

**Hello I'm Ann Court.**

**This submission relates to Plan Change 32.**

**Together with my husband Ivan we live at 314 Birchs Road and own**

**Lots 1 and 2 Deposited Plan 377265**

**Lot 1 DP 21516**

**Lot 2 DP 43075**

**Lot 2 79659**

**Lot 1 DP 79659**

**The soil type is Templeton Silt Loam, which is free draining.**

**The land classification is Green Zone Unmapped/Rural**

**The zoning is Inner Plains.**

**Having lived in the Ladbrooks area all his life, owning and leasing farmland, Ivan has extensive knowledge of the Selwyn and broader area.**

**Our property is close to several subdivisions currently under development on the corner of Robinsons Road and Springs Road and two on Birchs Road close to Lincoln township.**

**Our property is located close to both Lincoln and Prebbleton townships which provide primary and secondary schooling and local amenities.**

**The property has the advantage of having access from both Robinsons and Birchs Roads. We anticipate approximately 36 one hectare blocks.**

**Another advantage is that our property is within 900 metres from the main sewer line in Robinsons Road.**

**Storm water disposal would be stored in tanks and the free draining soil would take overflow.**

**The usual effects of the pylons can be mitigated by screen planting with, for example, pittsoporum and/or natives eg toi toi.**

**An example of such screen planting can be seen at the Delamain subdivision in Buchanans Road.**

**At the appropriate time we will consult with a professional planner in order to implement our development.**





Lot 2  
DP 26157

Lot 1  
DP 3694

Lot 2  
DP 304128

Lot 2  
DP 79659

Lot 1  
DP 377265

Lot 1  
DP 304128

ROBINSONS  
Formed

Road to West  
in the Selwyn  
District Council  
(20.12)  
& Sealed

BIRCHS ROAD  
Formed & Sealed

















