

Hello, thank you for the opportunity to present our submission, you will see we have attached a plan of our property and its location.

Our land comprises 41 hectares and runs from 59-93 Tosswill Road and to Hodgens Road to the north.

I believe you were going to visit the site. Did you get time and do you have any questions about the land?

I agree with the findings of Craig Friedel and his support of our land being included in the strategy.

Therefore I agree with the report that the land is suitable for rural residential as it meets all the criteria such as it being alongside the residential. Its closeness to Prebbleton township. Connections to reticulated water and waste water infrastructure. Tosswill Road is not a strategic or arterial road.

The shape and contour of the block will allow a subdivision with unique appeal especially with the stream bed which occasionally has water in it and will be planted in natives along a cycle /walkway.

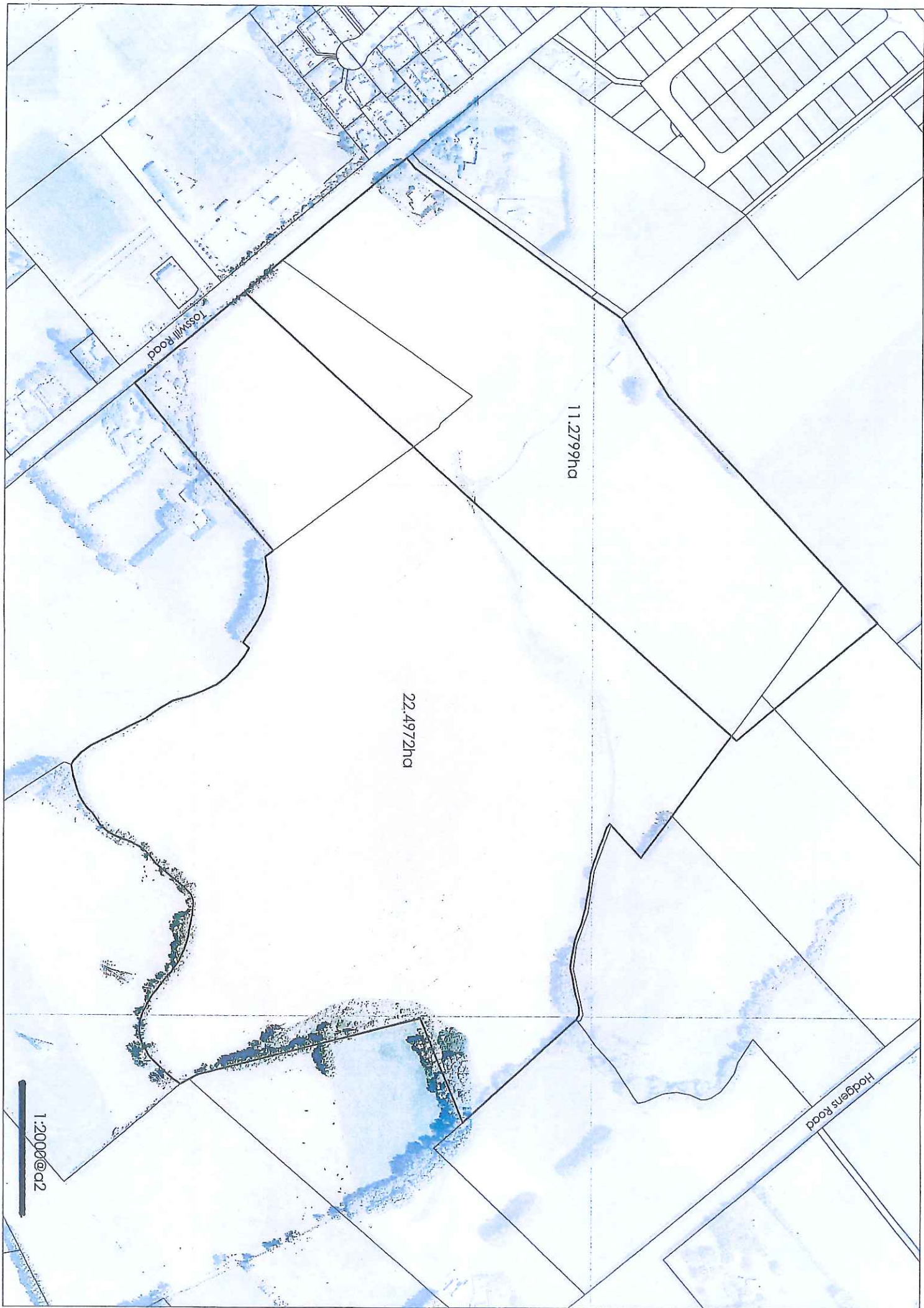
As our block was originally included for rural residential in Plan Change 17 it would be logical for it to be included in the new strategy.

As you are possibly aware the Selwyn District Council have indicated that our land could be used for the domain extension and integrated stormwater scheme. Obviously rural residential zoning would increase the value of the land which would elevate the cost to Council, but I agree with Craig Friedel that this has no relevance to making a decision on zoning.

It is our intention to develop the rural residential land and not sell to SDC or anyone else. The development would more likely take place at the time of the residential development. We feel this gives us the potential to create something special for Prebbleton. The two subdivisions would be separated by the cycle/walkway and parkland areas.

I have owned and farmed this land for over ten years and during that time I have been approached many times about when I was going to subdivide and were we going to have any larger sites available. Obviously since the earthquakes this demand has increased dramatically.

Thank you for your time



11.2799ha

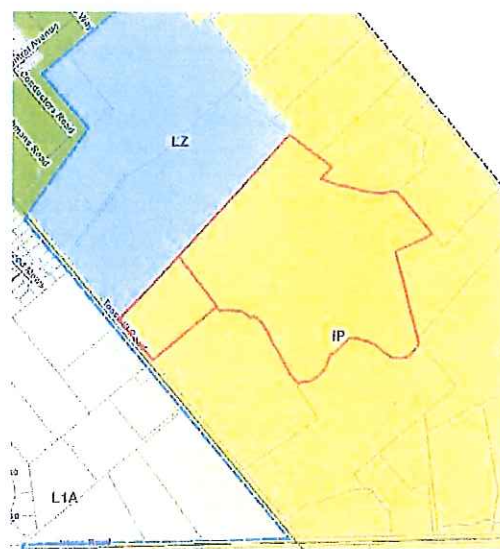
22.4972ha

Tossell Road

Hodgens Road

1:2000@A2

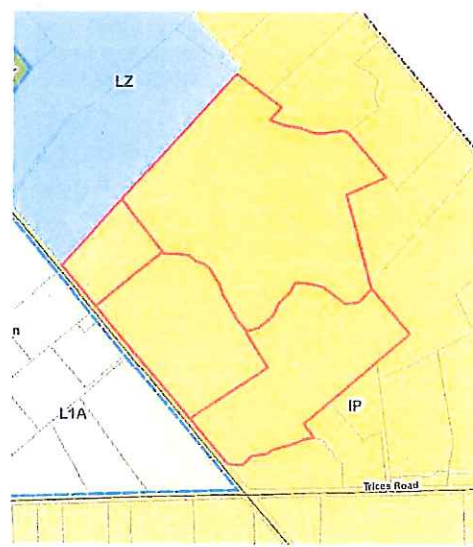




**S28 Pandora Trust – 93, 105 & 153 Tosswill Road – Lot 1 & Pt Lot 2 DP 5464, Lot 1 DP 34032 & Lot 2 DP 34032 – 52ha**

**NB: the inclusion of this land was also nominated by S07 G & L Burgess & supported by S35 Prebbleton Community Association & S45 A Joyce**

- 3.175 This submission nominates the above properties for inclusion in the Strategy. In summary, the basis for the inclusion of this land is as follows:



- the site can be economically serviced with reticulated water and wastewater and is able to be integrated into Prebbleton
- the proposal does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6, SDP or RRS13 – given that it only seeks three lots
- the land owners have aspirations to rezone the land
- are not subject to significant constraints
- inclusion of the land satisfies the RRS13 criteria, is appropriate in the context of the LURP, Prebbleton Structure Plan and SDP
- appropriate layouts and designs in accordance with Transpower guidelines will avoid the transmission line and pylon constraint