

3 March 2014
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Selwyn District Council
2 Norman Kirk Drive
P.O. BOX 90
Rolleston

Submission Rural Residential Strategy Reference to my property and area below:

Name of Submitter: Valmai Cullen

Location of my property:
216 Lawford Road
Legal Description LOT 1 DP 82603

I object in part to the propose strategy and apply to change the Zoning of my property to L3

I Do not believe the proposals within Rural Residential Strategy go far enough towards providing a boarder range of rural lifestyle opportunities including Subdivision of Land in my area close to West Melton zoned Inner Plains. I believe this particular area close to West Melton should be subdividable down to at least 2Ha –possibly 1ha or less. This would also bring it in line with properties not far away.

There a strong demand for rural life style blocks in this area, however there are no more blocks available on the market here. This area is ideally located Close to West Melton for school and amenities. The land is not suited to Intensive farming; also there is no Water Allocation available from an ECAN prospective for irrigation here. My property is ideally located and suitable for smaller Life style blocks

Many people prefer smaller blocks than 4Ha. Allowing smaller subdivisions here would also reduce the demand for 4ha units and make more efficient use of the land allowing more people to enjoy a Rural lifestyle.

This area is close to new development areas including Hornby, Christchurch Airport Rolleston and Lincoln

I believe latest design Wastewater systems adequately support smaller subdivisions in this area and do not require connection to a Town system. Storm water is not an issue here. There is adequate groundwater to support homes within these areas.

I do not wish to be heard in support of my submission

Valmai Cullen

216 Lawford Road