

Form 5 - Submission on publicly notified Plan Change
PC18 to the Selwyn District Plan

Clause 6 of First Schedule, Resource Management Act 1991

SCANNED



To Selwyn District Council
Attention: David Smith, Team Leader Policy and Strategy
PO Box 90
Rolleston
Christchurch 7614
FAX: 03-347-2799

1. Full name of submitter: Selwyn District Council and M Coffey
This is a submission on PC090018 Protected Tree Plan Change

2. The specific provisions of the proposal that my submission relates to are:

That the English Oak/Quercus robur trees established in the grounds of the homestead at 27 Cairnbrae Drive, Prebbleton be considered for inclusion in the Protected Tree list of the Selwyn District Plan (see Attachment A - Location plan; Attachment B - Aerial photograph and Attachment C - Photographs).

3. *My submission in SUPPORT is:

Provided on the basis that the English Oak/Quercus robur trees established in the grounds of the homestead located at 27 Cairnbrae Drive, Prebbleton are investigated for inclusion in the Protected Tree list of the Selwyn District Plan.

Site context

The property is legally described as Lot 105 DP 331951 BLK XIII CHCH SD and is 8.45 hectares in size. This site forms part of a wider land holding located to the south of Blakes Road, to the west of Cairnbrae Drive and directly north-west of the urban area of Prebbleton (see *Attachment A - Location plans*). The property is currently zoned Rural (Inner Plains) and is subject to the Rural Volume of the Selwyn District Plan (see *Attachment D - Planning Maps*). The land holding is located between the township and the Kingcraft Drive Existing Development Area (EDA) and enjoys a semi-rural outlook commensurate to its current zoning.

There are two mature English Oak/Quercus robur trees located approximately 200 metres north of the homestead. The two trees are contained within a garden and yard area defined by a corrugated iron fence. The trees are approximately 20 metres in height, appear to be in a healthy condition and there are no obvious impediments to preclude their growth or longevity.

Coffey and Blake private plan change request – Plan Change 2

On the 15th of April 2008, William Blake Limited and M & N Coffey (the applicants) lodged a private plan change request to the Selwyn District Plan (PC2) to rezone approximately 18.85ha of existing rural land (Inner Plains) to a Living XA (Deferred) Zone. PC2 includes the homestead and the yard area containing the English Oak/Quercus robur trees, which have been allocated an individual allotment that fronts onto a proposed stormwater reserve within the PC2 Outline Development Plan (ODP) (see *Attachment E - PC2 ODP*).

The land owner and promulgator of PC2 has identified that the English Oak/Quercus robur trees are worthy of protection due to their historical context and links with the homestead. This land owner has counter signed this submission and supports investigating the protection of the trees through the District Plan.

Prebbleton Structure Plan

The Prebbleton Structure Plan (PSP) was adopted by Selwyn District Council on the 24th February 2010. The Structure Plan provides a strategic planning framework for coordinating development in the township for the next 30 years. It is a template for ensuring that the necessary housing, infrastructure and community needs in the township are provided and that high standards of town planning and urban design are achieved.

PC18 -- SDC & M Coffey submission

The PSP includes preliminary ODP's for each of the four 'Greenfield' development areas detailed in PC1. It prescribes the number of sections to be developed in each ODP, the timing of when it is to be developed and highlights the design elements needed to ensure the necessary infrastructure, community services, character and residential forms of development are provided.

Prebbleton is one of the oldest settlements on the Canterbury Plains, having been established in 1862. Importantly, the PSP lists the elements that contribute to the amenity and character of the township and outlines what actions should be taken to ensure these qualities are retained. Section 9 of the PSP identifies the following three qualities that contribute to the village feel of the township: (1) Sense of identity; (2) Rural aspect; and (3) Sense of community.

It is considered that the English Oak/*Quercus robur* trees promote the sense of identity of Prebbleton as they represent a direct link to the early history of the township and are representative of the elements that contribute to the village character of the area. The retention of these trees within the yard area of the homestead and protection via the District Plan Protected Tree Schedule will ensure that these amenity values are preserved and the character of Prebbleton promoted. The PSP identifies in Section 9.3 that oak trees and roses are a theme used throughout the township to achieve a homogenous village character. This has been achieved through the use of oak trees in reserve areas (including the recently completed domain upgrades), subdivision themes and street tree plantings. There are few oak trees in the village that are of the age, and are representative of the historic context of the town, than the specimens located on the subject land.

It is for these reasons that the English Oak/*Quercus robur* trees identified in the attachments of this submission should be investigated for inclusion as Protected Trees in the District Plan as part of PC18.

4. We seek the following decision from Selwyn District Council:

That the English Oak/*Quercus robur* trees established in the grounds of the homestead at 27 Cairnbrae Drive, Prebbleton and identified in the attachments to this submission be considered for inclusion in the Protected Tree list of the Selwyn District Plan.

5. We WISH to be heard in support of our submission
6. If others make a similar submission, we will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)

7.
Tim Harris, Planning Manager - Selwyn District Council

18.5.10
Date

.....
Maurice Coffey, Land owner - 27 Cairnbrae Drive

18-5-10
Date

8. Address for service of submitter:

P O Box 90
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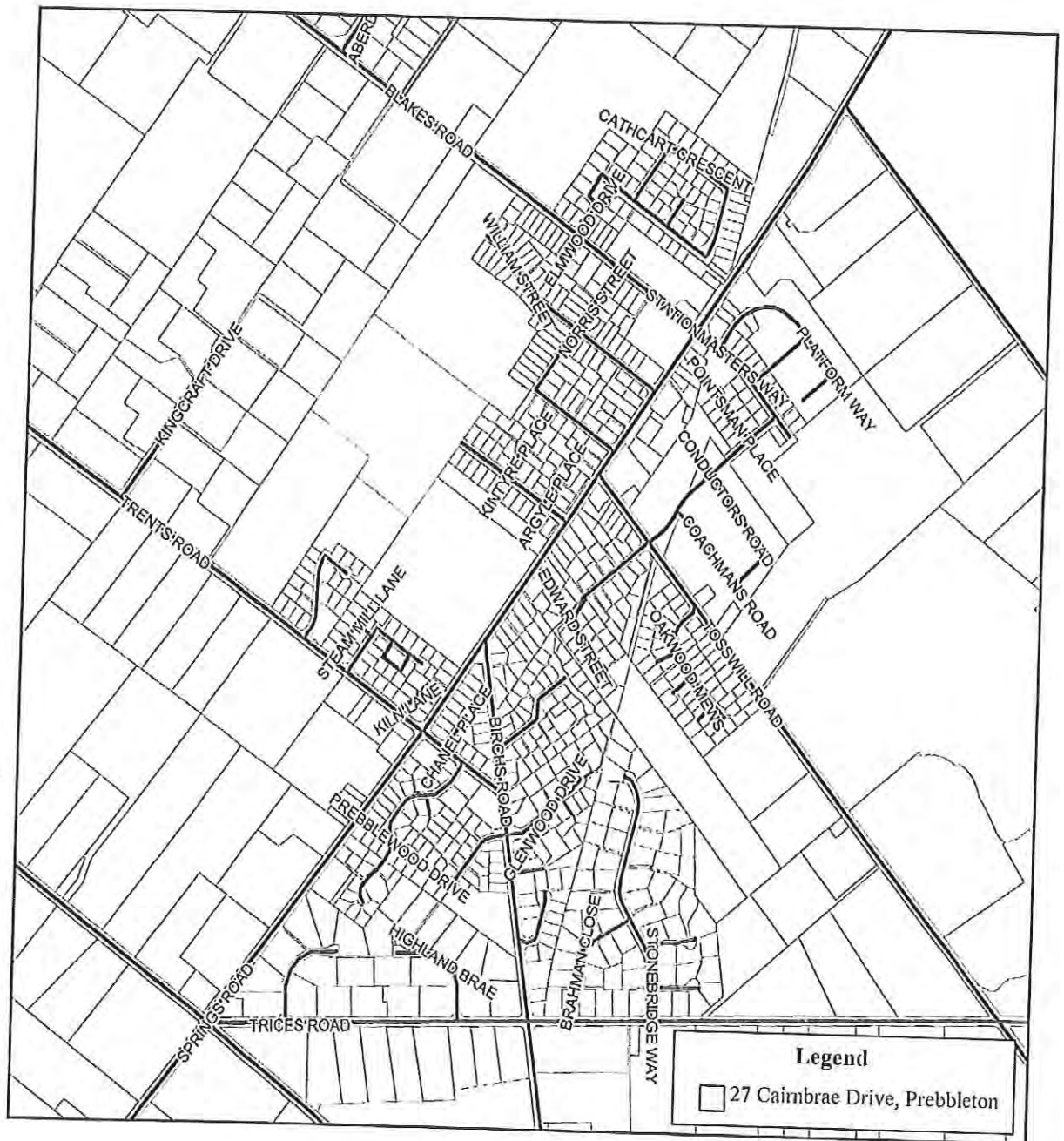
Telephone:

03 347 2800

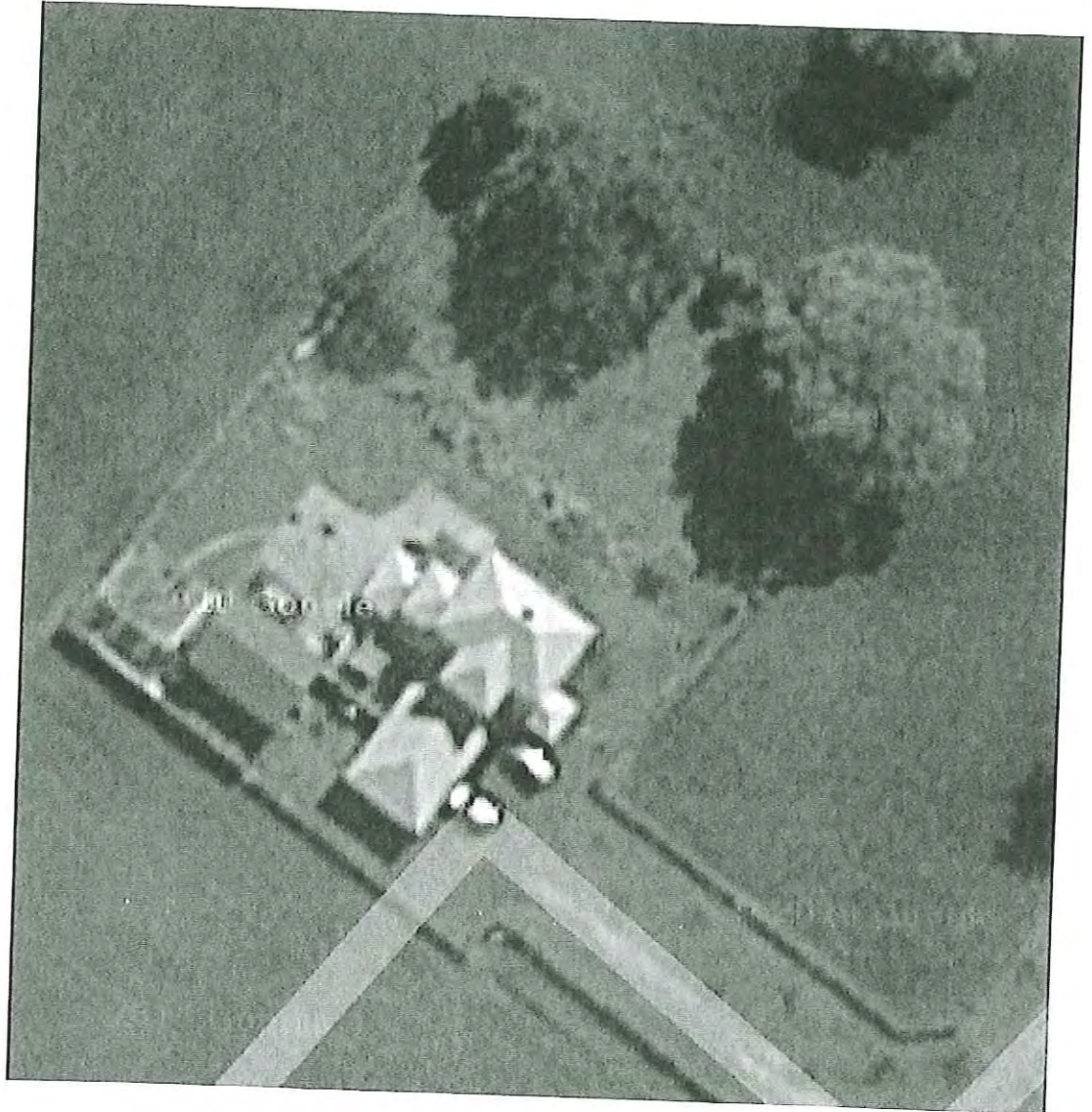
Contact person:

Craig Friedel, Policy Planner - craig.friedel@selwyn.govt.nz

Attachment A: Location Plan

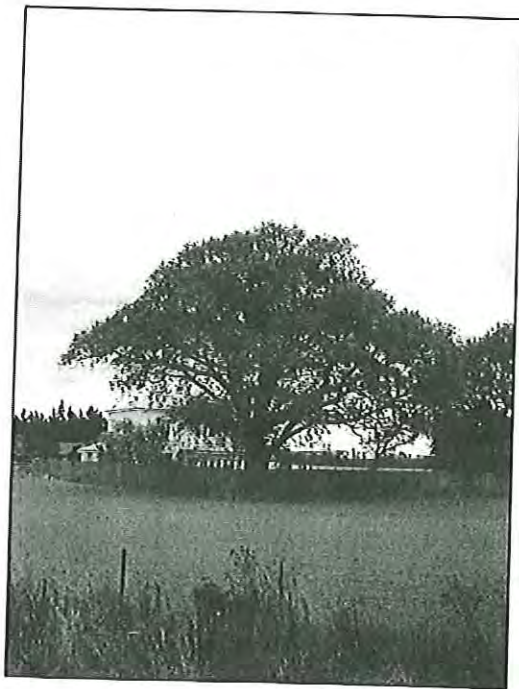


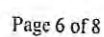
Attachment B: Aerial Photograph



Source: Google Maps <http://maps.google.co.nz/maps> [2010 Google Imagery 2010 Geocye 2010 MapData Sciences Pty Ltd]; April 2010

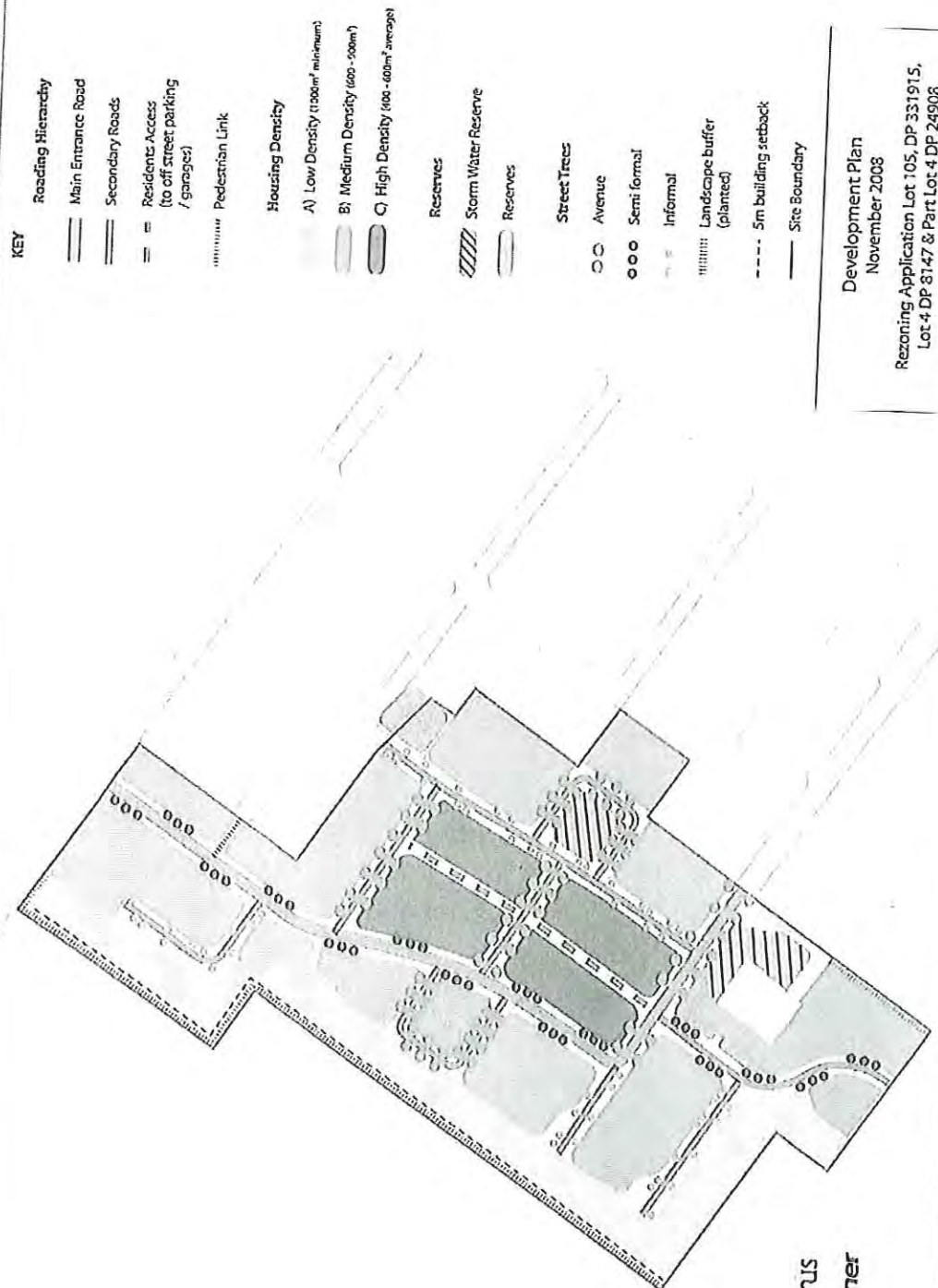
Attachment C: Photographs







Attachment E: Plan Change 2 Outline Development Plan



Development Plan
November 2008

Rezoning Application Lot 105, DP 331915,
Lot 4 DP 8147 & Part Lot 4 DP 24908

isthmus
Connell Wagner

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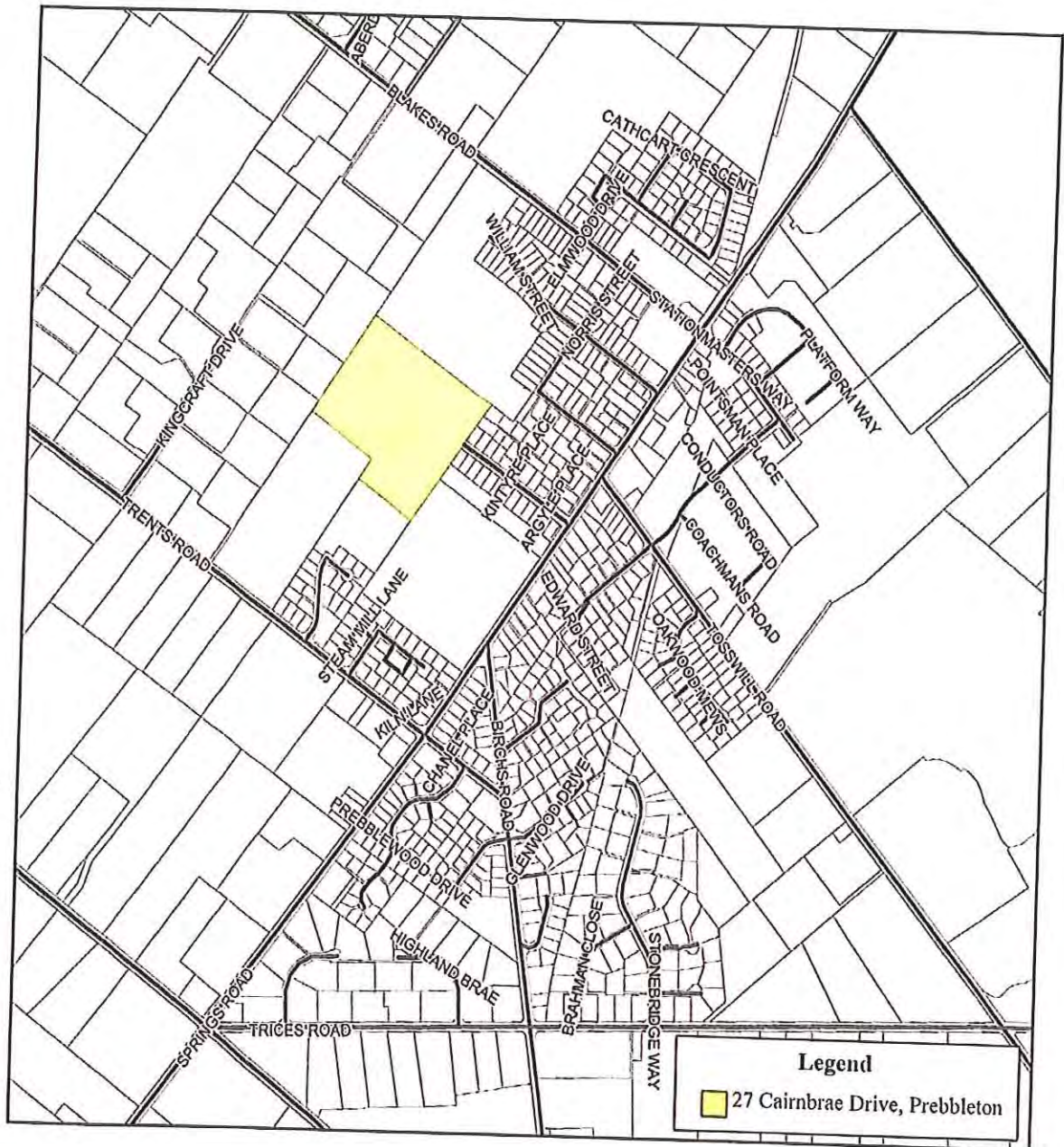
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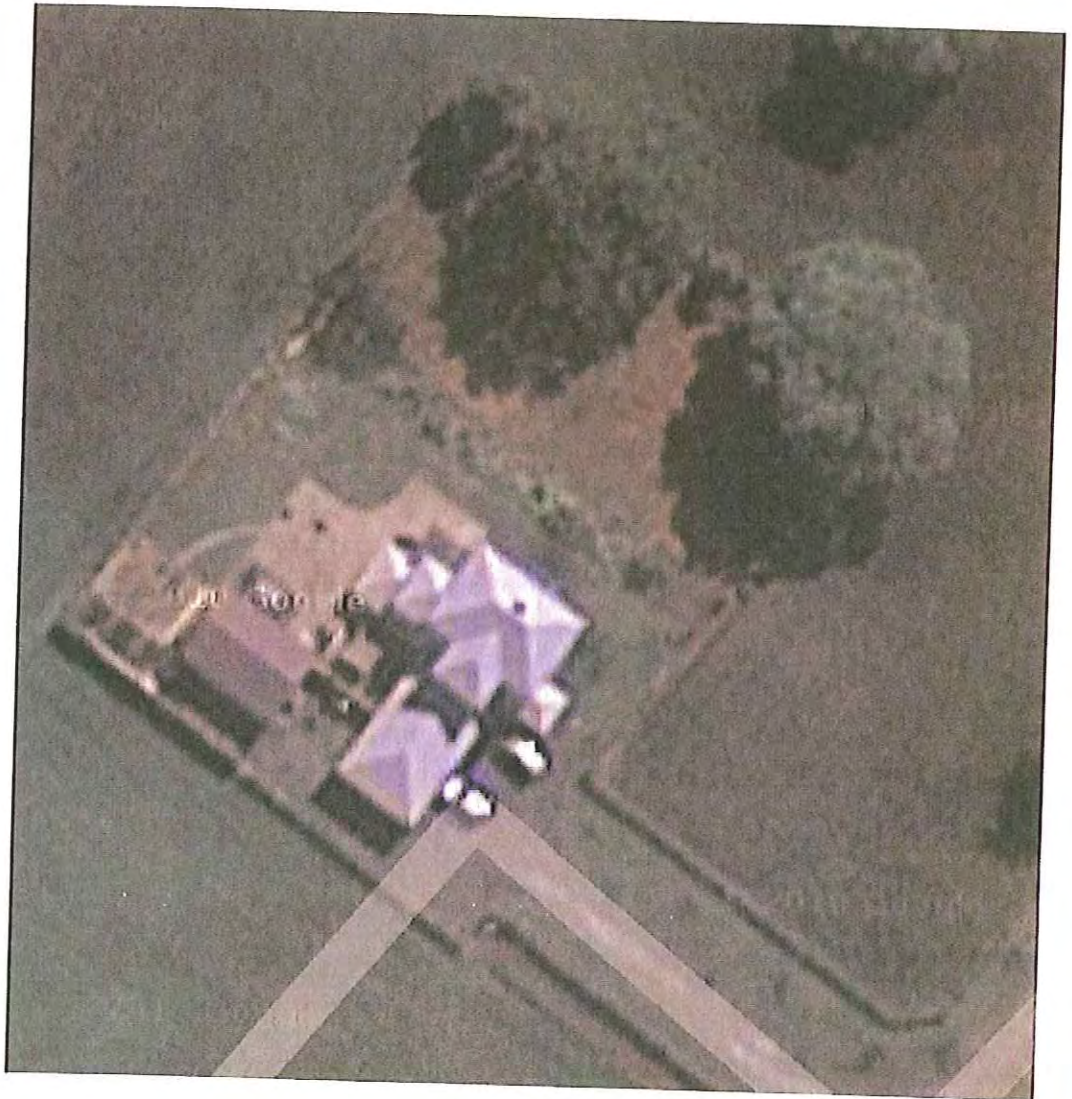
Contact person:

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Attachment A: Location Plan

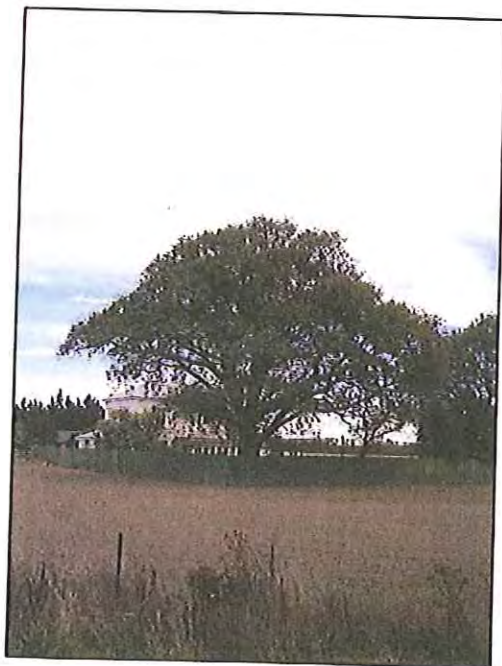
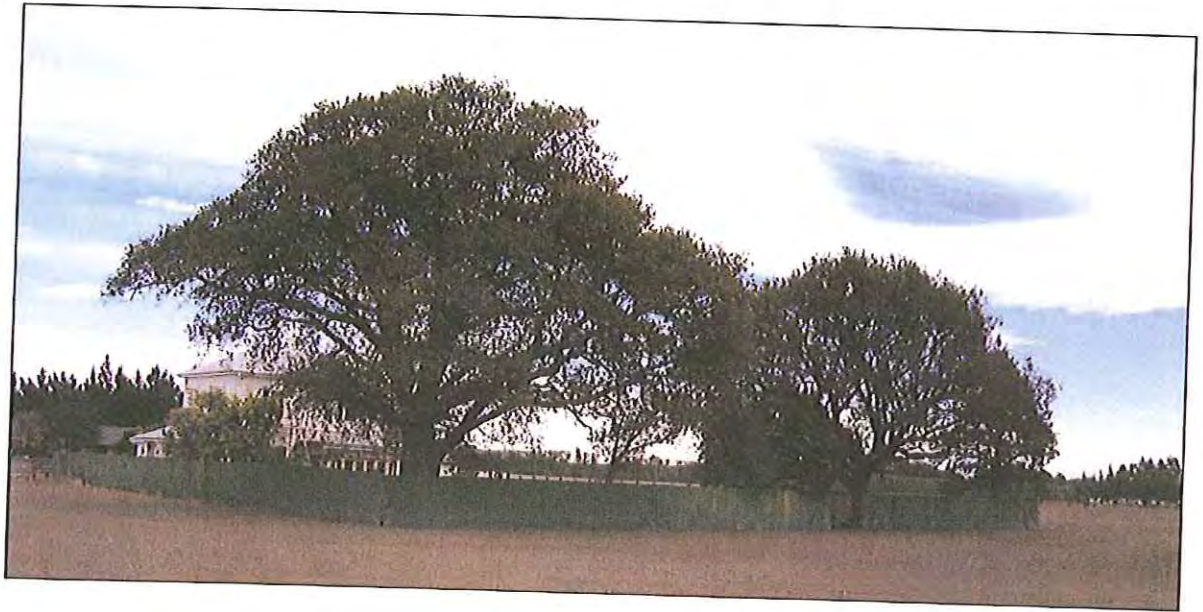


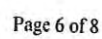
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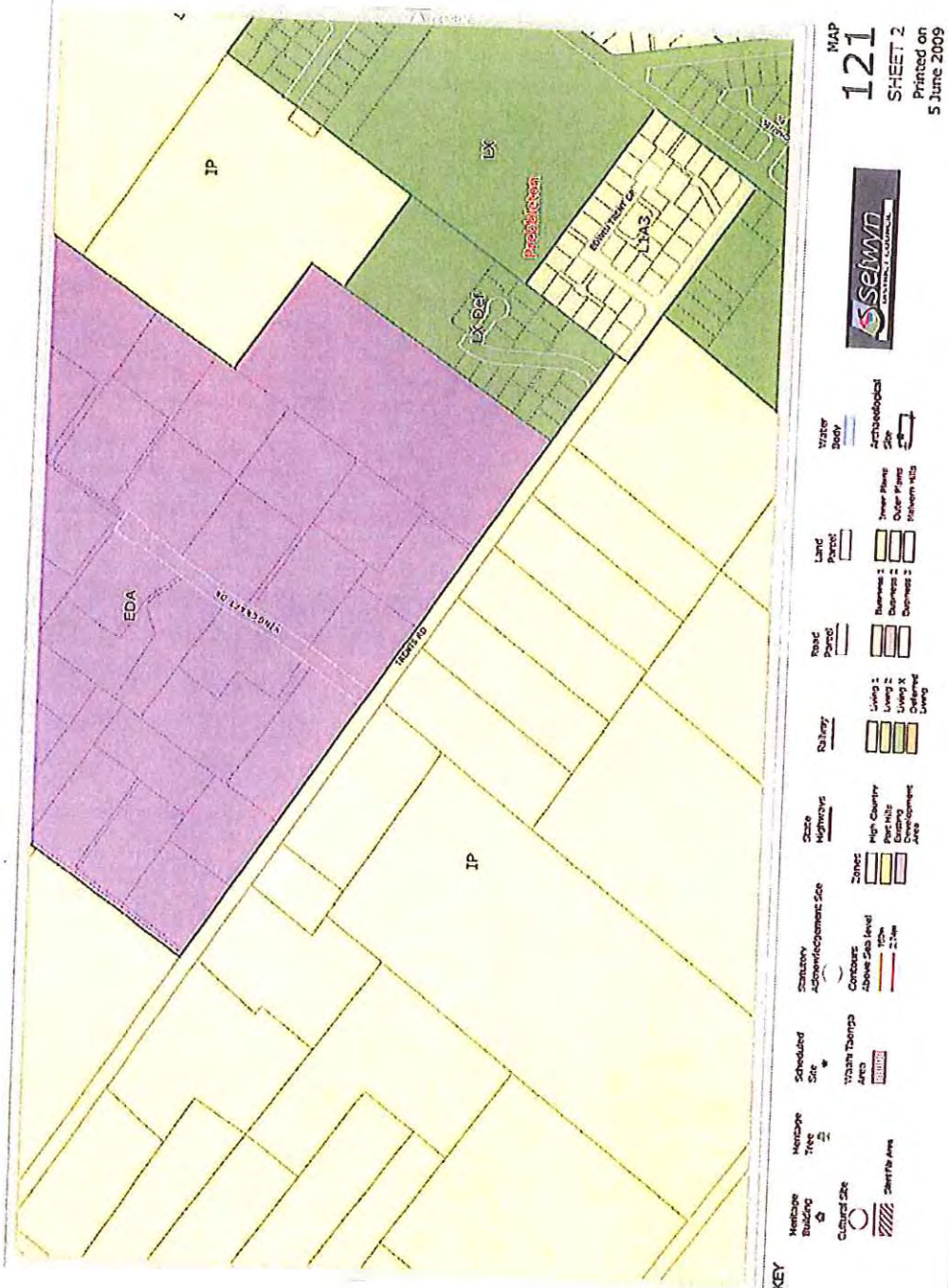


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