

COMMENT ON LAND USE RECOVERY PLAN REVIEW

Environment Canterbury

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CHRISTCHURCH 8140

By email only: LURP@ecan.govt.nz

Name: Dean Geddes

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PO Box 1435

Christchurch 8140

Attn. Fiona Aston P 03 332213 / 0275 332213

E fiona@astonconsultants.co.nz



(Signature of applicant or person authorised to sign on behalf of the applicant)

Date: May 29th, 2015

Topic Areas: Direction and Coordination, Communities and Housing

Introduction

This comment is made on behalf of Dean Geddes who owns an area of approximately 36ha of land located on Springston Rolleston Road and Selwyn Road, south Rolleston, legally described as Lot 2 DP 41402 and Lot 1 DP 41402, and currently Zoned Rural Inner Plains ('the Site') - see location plan below. The Site also includes the Ellis and Bradley 1.2ha lifestyle block adjoining the northeast corner Dean Geddes' block (Pt RS 192).

The Rolleston Structure Plan map below shows the location of the Site. It is within the Rolleston urban growth boundary and Rolleston Projected Infrastructure Boundary on Map A of Chapter 6 of the Regional Policy Statement.

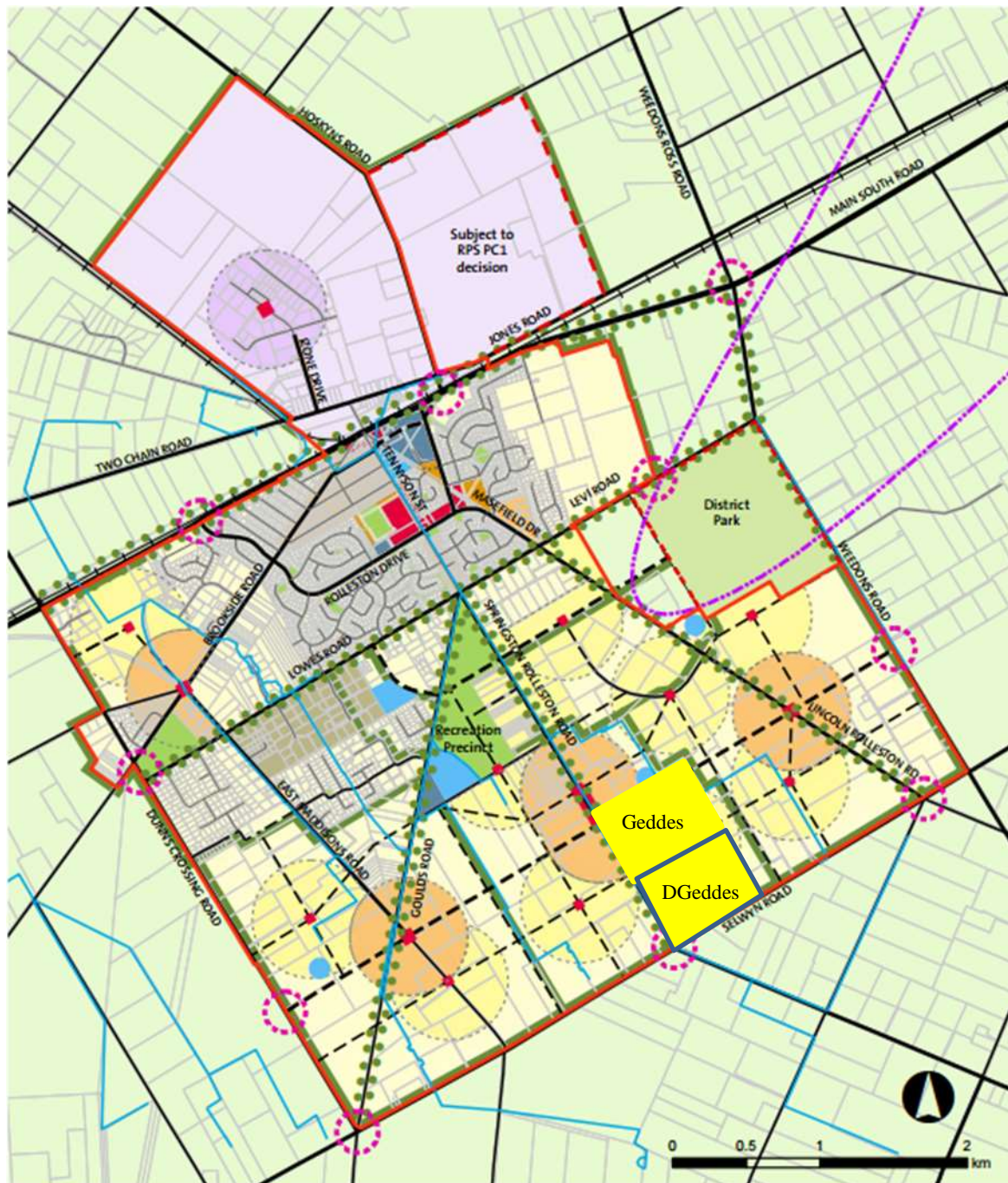
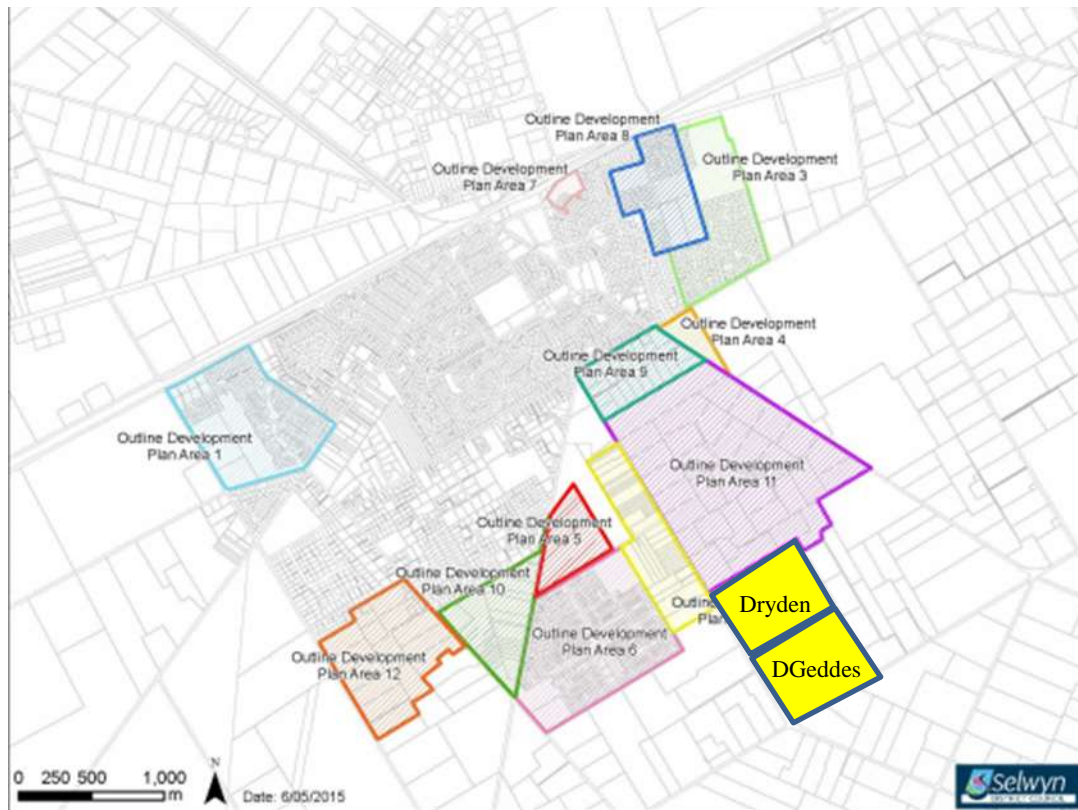


Figure 5.2: Rolleston Structure Plan



The Site is currently used as a dairy runoff block for Dean Gedde's dairy farm and contains a number of open paddocks separated by shelter belts. The Dryden Trust 36 ha dairy runoff block adjoins to the north (also the subject of a Comment on the LURP Review).

The Site is surrounded on all other sides with existing generally 4ha lifestyle blocks. The Site adjoins Rural Inner Plains land to the north, which is identified as a preferred Rural Residential site in the SDC Rural residential Strategy (2014) subject to it being 'future proofed' to enable future urban intensification to Living Z (urban) residential densities. ODP Area 6 (Faringdon) is located to the north west. Residential subdivision is well underway in this area (see plan of south Rolleston ODP areas below).



The Site is located within the urban growth boundary for Rolleston as shown on the Rolleston Structure Plan. Dean Geddes seeks that Map A of Chapter 6 of the RPS (Appendix 1 of the LURP) be amended to include the Dean Geddes block (Tahora Farm) as a greenfield priority residential area. This is in addition to the Dryden Trust land immediately to the north of the Site.

Greenfield Priority Status for the Site in its Entirety – Possible Exemplar Housing/Housing Accord Status

A reasonably substantial area of land has been zoned for residential purposes in south Rolleston, in accordance with its priority greenfield status under C6. However, there is a high level of uncertainty as to when and how these areas will be developed for urban residential purposes. All of the ODP areas, except Area 6 (Faringdon) and Area 4 (7.2ha) are existing rural residential or 4ha subdivisions with multiple landowners with varying development aspirations and development timeframes and generally no development experience. We understand that the experience of SDC with in-fill urban development of other existing 'non

future proofed' rural residential and lifestyle block areas is that this can occur in an ad-hoc manner and over variable timeframes, with difficulties arising due to the need to deal with multiple landowners and the inability in some cases to provide key infrastructure such as roading links where landowners do not wish to make the required land available. This can also result in uncertainty for SDC as to the funding and timing of infrastructure upgrades, and the potential infrastructure demand is largely unknown and cannot be forecast.

In contrast, the Site is a substantial land holding in single ownership. An advantage of the Geddes block being included in the urban boundary as Priority Greenfield land is that it would establish the potential substantial size of this new Greenfield area which can be readily developed without the significant impediments arising from existing small lot subdivision and multiple landowners. It will be developed in conjunction with the 36 ha Dryden Trust land adjoining to the north, by members of the Geddes family in conjunction with their joint venture partner, Mike Greer.

It is estimated that the Trust block will be fully developed within 5-6 years, and development will then continue on the Dean Geddes block. Both blocks will be needed for development within LURP timeframe i.e the next 13 years, up to 2028.

The size of the Site (in combination with the Dryden Trust block to the north) is sufficient for a critical mass of households to be achieved to support the local community facilities such as the neighbourhood centre (that being a sustainable stand-alone development). It is understood that this is how the neighbouring Faringdon development to west (ODP Area 6) is presently developing.

Furthermore, an advantage of the development of this Site as a Priority Greenfield area, is that the Faringdon Greenfield area is proximate the Site to the north and is developing at an accelerated manner so a second growth 'node' is developing at south Rolleston regardless. Development in south Rolleston includes a new school, swimming pool and major recreation ground to name a few. The Geddes Site would be close to this new 'node' and any design concept would need to establish good connectivity to these facilities. A concept design for Dryden Trust (block of land to the north) has been developed (**Appendix A**) and this would still apply if Geddes Site was rezoned Living Z with the extra households supporting the community/commercial facilities proposed here.

We are also aware that SDC has concerns regarding the form of medium density housing that has developed at Rolleston to date – individual small lot housing which has generally not resulted in good amenity outcomes and is not consistent with the Council's Medium

Density Housing Guidelines. The preference is for a comprehensive and integrated design approach whereby the subdivision and house design is undertaken at the same time, with the subdivision layout providing for a mix of typologies including duplexes and ‘terrace’ housing.

Greenfield status for the Site in its entirety will enable the development of a comprehensively designed mixed use residential neighbourhood with a much greater range of housing types, including affordable housing, than has been delivered to date in most greenfield subdivisions.

The possible development concept for the Dryden Trust land (**Appendix A**) can be further developed and refined to provide the required mix of housing, noting that the LURP Review¹ has identified the need to broaden housing choice through a focus on enabling and encouraging smaller and more affordable housing to buy or rent.

There would be substantial benefit in the Site and the Dryden Trust site adjoining to the north, becoming an exemplar for best practice greenfield residential development in Selwyn District (and elsewhere).

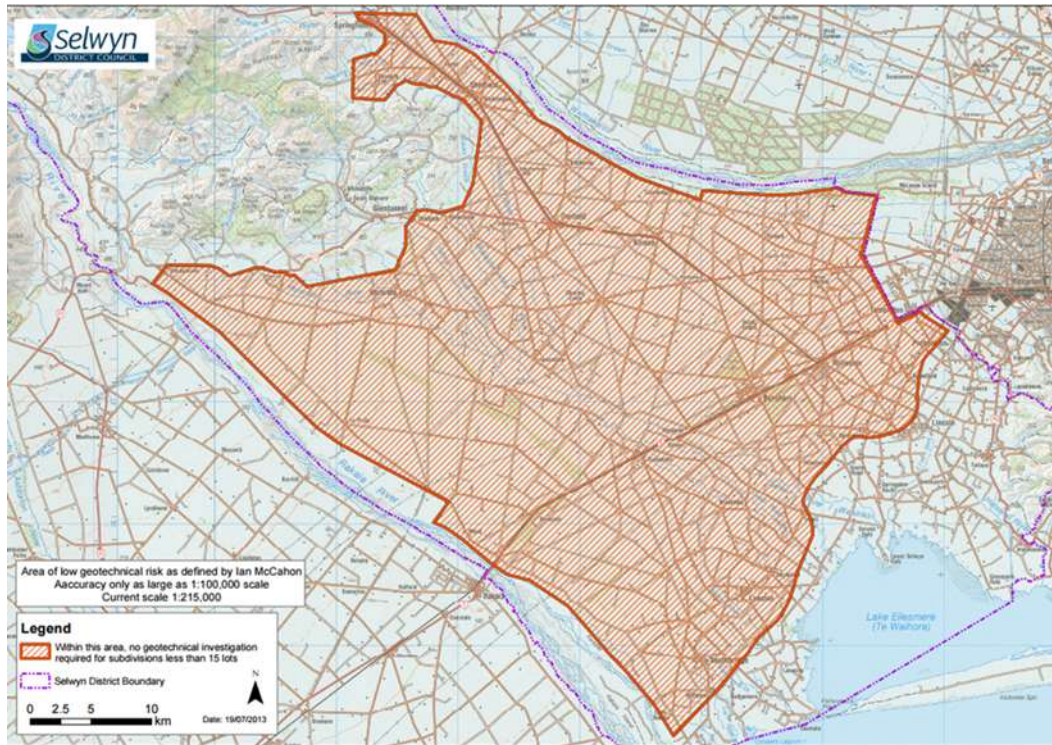
Housing Accord status would enable residential development of the two sites to proceed in an efficient manner, with minimal delay due to planning processes. We note that Selwyn District is included in Schedule 1 of the Housing Accord and Special Housing Areas Act 2013 as district with significant housing supply and affordable housing issues for the purpose of the Act.

Suitability for Residential Development

Attached as **Appendix B** is a letter from Davis Ogilvie confirming that there are no servicing constraints to urban development of the Site. Subdivision and development will provide certainty to SDC that it can obtain development contributions to assist with funding the capital and depreciation costs of major infrastructure upgrades including the Rolleston Wastewater facilities in a timely manner (in contrast to the uncertainty surrounding the likelihood and timing of urban development of other South Rolleston ODP areas apart from Faringdon).

The Site is within the areas of low geotechnical risk as defined by Ian McCahon (SDC geotechnical advisor) – see map below.

¹ LURP Review Consultation Pamphlet page 6



Amendments to the LURP

Amendments to the LURP are requested to give effect to this Comment. These could include:-

- 1) Including the Site as a Priority Greenfield Residential Area on Map A of Chapter 6 of the Canterbury Regional Policy Statement.
- 2) Directing Selwyn District Council to rezone the Site in its entirety Deferred Living Z with the deferment to be uplifted once an approved ODP is included in the District Plan for the Site.
- 3) Including the Site as an exemplar housing project under Action 8 of the LURP.
- 4) Identifying the Site as a Special Housing Area under the Housing Accord Areas and Special Housing Areas Act 2013.
- 5) Such other such further or other consequential relief including additional amendments to the LURP as may be appropriate to give effect to what is being sought.

Appendices

Appendix A Preliminary Development Concept for Dryden Trust Land

Appendix A: Preliminary Development Concept, Dryden Trust



SITE
approx. 36.1 ha

STAGE 1
approx. 6.6 ha (gross)
72 lots
average lots size approx. 650 m²

BALANCE LOT
approx. 29.5 ha

**LZ medium density
10 - 15hh/ha**

comprehensive
development

LZ medium density
20 hh/ha

LZ medium density
10 - 15hh/ha

open space
indicative location

ROLLESTON SPRINGSTON ROAD

-  balance lot
-  residential lots
-  medium density comprehensive development
-  community development
-  local centre / commercial
-  open space
-  landscape areas / buffer to larger roads
-  potential to retain existing shelterbelt

- 

 roads
-  indicative alignment of future roads
-  stage boundary to rural
-  site boundary

DRAFT FOR DISCUSSION

ODP AREA 11



Note - interface with CRETS ROAD is still to be resolved in detail



SITE

approx. 36.1 ha

STAGE 1







approx. 6.6 ha (gross)

72 lots

average lots size approx. 650 m²

BALANCE LOT

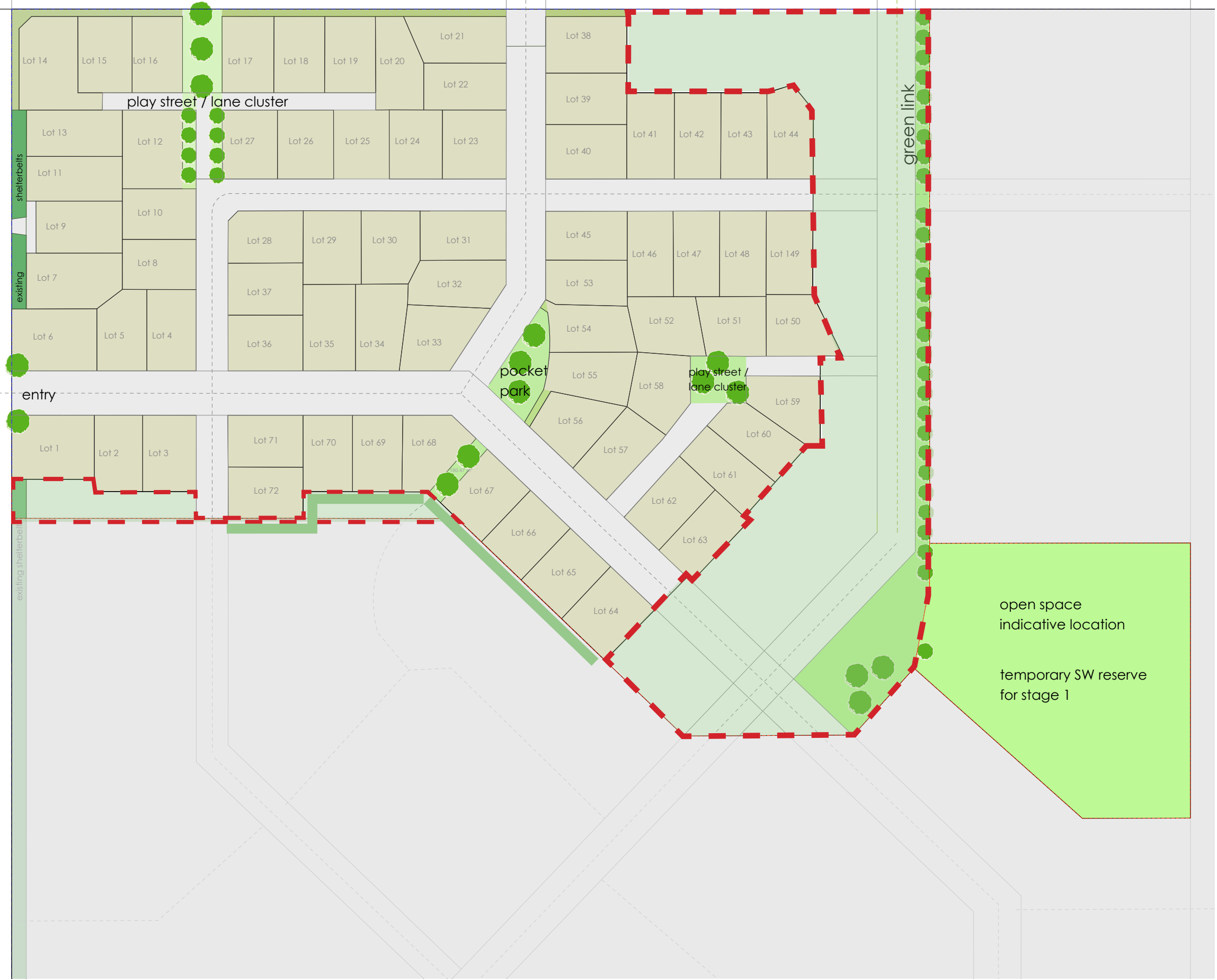
approx. 29.5 ha

-  balance lot
-  residential lots
-  buffer area to address reverse sensitivity
-  open space
-  landscape areas / buffer to larger roads
-  potential to retain existing shelterbelt
-  roads
-  indicative alignment of future roads
-  stage boundary to rural
-  site boundary

DRAFT FOR DISCUSSION

CRETS ROAD

Note - interface with CRETS ROAD is still to be resolved in detail



STAGE 1
approx. 6.6 ha (gross)
72 lots
average lots size approx. 650 m2

buffer area to address reverse sensitivity
kept as grassed areas fenced along
edge to rural activities

fast growing hedge (i.e. pitosporum)
to be kept to 4m height

tree planting along future green link
to create a natural boundary to rural
activities

balance lot
residential lots

open space
landscape areas / buffer to larger roads
potential to retain existing shelterbelt

roads
indicative alignment of future roads
stage boundary to rural
site boundary

DRAFT FOR DISCUSSION

SPRINGS TON ROLLESTON ROAD

Note - interface with CRETS ROAD is still to be resolved in detail

CRETS ROAD

NORTH

play street / lane cluster

green link

IRRIGATION PIVOT

pocket park

play street / lane cluster

entry

open space
indicative location

temporary SW reserve
for stage 1

IRRIGATION PIVOT

DRAFT FOR DISCUSSION

SPRINGSTON ROLLESTON ROAD

Appendix B Letter from Davis Ogilvie re Servicing

File No 32616

28 May 2015

Aston Consultants
PO Box 1435
Christchurch 8140

Attention Fiona Aston

Dear Fiona,

ROLLESTON – D L GEDDES – LOTS 1 AND 2 DP 411402 CTS 443473 AND 443472 - RESIDENTIAL DEVELOPMENT – PRELIMINARY SERVICING

This letter summarises the preliminary servicing options for a residential development on Springston Rolleston Road in Rolleston (Lots 1 and 2 DP 411402). This letter is intended to support a submission by the applicants to the Land Use Recovery Plan (LURP).

The infrastructure required to service the proposed residential development for a medium density residential development (17 households per hectare) is discussed below.

High Pressure Water

A high pressure water reticulation network can be readily designed to accommodate a medium density development connecting to the existing water supply in Rolleston.

Stormwater Runoff

Stormwater runoff is generally discharged to ground in Rolleston. It is anticipated that stormwater from a 2% AEP event will be discharged to ground via a combination of roadside soakpits and infiltration basins. The roading network will be designed to accommodate secondary flow from within the development.

Roading

The roading network as will be designed in accordance with the appropriate Council standards for medium density type residential development.

Reticulated Wastewater

There is currently no wastewater reticulation network servicing the site. It is likely that a new gravity system can be designed to connect to the existing Council pump station located at the corner of Selwyn Road and Springston Rolleston Road. The reticulated wastewater network will be designed appropriately to suit medium density development.

Telecommunication Network

The telecommunication infrastructure will be connected to the existing surrounding infrastructure.

Power Reticulation

The power infrastructure will be connected to the existing surrounding infrastructure..

Conclusion

Based on the above information we believe that the applicant's site can be adequately serviced for a medium density residential development.

It should be noted that the above assessment is based on the information available at the time of writing and that no detailed design has been undertaken for the proposed development. We expect that further investigation is required to confirm the economic viability of the development based on current market conditions.

If any clarification is needed of the above, please don't hesitate to contact the undersigned.

Yours faithfully

DAVIS OGILVIE & PARTNERS LTD



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