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Submission to Selwyn District Council On: The Draft Rural Residential Strategy

Date: 28th February 2014

Clients: MG and JM Austin

Prepared by: Anna Mackenzie

A handwritten signature in cursive script, appearing to read 'Anna Mackenzie'.

Date:

Reviewed by: Fiona Aston

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Date:

SUBMISSION ON SELWYN DISTRICT COUNCILS DRAFT RURAL RESIDENTIAL STRATEGY

To Selwyn District Council, submissions@selwyn.govt.nz
Attention: Craig Friedel, Strategy and Policy Planner

Full Name of Submitter: MG and JM Austin

This is a submission on the Draft Rural Residential Strategy ('RRS')

1. The specific provisions of the RRS that our submission relates to are:

The whole Draft Rural Residential Strategy (RRS) including Criteria in appendix 1 and Maps in appendix 2.

2. Our submission in SUPPORT IN PART is:

We support the RRS including the criteria proposed to identify appropriate rural residential development; subject to the inclusion of the Site subject to this submission; and amendment to the criteria as set out in Appendix B. It has been demonstrated through this submission that this site meets the criteria set out in the RRS as suitable for rural residential development. An assessment of the proposal against the criteria set out in the RRS, has been included in Appendix A below.

Submitter

Mr and Mrs Austin own 12.5452ha of land immediately adjoining the western edge of West Melton Township adjoining State Highway 73 along the southern boundary. The Austin's property is zoned Rural Inner Plains and immediately adjoins a Living Zone (to the east).

This submission seeks to include the Austin's property along with 10ha owned by the Fitzgeralds to the West of the Austin's property, and 14.9733ha owned by the Hughes to the north of the Austin's property. The Hughes property also adjoins Halkett Road to the north. Together these three properties make up the 'Site' (37 ha) to which this submission applies (see location plan attached as Appendix C).

Background

The Site adjoins a West Melton Living zone to the east. The subdivision to the east has been designed so as to not provide any future connections to the west, and includes larger 4000 – 5000m² sections along its western boundary (adjoining the Site).

There is a large area of L2 zoned land immediately south of West Melton township (permitted average lot size 5000m²), which has been zoned as such for some time without any apparent desire by the land owner to develop this land. It is identified as an existing urban area in Chapter 6 of the Canterbury Regional Policy Statement (CRPS) so rezoning of this land is not precluded.

Rural Residential Strategy

The Draft Rural Residential Strategy identifies five sites which meet the criteria for Rural Residential Development in the Selwyn District. At paragraph 6.2 the following pre-requisites for consideration are set out:

- can be economically serviced with reticulated water and wastewater services
- is able to be integrated with established Townships
- does not significantly undermine the urban consolidation and intensification principles of the LURP, Chapter 6 of the CRPS, SDP or RRS13:
- is not affected by any significant constraints
- is owned by parties who have aspirations to rezone the land

The site meets all of the above pre-requisites as follows:-

Reticulated services:

The site adjoins existing development to the east, and although investigations have not been carried out, it is anticipated that extensions of these services can be made. West Melton is covered by the Eastern Selwyn Sewerage Scheme.

Integration with Townships

The Site is located north of SH73, and adjoins the township area. One combined road access onto SH73 is envisaged, with access also available to Halketts Road. Future residents of the Site would be no more than 1-2km walking distance from the centre of West Melton Township, ensuring the Site could be fully integrated with the Township.

Consolidation/Intensification

The total Site area is 37 ha, which could yield around 31-62 rural residential lots, depending on average lot size (5000m² -1ha). This is a minor additional number of households, in the context of the 6300 additional households anticipated as required and provided for in SD over the next 10-15 years, and 36 150 hhi for the Greater Christchurch urban area.¹

Constraints

The Site is not located within a high groundwater zone, or an identified flood zone, the Site is located within the area identified as unlikely to be subject to damage from an earthquake. There are no identified sites of cultural, historical or habitats of significance identified or within the vicinity. The Site does not contain transpower lines or any other utility designations, and the Site is not located in proximity to any intensive farming operations. It is considered that the Site is not located such that it is subject to any constraints to development.

Landowner Aspirations

The Austin's have an interest in developing the Site in the immediate future and in the processing of discussing development options with the adjoining properties included in this submission

¹ See Land Use Recovery Plan page 13

Conclusion

Given the site meets the above noted pre-requisites, and meets the RRS criteria for identifying suitable rural residential sites (see Appendix A), the Submitters consider that this Site is appropriate for rural residential development and seek its inclusion in the RRS as such.

Land Use Recovery Plan

The Land Use Recovery Plan sets out (page 25) that limited rural residential development will be provided for to allow a range of choices of housing types for those needing to relocate, but without creating an inefficient use of land or infrastructure, and to protect future urban expansion, and avoid reverse sensitivity effects with rural land. We consider that the use of the Site for rural residential development has been demonstrated through submissions to PC17, and through this submission to be an efficient use of land and infrastructure which does not limit future urban growth, and does not create adverse effects with surrounding rural land. The Site will not limit future urban growth of West Melton as the adjoining living zoned and developed land already has larger rural residential sized sections on the boundary with this land.

Relief Sought

- That SDC adopt the Draft RRS as the Final RRS subject to the inclusion of the Site, the subject of this submission as a rural residential location.
- That in relation to Action 18 of the LURP, SDC recommend to the Minister of Earthquake Recovery that the land subject of this submission be rezoned Living 3 without any further public process; or a streamlined process be adopted which allows for public consultation on rural residential locations that were not included in the Draft RRS. There is an urgent need for additional rural residential sections to provide for earthquake recovery housing needs which need to cover the full spectrum of housing types.

Conclusion

The Austin's consider that the Site the subject of this submission is a suitable area for rural residential development on the edge of West Melton Township. This Site will provide appropriate township consolidation and enable the development to be integrated with the Township. The site can be serviced with reticulated services without putting undue pressure on existing systems, and will provide appropriate sections to meet the market demand. The site meets the criteria of the RRS and is appropriate in the context of the provisions of LURP and Selwyn District Plan.

3. We do wish to be heard in support of our submission.
4. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

5. Signed:  28 February 2014

6. Address for service of submitter:

Postal Address: C/- Fiona Aston Consultancy Ltd PO Box 1435 Christchurch
Telephone: 03 3322618
Email: fiona@fionaaston.co.nz

Appendix A – Assessment Against RRS criteria for Lincoln

Rural Residential Strategy (2013) assessment Criteria (reproduced)

The criteria are categorised into the following three groups:

C = The critical outcomes required to achieve the goals of the UDS and Appendix 1 of the Land Use Recovery Plan - Chapter 6 of the CRPS

SS = Site specific issues that require detailed assessments and contextual analysis to determine how any identified potentially adverse effects could be avoided, remedied or mitigated

NA = Matters that do not apply to certain geographic locations within the UDS area of the District

Generic Criteria	West Melton	Proposed Site
Chapter 6 of the CRPS (LURP)		
Located outside the identified priority areas for development and existing urban areas	C	The site is located outside of identified priority areas for existing urban areas
Located so that it can be economically provided with reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal	C	The site is located adjoining the living zone, and while detailed investigation into service provision will be required as part of any future development of the site, it is anticipated that due to its proximity an appropriate solution can be achieved.
Access provided to a sealed road but not directly to Strategic and Arterial Roads (as identified in the District Plan), and State Highways	SS	Access for any future development of this site can be to Halkett Road, with one combined access point to SH73 to provide connectivity and alternative access for emergency vehicles.
Avoid noise sensitivity activities occurring within the 60 dBA _{Ldn} air noise contour so as not to compromise the efficient operation of the Christchurch International Airport, or the health, well-being and amenity of people	NA	This criteria does not apply to this site.
Avoid the groundwater recharge zone for Christchurch City's drinking water	C	The Site is located outside of the identified recharge zone as set out on Map 29 of the RRS
Avoid land required to protect the landscape character of the Port Hills	NA	This criteria does not apply to this site.

Not compromise the operational capacity of the West Melton Military Training Area or Burnham Military Camp	C	The site is not located such that it is likely to compromise military operations.
Support existing or upgraded community infrastructure and provide for good access to emergency services	C	The proposal will not impede access for emergency services, and the proposal will not have an impact on existing community infrastructure.
Not give rise to significant adverse, reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure	SS	The site is located adjoining Sh73, and appropriate boundary treatments and setbacks from this road will be required to be considered as part of any future development. The Site adjoins the rural zone to the west, with good separation to the north and south achieved through the existing road network. Sections to the west of the site appear to range from approximately 8ha – 14ha lifestyle type blocks with limited extensive farming activities. This is unlikely to cause significant reverse sensitivity effects which cannot be mitigated through appropriate separation distances and use of larger sections along these boundaries. There are no intensive farming activities in the vicinity.
Avoid significant natural hazard areas, including steep or unstable land	NA	This criteria does not apply to this site.
Avoid significant adverse ecological effects	SS	The site does not contain any significant ecology, and therefore will not have adverse ecological effects.
Not significantly adversely affect ancestral land, water, sites, wāhiapu and wāhiatonga to Māori Tāhu.	SS	No identified cultural sites exist on the site.
Avoid adverse effects on existing surface water quality	SS	Appropriate stormwater management will ensure adverse effects on surface water quality is avoided.
Integrate into, or consolidate with, existing settlements	C	The proposal is located adjoining the urban limits of West Melton and is able to be integrated with and consolidate the Township.
Development site supports the development of an ODP and is not seen as a transition to full residential forms of development	C	An ODP will be prepared as part of future development on this site which will provide for rural residential densities, consistent with the existing larger lots sizes at the boundary within the

		adjoining living zone.
Rural residential form, function and character		
Avoid locations that are obvious residential growth paths	C	The site is not located in an obvious residential growth path given that adjoining living zoned and developed land already has larger rural residential sized sections on the boundary with this land.
Support locations that directly adjoin and are able to consolidate with Townships and residential Priority areas to support the provision of economically viable infrastructure and to promote social cohesion and ready access to recreational, employment and other services established within Townships	C	The site is located along the existing living zone boundary, and approximately 1-2km walking distance from the centre of West Melton.
Support locations that can sustain a mixture of housing densities ranging from 0.3ha to 2ha in size whilst achieving an overall density of 1 to 2 h/ha, but where the overall area supports sustainable outcomes in respect to the overall number of households to enable the anticipated rural residential form, function and character to be achieved	SS	The site is ideally located to provide 1-2 h/ha across the entire site. A total yield of around 31-62 is possible. An ODP will be developed which will ensure an appropriate mix and location of lots, and other design elements to achieve anticipated rural residential form, function and character including 'ruralness' and 'openness'.
Avoid locations that may compromise the quality of ecosystems or indigenous biodiversity, and ensure that rural residential areas do not adversely affect ancestral land, water, and the Wahi Tapu and Wahi Taonga of Te Rununga o Ngai Tahu and Te Taumutu Rununga. These include the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Lake Ellesmere/Te Waihora, springs and any associated mahinga kai sites.	SS	The Site does not contain any significant ecosystems, indigenous biodiversity or known cultural heritage.
Support locations that utilise existing road layouts and physical features as buffers and definitive boundaries	SS	The larger 'urban' section sizes provided by the development to the east of the site already provides a definitive boundaries

between urban and rural residential activities to limit peri-urban sprawl		between urban and rural residential activities, which will be further 'built on' with the rural residential development of the Site. Other design features such as shelter belts and setbacks may be utilised to enhance this boundary further.
Landscape values:		
Discernibly logical boundaries determined by strong natural or physical features	C	SH73 and Halkett Road to the south and north provide strong boundary strong boundaries. Design features such as setbacks and boundary treatments along the western will provide an appropriate western boundary.
Exclude land required to maintain the open space landscape character either between or surrounding the areas of urban activity within Greater Christchurch	SS	The Site is located on the western side of West Mutton, away from Christchurch City.
Protection of natural features, significant trees and vegetation	SS	There are none of significance on the Site.
Manage the amount of households within single locations to avoid the collective visual effects of intensified land use	C	The total area of the Site represents a relatively small development which will avoid collective visual effects of the land use. Additionally the orientation of the Site between two roads, ensures that views of any future development on the Site from existing Public Roads is limited. There is an existing row of large lot residential/rural residential sized lots along the Site's east boundary, within the adjoining living zone to the west (Prestons Downs), which extends along the Halkett Road and SH73 frontages. Given the Site's limited frontage to Halkett Road and SH73 the development will not visually appear as other than a very minor addition of rural residential sized development along the primary road frontages. ODP design will also manage visual effects by the careful positioning and mix of lot sizes and other design elements.
Address the constraints to development identified in the Landscape Constraints Map prepared by Andrew Craig	SS:	The Site does not appear to be limited by these constraints.

Landscapes/Architect (see Appendix 1 RRS13)		
Locations to adjoin Township boundary's by have an ability to achieve a degree of 'ruralness' as a consequence of adjoining land use and natural attributes	C	The orientation of the Site adjoining land remaining rural along one side, two primary roads with rural land beyond to north and south, and existing large lot/rural residential sites to the east, and the ability to retain rural outlook through appropriate design and section sizes, will provide for an appropriate degree of ruralness throughout the site.

WEST MELTON ENVIRONS STUDY AREA CRITERIA		
Urban form and growth management	Critical or site specific matter	Proposal site
Rural residential development nodes for (a) adjoin the living zoned land; and (b) be consistent with the urban settlement pattern and strategic planning outcomes outlined in the Growth of Township objectives and policies of the District Plan, including specifically the promotion of future residential expansion to the north of SH73 as far as Halkett Road, with low density residential activities being restricted to the zoned land to the south of SH73	C	The site adjoins a residential priority area and is consistent with the compact township shape sought by this and other planning documents, including promotion of development north of SH73 as far as Halkett Road.
West Melton and its environs have a reduced capacity to support significant rural residential households, which may undermine the discrete rural town character and rural outlook attributed to the Township, and place pressure on community services and local infrastructure that are anticipated to only service a relatively small population base. No additional residential 'Greenfield' residential priority areas have been identified within the LURP	C	The proposal represents a small development which can be appropriately designed to promote and enhance the rural outlook without placing undue pressure on community services and local infrastructure.

The existing Living 2 and Living 2A zones remain undeveloped and provide the opportunity for a range of low-density sections within West Melton, which satisfies the need for significant areas of additional rural residential land in the short to medium term	C	Given that the owner of the L2 zoned land south of SH73 does not appear to be developing this site in the short term, it is considered that the development of alternative rural residential land would meet the immediate established short fall in housing choices as a result of recovery from the 2014 earthquakes
Avoid ribbon development along the alignment of reticulated services and strategic roads that may undermine the contrast between rural and urban forms of development and the distinctiveness of the primary gateways to West Melton, including development east and west along West Coast Road (SH73) (APPENDIX 2 – Map 8)	S9	This development represents a small addition to development along SH73. Appropriate boundary treatments and design features could ensure development of this site enhances the gateway to the township along the Highway.
Avoid locations that may contribute to the long term coalescence of West Melton with Rolleston and Christchurch City (refer to APPENDIX 2 – Map 22)	C	The location of the site on the west side of the Township, and north of SH73 ensures this is achieved.
Rural character and productivity		
Support locations that maintain appropriate separation from the Intensive Farming Activities legitimately established on the periphery of West Melton (APPENDIX 2 – Map 6)	SS	Achieved
Preserve the rural character and the productive capacity of large rural land holdings surrounding West Melton and the Rural (Outer Plains) zone to the west of West Melton (APPENDIX 2 – Map 3)	SS	Achieved – the site is located on, and surrounded by small land holdings.
Maintain the visual distinction and amenity contrast between the rural periphery of West Melton and the larger urban forms of Rolleston and Christchurch City (refer to APPENDIX 2 – Map 22)	C	Achieved – the location of the site ensures that visual distinction is maintained.
Strategic Infrastructure		
Upgrades to the water infrastructure are required to	C	Consideration of the water infrastructure will be required to be

support additional rural residential development on the periphery of West Melton		considered as part of the detailed design of the site with appropriate solutions achieved.
Avoid locations that may undermine the efficient operation of the strategic infrastructure referenced in the District Planning Maps and the associated Study Area Maps contained in APPENDIX 2 – Map 6: Transpower high voltage transmission lines to the south of SH73 and north of Old West Coast Road, NZ Defence Force West Melton Rifle Range and related buffer setback (DE3), NZ Defence Force communications facility and related buffer (DE4), Orlon Weadons substation (OR10), Waimakariri River flood protection stop banks (CR11), West Melton aerodrome buffer, West Melton Observatory Zone, West Melton domain (D204), Council water wells on Langdikes Road (D91) and Weadons Ross Road (D80), Council cemetery on Weadons Ross Road (D178) and Weadons Domain on Maddisons Road (D125)	C	Achieved
Avoid locations that may not be able to connect to strategic infrastructure where it is available and cost effective to do so, including roading and articulated water and wastewater networks (refer to the 5 Waters Activity Management Plan and Transportation Activity Management Plan).	C	The Site is located adjoining the existing township. It is considered that appropriate servicing solutions are achievable. It is also noted that appropriate roading connections to Halsket Road will provide suitable access for the Site.
Natural hazards		
Avoid locations that are constrained by the Waimakariri River flood plain to the north of West Melton (refer to APPENDIX 2 – Map 13)	SS	As set out above there are not considered to be a constraint on the development of the site.
Environmental, cultural and heritage values		
Avoid land that may compromise the health, longevity or setting of the registered Protected Tree located on	SS	Achieved

Naipona Road (T90 & T91) to the south-west of West Melton (refer to APPENDIX 2 – Map 8)		
Avoid locations that may compromise the cultural values attributed to the Wāhi Taonga Management Site to the north of West Melton and related Wāhi Taonga (Over C44 to C47) (refer to APPENDIX 2 – Map 6)	SS	Achieved
Avoid locations that may compromise the historic values attributed to the registered Heritage Buildings in proximity to West Melton, including specifically: St Paul's Anglican Church (H209) (refer to APPENDIX 2 – Map 6)	SS	Achieved
Avoid locations that may undermine the health and longevity of the confirmed Significant Natural Area on Old West Coast Road to the north-east of West Melton (refer to APPENDIX 2 – Map 6)	SS	Achieved

QuickMap

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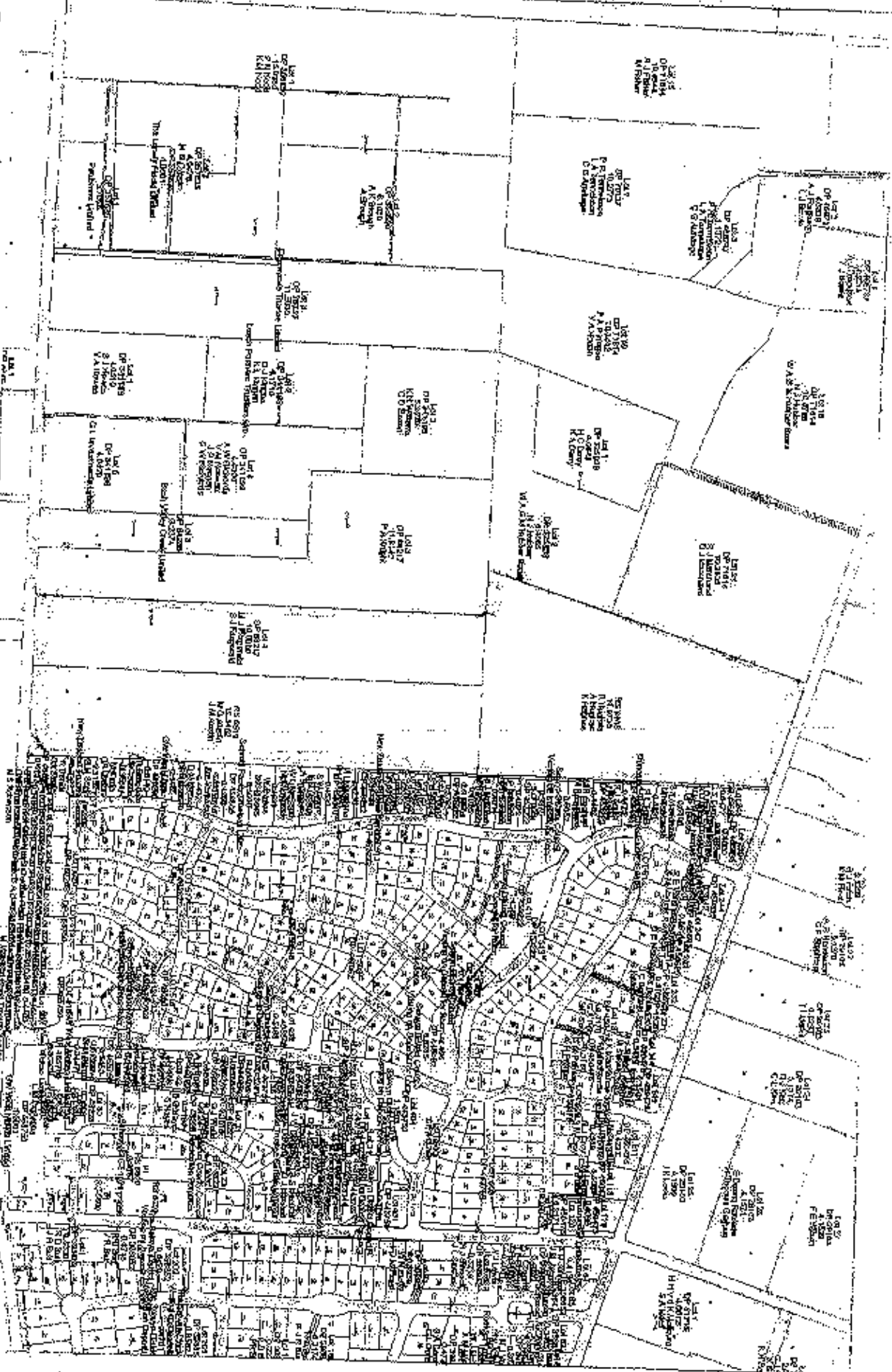
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Site



GLASSON RESOURCE MANAGEMENT

28 February 2014

Selwyn District Council
P.O Box 90
ROLLESTON 7643

BY EMAIL: submissions@selwyn.govt.nz

Dear Craig,

SUBMISSION TO DRAFT SELWYN RURAL RESIDENTIAL STRATEGY

Thank you for the opportunity to lodge a submission to the Draft Selwyn Rural Residential Strategy.

(a) Your Name, postal address, phone or email address:

B R & A S MOIR
C/- Peter Glasson
Glasson Resource Management Limited
24 Weka St
Fendalton
CHRISTCHURCH 8041
PH 03 348 9090

(b) Support or Oppose the Draft Rural Residential Strategy

B R & A S MOIR are the owners of the land at the north western corner of Ellesmere Road and Moirs Lane, Lincoln. The land is legally described as Pt RS 10644 contained in CB649/98 and has an area of 13.2736 hectares.

The land was identified as being suitable for rural residential purposes in the (now withdrawn) Plan Change 17 relating to rezoning of land for rural residential purposes.

GLASSON RESOURCE MANAGEMENT Limited

24 Weka St, Fendalton, CHRISTCHURCH, 8041
P 03 348 9090 F 348 9092 E peter.glasson@glassonrm.co.nz



(c) Reasons for support or opposition:

B R & A S MOIR oppose that part of the Draft Rural Residential Strategy which relates to the Lincoln township area for the following reasons:

1. The present strategy for Lincoln rural residential land is limited in that it is based simply on the previous requested rezoning of only one land parcel on the western boundary of Lincoln.
2. There are other suitable sites for rural residential development around the Lincoln township, including the Moir property.
3. The Moir property directly abuts Living zoned land within the Lincoln township.
4. The Moir property is located outside the identified priority areas for development and existing urban areas.
5. The Moir property is located so that it can be economically serviced and reticulated with sewer, water, and stormwater.
6. Access can be provided to Ellesmere Road which is a sealed road but is neither a State Highway (strategic Road) nor an arterial road.
7. The 50 L_{dn} air noise contour does not apply to the site.
8. The groundwater recharge zone does not apply to the site.
9. The issue of protection of the landscape character of the Port Hills does not apply to the site.
10. The issue of the compromising of the operational capacity of the West Melton Military Training Area or Burnham Military Camp does not apply to the site.
11. The development of the Moir site for rural residential purposes will support existing community infrastructure and provide access to emergency services.
12. There are no potential adverse reverse sensitivity effects associated with the development of the site. The site directly abuts the Selwyn District Council eastern Lincoln stormwater ponds to the north and Living zoned land to the west. Moirs Lane acts as a buffer to rural land to south. Rural residential land is already developed to the east of the site across Ellesmere Road.
13. There are no natural hazards associated with the site.
14. The Moir site is fully developed for rural pastoral activities and there are no ecological issues associated with the site.
15. There are no Ngai Tahu effects associated with the site.
16. Development of the Moir site for rural residential purposes will not have an adverse effect on surface water quality.
17. The Moir site directly abuts Living zoned land and can therefore be integrated into the eastern end of Lincoln township.
18. An Outline Development Plan can be developed for the Moir site.
19. Although the Moir site directly abuts Living zoned land and can therefore be serviced from that area, it is physically distinct due to the location of the stormwater ponds to the north of the site.
20. The Moir site can be consolidated into the Lincoln township form.
21. The Outline Development Plan will indicate the mixture and range of housing densities.



22. No adverse effects on ecological or Ngāi Tahu values will occur.
23. The rezoning of the Moir site would allow a corner area of Rural Plains land to be developed for rural residential purposes and the roads to the south (Moirs Lane) and east (Ellesmere Road) provide a buffer to Outer Plains land to the south and larger (4 hectare) rural residential development across Ellesmere Road to the east.
24. The Moirs Land and Ellesmere roads form a physical boundary to the rural residential.
25. The open space character from the site will be maintained by the already developed (4 hectare) rural residential land to the east.
26. There are no natural features on the site. However the site abuts the LII stream and the Outline Development Plan will show the protection of this site as part of the rural residential development of the Moir site.
27. Specific design of the rural residential development in the Outline Development Plan will avoid adverse visual effects of the rezoning.
28. The exterior perimeter of the Moir site will maintain a rural character.
29. The Moir site will not contribute to the long term coalescence of Lincoln with any other township.
30. There are no intensive farming activities near to the Moir site that would result in reverse sensitivity effects.
31. The rural residential development of the Moir site will not undermine the efficient operation of the stormwater management scheme to the north of the site, nor any other strategic infrastructure in Lincoln.

B R & A S MOIR do not oppose the rezoning of the Lincoln land identified in the Draft Rural Residential Strategy Study but consider that the Moir site is as suitable for rezoning (as evidenced by its identification by the Council in Plan Change 17) and that the Moir site should also be similarly rezoned.

(d) Changes Requested:

That the Moir site at the north western corner of Ellesmere Road and Moirs Lane, Lincoln and legally described as Pt RS 10644 contained in CB649/98 with an area of 13.2736 hectares be rezoned to Rural Residential as part of the Rural Residential Strategy for Lincoln.

(e) Request to be heard:

B R & A S MOIR request to be heard in support of this submission.

We would be pleased to meet with Council staff to discuss this submission prior to the preparation of the Council Officer report on the submissions to the Draft Rural Residential Strategy document.



Please do not hesitate to contact the undersigned should you require any further information.

Yours sincerely
GLASSON RESOURCE MANAGEMENT LIMITED

A handwritten signature in black ink, which appears to read "Peter Glasson", is written over a horizontal line.

Peter Glasson
Director