of 1 or 2 households per hectare. The operative Living 3 zone in the District Plan and the adopted Rural Residential Background Report are the current measures for managing rural residential development in Selwyn District.

As the largest settlement in Selwyn District, Rolleston has experienced significant residential and business expansion in recent years. Rolleston has also been identified as Key Activity Centre under the LURP and Chapter 6 of the RPS with the capacity to support significant population growth. Existing rural residential development capacity in the Rolleston area is contained within the Living 3 zoned land at the south-west boundary, which has a possible yield of 148 sections.

The area identified in the RRS13 as Area 1, the preliminary area for further rural residential development around Rolleston, is at the north-western boundary of Rolleston Township. Area 1 is a single parcel with the physical address of 1535 Main South Road. Legally described as Lot 4 DP 74253 Block III Leeston Survey District, it has a land area of 20.59 ha and a potential rural residential development yield of 36 sections, although the precise yield will not be established until a private plan change is lodged with Council and considered under the RMA.

The efficiencies and benefits of Area 1 are identified on pages 56-58 of the RRS13 and are grouped into the following areas:

- Sub-regional guidance – LURP/Chapter 6 to the RPS
- Rural residential form, function and character
- Landscape values
- Rolleston environs study area guidance

Similar efficiencies and benefits can be associated with the Tyson Family property located to the south-west of Rolleston Township, and bound by the existing Living 3 zone to the North. These efficiencies and benefits are established below.

We note that the background section of the RRS13 states that that alternative locations to the preliminary sites included in the consultation draft have not been assessed at this point in time. The same section states that the reason for this is that the Council is relying on the submission process to establish which land owners have aspirations to develop their land to Living 3 zone densities. The Council also states that a decision on the merits of any given site using the guiding principles and rural residential location criteria set out in Appendix 3 of the RRS13 will need to be made

by Council following submissions, officer's reports and recommendations from an appointed hearings panel.

It is the our submission that the property identified in Appendix I to this notice is suitable for Living 3 zoning for the reasons set out below.

Sub-regional guidance – LURP/Chapter 6 to the RPS

The Tyson Family property:

- Is outside the Township boundary but adjoins both the Living 3 zone directly to the north and the post LURP residential greenfields area directly to the east, as identified in Map 4 - District Plan zoning and LURP priority area layer. The peri-urban context map for the Rolleston environs (RRS13 Appendix 2) identifies Stage 2 (2020-2041) residential development to the east of the Tyson property, as well as a township gateway at the Dunns Crossing Rd/Selwyn Rd intersection and existing and proposed school sites within close proximity.
- Avoids the majority of the sub-regional constraints outlined in Policy 6.3.9 of Chapter 6 of CRPS, specifically the airport noise corridor
- Does not have the constraints of close proximity to SH1 and South Island Main Trunk Line which requires mitigation to avoid potential reverse sensitivity affects.

Rural residential form, function and character

- There is likely to be sufficient capacity within the Council's roading and community water and sewerage network to service the additional Tyson area.
- Services can be integrated with approved and potential development in close proximity to the property.
- Linear sprawl is contained by the roading configuration at the Dunns Crossing Rd/Selwyn Rd intersection
- The Tyson property provides the ability, in conjunction with the existing Living 3 zone, to provide a buffer between the identified ongoing residential development in Rolleston Township and the Outer Plains zone.

Landscape values

- The Tyson Family property area will need to include layouts, interface treatments and development controls to avoid any potentially adverse visual and amenity effects and achieve the necessary degree of 'ruralness' and 'rural residential character'. These environmental effects can be readily provided for under the plan change process.

- Ribbon linear development is avoided by the constraints of the roading network in this area.

Rolleston environs study area guidance

- The Tyson's site's location adjoining the Township boundary supports a rural residential node that is able to integrate with the existing settlement pattern.
- Rolleston has capacity to support an increased population base as it is an identified Key Activity Centre that has the community infrastructure, services and business areas to support a large self-sustaining community.
- There is an opportunity to secure safe and efficient vehicle, pedestrian and cycle access to the Town centre via the road network, green space corridors and reserves are available as the site adjoins land identified for future Living zone development.
- The site's proximity to land identified for future Living zone development presents an opportunity to achieve strong connections between the rural residential node and Rolleston, including the necessary access to education facilities, shopping centres, employment opportunities, community facilities, public transport connections and other services.
- The site is not subject to any identified high groundwater, natural hazards, potentially contaminated sites, Protected Trees, cultural sites, heritage sites or sites of ecological value and there are no significant servicing constraints.
- The site avoids any identified Significant Natural Areas, strategic infrastructure and designated sites.
- Additional site specific assessments will be required to confirm the presence of any potentially contaminated soils associated with the historic farm use. In addition, geotechnical investigations will also be required to establish the lands susceptibility to liquefaction and lateral spread during large earthquake events, although given existing geotechnical information on Rolleston the likelihood of susceptibility is expected to be low.
- Unlike Area 1, the Tyson Family property is devoid of Class I or II versatile soils.

As demonstrated above, the Tyson Family property has similar benefits and efficiencies to the proposed Area 1 in the RRS13. It is proposed that the Tyson Family property be assessed as an alternative or additional location to the preliminary sites included in the draft RRS13. The relief sought is outlined in Part D of the submission.

D. RELIEF SOUGHT FROM SUBMISSION

The Tyson Family seek the following relief:

1. Support in principle the objectives and, in main, the features of the RRS13 – consultation draft.
2. The assessment and identification of RS25807 and RS23614 (as shown in Appendix I) as a potential rural residential development site in the Rural Residential Strategy.

The Tyson Family are open to ongoing consultation with the Council regarding the inclusion of the aforementioned property in the RRS13.

The Tyson Family wish to be heard in support of this submission.

SIGNED for and on behalf of
D & D Tyson & A Smith



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Alison Smith
03 March 2014

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Appendix I

Tyson Family Property in relation to Rolleston District Plan

