

RESOURCE MANAGEMENT ACT 1991

Submission on a Notice of Requirement for a Designation By Selwyn District Council

To: Selwyn District Council
PO Box 90
ROLLESTON

Submitter: GM & J Drinnan
2 Hamptons Road
PREBBLETON

Pursuant to Section 96 of the Resource Management Act 1991, we Grant & Jeanette Drinnan hereby make this submission in **opposition** to a notice by the Selwyn District Council to designate an area of land at 27 Hamptons Road as recreation reserve.

The subject property is located at 27 Hamptons Road, Prebbleton and is legally described as Lot 2 DP 365486 and Rural Section 39793 being 22.43ha in area, more or less.

Our submission is:

We own a property at 2 Hamptons Road, Prebbleton of approximately 10 hectares in area. We purchased the property in 2015. We are retired farmers / business owners and enjoy our property which provides the perfect balance of allowing some farming activities, the enjoyment of a quiet rural environment while being close to Prebbleton and Christchurch.

We recognise that the rural zoning of our property places limitations on us and how it can be utilised including if we were to choose to subdivide or develop it in the future. That same zoning places limitations on the properties around us and results in us being able to expect a particular amenity and character more akin to that of a rural area.

The proposed reserve will result in a significant change for us and the environment we enjoy. The proposal will result in significant noise, lighting/illumination, change in outlook, increased vehicle movements on Hamptons Road (and surrounding roads), loss of privacy, security and could change the way we enjoy our property.

While we have concerns with the proposal and the impacts on us we also recognise that, since the Council first determined that they would like to designate the area as a recreation reserve, representatives have consulted with us in a positive manner. We enjoy a positive relationship with Council and appreciate the efforts which have been made to date to consult with us and address other issues, such as the legal arrangements for the water well which supplies both ours and the Councils properties.

With this in mind we are not asking the Council to decline the designation for the reserve and instead we ask the Council to ensure all measures are undertaken which will ensure the impacts on us and our property are minimised. Issues we would like to see considered as part of the designation include the following:

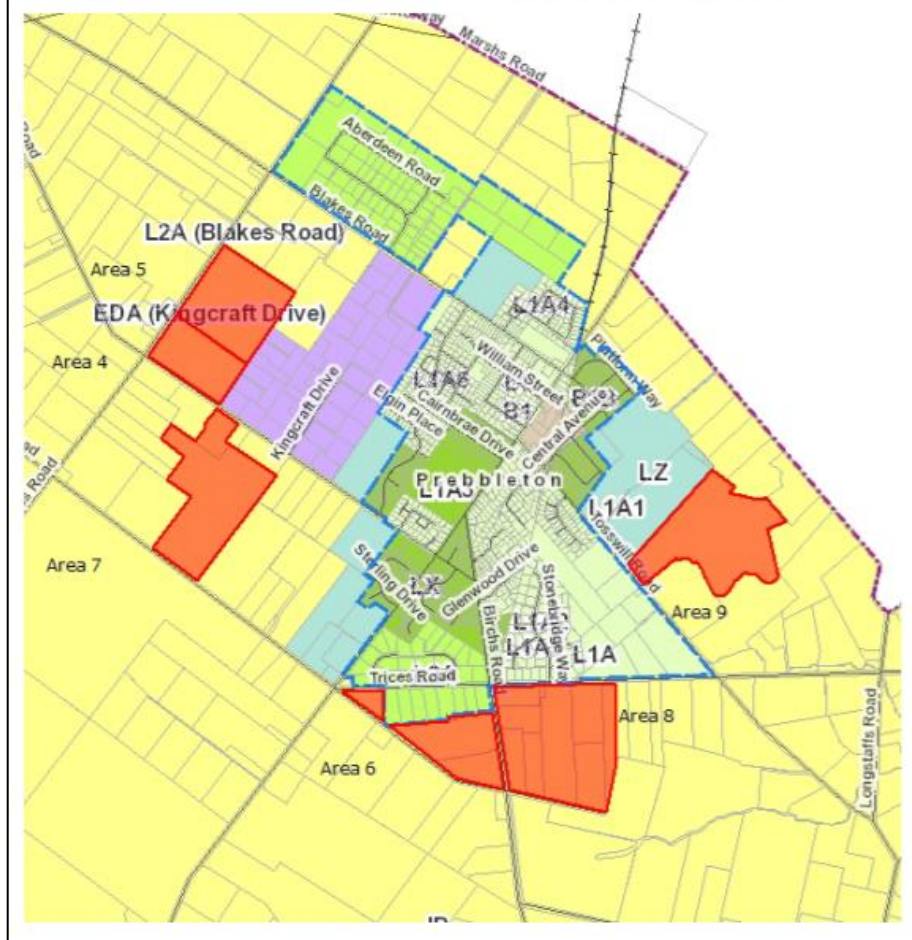
1. The proposal includes a significant number of car parks but we believe that when the second stage of the reserve development occurs, including the 'Meadow' area, there will be an increase in the number of vehicle movements using Hamptons Road. This could include vehicles parking on the road verge. Hamptons Road is unsealed and is an unmaintained council road which is instead maintained by adjacent property owners. As vehicle movements increase so will road damage and associated maintenance. On this basis we would like to see the sealing of Hamptons Road extended so that the portion of Hamptons Road adjoining the proposed reserve is sealed. This will ensure we are not driving along a potholed and damaged section of road as we approach our house and that we are not the ones responsible for required maintenance.
2. The distance between our home and the boundary of the proposed reserve is approximately 30 metres. We consider this to be reasonably close such that the immediate amenity for us could be affected. The design included as part of the designation application identifies a dog park and planted out area near this section of our boundary. This layout would ensure that potential impacts are reduced as a buffer is provided and there are less opportunities for noisy or intrusive activities to occur, or for people to congregate close by. We wish to ensure that the proposed design and buffer is retained and that potential controls are maximised.

While the proximity of our dwelling to the reserve is of primary concern, we also seek that any controls imposed to reduce effects on us, would apply to the length of our boundary adjoining the reserve. In applying any measures, they should be adaptive to respond to specific situations. For example, if it is found that dogs are disturbing stock, there should be a need for Council to take appropriate action, such as improved fencing.

Therefore, we wish to ensure that the proposed design and buffer is retained and that potential controls are maximised. Measures should be imposed to ensure there are no changes to this layout unless consultation occurs with us at the appropriate time and that any measures are adaptive to respond to various situations.

3. The establishment of the reserve will provide an obvious extension to the Prebbleton urban area both in directing people from Prebbleton to this recreational area but also visually with a continuation of urban development along Birchs Road. Council have previously indicated in their 2014 Rural Residential Strategy that some residential expansion may occur (Figure 31) towards the reserve. Based on the combination of the designation and strategy, our property would be left as a gap between the two areas. A copy of the Figure 31 image is included below:

Figure 31: Prebbleton – Rural Residential Areas 4 to 9



We completely understand that this process is to consider the designation of an area but it is considered that this designation, and its location, will have long term impacts for the urban expansion of Prebbleton. We do not want to end up in a situation where we are required to maintain our property in some form of pseudo rural appearance while being significantly impacted by surrounding urban development. It is therefore respectfully requested that Council provide some form of assurance that our property will be included as part of any future urban expansion of the local area.

The above three matters are the immediate issues that we have currently identified which we would appreciate being addressed as part of the designation process. That said, we are aware that the proposal will have a range of impacts on us and, as discussed above, we would appreciate Council managing the designation process and the establishment and operation of the reserve (including maintenance) to ensure potential effects on us are minimised.

We also wish to also express our gratitude for the efforts made by to Council to date in talking to us. We do not wish to stop the establishment of the reserve and instead we wish to ensure that all reasonable measures are taken to ensure that the effects on us from the establishment of the reserve are minimised.

We wish the consent authority to:

While we are opposed to the designation application, we are not seeking the declining of the application by Council. We instead seek that all reasonable measures are taken by Council to minimise impacts on us which include, but are not limited to, the sealing of part of Hamptons Road, the

controlling of activities in immediate vicinity of our property and ensuring any provision for future urban development of the area includes our property.

We wish to be heard in support of this submission.

Dated at Christchurch this 27th day of July 2020.

PP 

Grant & Jeanette Drinnan

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Cc: ["GM & J DRINNAN"](#); [Phillip Millar](#); ["Fiona Small"](#)
Subject: Submission on Notice of Requirement D200088
Date: Monday, 27 July 2020 1:44:35 p.m.
Attachments: [Drinnan Submission 27-07-20.pdf](#)

Good afternoon

Please find attached a submission from GM & J Drinnan regarding the proposed designation for a reserve at Prebbleton (Application No. D200088).

If you have any queries regarding the attached please feel free to get in contact.

Kind regards
Stewart Fletcher



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