

Rolleston



Living 1B Deferred Zone Structure Plan

Report of Consultation

April 2007

Part of Rolleston between Brookside Road and Lowes Road and accessed by Waterbridge Way, Fairhurst Place and Jozecom Place is zoned Living 1B deferred, in the Proposed Selwyn District Plan. Currently the minimum section size is 5000m², but in January 2010 the rules change to allow subdivision into smaller allotments. Last year the Council initiated a project to prepare a structure plan for the area. The purpose of a structure plan is to establish the framework for integrated and orderly subdivision. This report documents the results of consultation between the Council and landowners since the project began.

The project has included:

- Letters to individual landowners
- Letters to other potentially interested parties
- Two Open Days in March advising of the project and identifying known information to Council. People were invited to attend to familiarise themselves with the project and discuss it with council staff. Approximately 75 people attended. The March meetings did not attempt to identify any options.
- Two Open Days in October which proposed a draft layout for discussion. Landowners were sent the draft plan prior to the Open Days, and invited to comment and to offer their own suggestions. Approximately 80 people attended.
- Questionnaires prepared for each Open Day. Thirty-five questionnaires were received in the first phase and 32 in the second phase.
- Two newsletters sent to a circulation list of 150 landowners and interested parties
- On-site meetings and telephone discussions have been held with several landowners
- Discussions have taken place with Ministry of Education, and other infrastructure providers (eg Orion)

Several presentations have been made to the Selwyn Central Community Board (SCCB) throughout the project, and they have been kept informed of landowner correspondence.

Throughout the project contact has been made with 55% of the 86 landowners in the area, see Table 1.

The study area has been divided into four sub-area for the purpose of analysis. These are: Jozecom Place, Fairhurst Place, Waterbridge Way and the rest of the study area as shown on the map below.

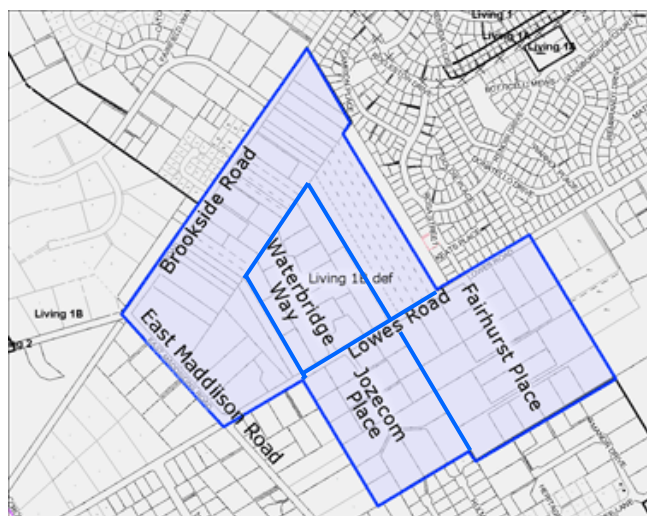


Table 1: Total number of respondents

Sub-area	Landowners in area	Number of Responses ¹	Percentage of landowners responding
Jozecom Place	18	13	72
Fairhurst Place	25	12	48
Waterbridge Way	13	6	46
Rest	30	16	53
TOTAL	86	47	55

Notes: 1 Includes all forms, questionnaire, phone calls, letters, email, discussion at open days, with each landowner accorded one response.

Part One: Results of first questionnaire

1. The first questionnaire (Appendix 1) sought information about the respondents property, what influenced their decision to purchase in the area, what they liked about their property, whether they were interested in subdividing, what minimum subdivision size they would prefer, when they thought the Living 1B zoning should occur, special features of the area they thought should be kept, what should be included in a Structure Plan and whether they favoured culs-de-sac
2. Influence on decision to purchase in the area – see Table 2

The highest ranked reason for purchasing in the area was property size, with the next highest being privacy and lack of close neighbours. This response clearly indicated the attraction of larger, spacious character, allotments. Being close to family, work or a particular school were not highly ranked. Only two respondents stated that the ability to subdivide as the most important reason for purchasing. It should be borne in mind that

the length of time respondents have lived in the area varies considerably.

Table 2: Factors influencing original decision to purchase in the area

Influencing factor	Ranking ¹																					
Price	1	1	2	2	2	3	U	U	5	5	5	6	9									
House size/appearance	2	2	2	2	3	3	3	7														
Property size	1	1	1	1	1	1	1	1	1	1	2	2	2	2	3	3	U	U	U	U	4	8
Property appearance	1	2	2	3	3	3	3	U	U	4	4	5	6	7								
To make money off land	2	U	U	8	9																	
Subdivision opportunity	1	1	2	3	3	U	U	U	7	8	8											
Proximity to Rolleston	2	U	U	4	4	6	7	7	8													
View to mountain & hills	6																					
Privacy/lack close neighbours	1	1	1	1	1	1	1	1	2	2	2	3	3	U	U	4	4	4	4	4		
Belonging to friendly community	1	1	1	2	2	3	3	3	U	U	4	5	5	6								
Proximity to family	3	4																				
Proximity to work	4	5	6	9	9																	
Proximity to school	1	2	3	3	7																	

Notes: 1 Only first 9 rankings included. Ranking runs from 1—high influence to 9—low influence
Where respondents had ticked some (usually 2, 3 or 4) choices, but not ranked them, they are indicated as 'U'.
Other reasons: Needed to house a pony(1), open space, large trees, plantings(1), liked water race and street bridges(1)

3. Current factors liked about property – see Table 3

The reasons for liking their property now had changed a little, with house size and /or appearance now receiving a higher ranking. This would reflect to some degree that many people bought bare land and have now constructed a house. Property size and privacy and lack of close neighbours still rank highly, however, the opportunity to subdivide now has a higher ranking than previously. This is supported by the fact that there was a greater wish to subdivide amongst those who have moved into the area since it was zoned L1B. Furthermore, anecdotal evidence suggests that post L1B zoning purchasers have paid inflated prices, due to the future potential for subdivision.

Table 3: Current factors liked about property

Influencing factor	Ranking ¹																				
House size/appearance	1	1	1	1	1	1	2	2	2	2	3	3	3	3	U	U	U	U	5		
Property size	1	1	1	1	1	2	2	2	2	2	3	3	3	3	3	U	U	U	U	4	5
Property appearance	1	2	2	2	2	2	3	3	3	3	U	U	U	6							
To make money off land	2	2	U	9																	
Subdivision opportunity	1	1	1	1	1	2	3	3	U	U	U	4	6	8	9						
Proximity to Rolleston	2	3	3	U	U	4	4	5	5	5	6	6	7								
View to mountain & hills	7																				
Privacy/lack close neighbours	1	1	1	1	1	1	1	2	2	U	U	U	U	4	4	4	4	4	4	5	6
Belonging to friendly community	1	2	3	U	4	4	4	5	5	5	7	9									
Proximity to family	8																				
Proximity to work	5	6	7																		
Proximity to school	2	2	3	5	8																

Notes: 1 Only first 9 rankings included. Ranking runs from 1—high influence to 9- low influence.
Where respondents had ticked some (usually 2, 3 or 4) choices, but not ranked them, they are indicated as 'U'.
Other factors liked: Open space, trees(1), water race and bridge features(1)

4. Landowners interest in subdividing

About half of the respondents stated that they were interested in subdivision. 15 respondents replied – Yes, 13 replied – No and 6 replied – Maybe. It was apparent from conversations with landowners, that people were generally unclear about subdivision procedures and requirements, particularly in relation to the development costs that must be borne by the subdivider.

5. Special features that should be kept – see Table 4

Shelter belts, special trees and the water race were all frequently identified as features that should be kept, but the most mentioned feature was open areas.

Table 4: Special features that should be kept

Feature	No. of mentions
Historic features	6
Native vegetation	8
Shelter belts	17
Special trees	15
Water race	16
Open areas	23

Other: Stone fences (1), footpaths only on one side of the road (1)

6. What should the Structure Plan include? - see Table 5

Most respondents felt that the Structure Plan should include local parks and pedestrian and cyclist connections. Just over a third of respondents felt the structure plan should include stormwater reserves.

Table 5: What the Structure Plan should include

Local Parks	Cycleways and pedestrian connections	Stormwater reserves	Local shops
27	24	13	3 ¹

Notes: 1 A good range, including banks(1); community/dairy(1); department store(1)

Other: Adequate street lighting(1)

7. Preference for new roads to be culs-de-sac

The majority of respondents (25) would prefer roads to be culs-de-sac, while 4 voted against culs-de-sac and 4 had no preference or would like to see a mix.

Part Two: Community response to draft Structure Plan

8. The second phase open days and questionnaire sought views on the draft Structure Plan and a statement of preference for a minimum section size. 32 questionnaires were received.

9. Support for elements of the Draft Structure Plan – see Table 6

Most respondents generally supported the Structure Plan, with strong support for keeping existing trees on reserves and roadways and the location of reserves.

Table 6: Support for the draft Structure Plan

Support	Yes	No
The location of the roads	17	9
The location of the reserves	21	5
Locating cycleways/ walkways next to the water- race	15	12
Keeping existing trees on reserves and roadways	26	2

10. Support for walkway/cycleway from Fairhurst Place to the proposed school site

Fifteen respondents to the questionnaire did not support a connection to the school at all, while 12 respondents supported either of the potential accesses. One respondent preferred the southern access route.

11. Support for walking and cycling routes generally

Participants in the first round of consultation were very supportive of walking and cycling access through the area. However, when possible routes were shown on the draft plan, there was considerable opposition voiced at the open days and through petitions and submissions, by those landowners most affected. A total of 17 of the landowners in Jozecom Place and Fairhurst Place were against the walkways.

Responses to the questionnaire amounted to 11 who supported all the walkways/cycleways, 8 who supported some of them and 8 who supported none of them.

12. Preferred minimum section size – see Table 7

There is no clear consensus across the study area on the appropriate section size and even within sub-areas there is a range of views:

- Fairhurst residents prefer larger section sizes
- Waterbridge Way is evenly split as to what the minimum section size should be
- Jozecom Place residents, and the rest of the study area have a preference towards minimum section sizes of 1,000m² or less

Table 7: Landowners preference for section sizes

Sub-area	Land-owners in area	Number of responses on minimum section size ¹	Percentage of landowners responding to minimum section size	Number who commented on minimum section size			
				750m ² or less	1000m ²	2000 to 2500 m ²	5000 m ²
Jozecom	18	8	44	3	4	0	1
Fairhurst	25	11	44	0	4	4	3
Waterbridge	13	6	46	2	1	1	2
Rest	30	7	23	1	4	0	2
Total	86	32	37	6	13	5	8

Notes: 1 includes all forms, questionnaire, phone calls, letters, email, discussion at open days

13. Preference for kerb and channel or rural style road edges – see Table 8

There was a preference for new roads to have kerb and channel and Jozecom Place, Fairhurst Place and Waterbridge Way to remain as they are with no kerb and channel.

Table 8: Preferred road style

Kerb and Channel	Jozecom Place	Fairhurst Place	Waterbridge Way	New Roads
Yes	8	7	7	17
No	13	14	14	4