

To Selwyn District Council
Attention: Craig Friedel, Strategy and Policy Planner
PO Box 90
Rolleston 7643
FAX: 03-347-2799

Athol John McCully

This is a submission on the Draft Rural Residential Strategy.

- The guiding principles of a Rural Residential strategy

.(give details).

2. *My submission in SUPPORT/OPPOSITION is: attached in the form of a proposed amendment.

**Include whether you SUPPORT or OPPOSE specific parts of one or both of the Draft Rural Residential Strategy or wish to have them amended; and the reasons for your views. Continue on a separate sheet if necessary.*



Local Government Act 2002 – Rural Residential Strategy

3. I WISH / ~~DO NOT WISH~~ to be heard in support of my submission (delete as applicable)
4. If others make a similar submission, I will consider presenting a joint case with them at a hearing
(delete if you would not consider presenting a joint case)
5. Arnold McCully 24 February 2014
Signature of submitter (or person authorised to sign on their behalf) Date
6. Address for service of submitter:
5 Oakdene Place, Halswell, Christchurch 8025
(landowner - Hamptons Road)
- Telephone: 349 5008 / 027 433 8052
Fax: N/A
- Email: arnoldmccully@ihug.co.nz
- Contact person: Arnold McCully Title (if appropriate)

Please note that your submission will be public information. It will be able to be viewed on Council's website and in hard copy form at Council offices and service centres. Your submission may also be discussed in a public hearing and referenced in any associated written recommendation and/or decision.

SUBMISSIONS CLOSE AT 5PM FRIDAY 3rd MARCH 2014

Responses to be:

Posted to:

Craig Friedel
Selwyn District Council
P.O. Box 90
Rolleston
CHRISTCHURCH 7643

Delivered to:

A Council Service Centre in Darfield,
Lincoln, Leeston or Rolleston

Emailed to:

submissions@selwyn.govt.nz

Submission on Council's Rural Residential Strategy 2013 – Consultation Draft and the associated Statement of Proposal

The Land Use Recovery Plan (LURP) amongst other things endeavours to provide for a range of housing opportunities. Under Clause 1.7 of the Consultation Draft the LURP directs the Selwyn District Council to ensure that any rural residential development accords with an adopted Rural Residential Development Strategy.

Strong historical (as noted in Clause 3.25) and current demand (post-earthquake) for lifestyle properties in the Selwyn District Council area is also evident, especially in those areas close to residential towns, and to the current and proposed Southern Motorway corridors, and has led to a request to include the following amendment to the proposed Rural Residential Strategy:

That the minimum lot size for rural property in the Inner Plains zone within 3km of an existing town or the Southern Motorway corridor be reduced from the current 4ha minimum, to 2ha.

In support of this proposal, the following points are made:

1. In Clause 2.42 of the Consultative Draft, the reduction of urban sprawl is one of the aims sought. The proposed amendment does not conflict with this requirement.
2. It does not conflict with the urban consolidation principles espoused in the Consultative Draft, and can be encompassed as a peri-urban rural residential rule.
3. It will not significantly alter the rural landscape – it will simply result in an increase of the potential housing densities permitted to 1 per 2ha, rather than creating a residential-area atmosphere.
4. There will not be any major requirement for additional public infrastructure and facilities.
5. The Southern Motorway and expressway from Christchurch to Rolleston are discussed in Clauses 5.62 - 5.67 of the Consultative Draft, and the proposed amendment will not have any negative impact on those roads.
6. The top 10 reasons listed in Table 3 in Clause 5.80 of the Consultative Draft for people seeking lifestyle properties will not be compromised.

Athol McCully

24 February 2014