

3 March 2014
Robin Cullen
1221 Shands Road
R.D.6.
Christchurch 7676
e-mail: robinc@clear.net.nz
PH: 3252480

Planning Department
Selwyn District Council
2 Norman Kirk Drive
P.O. BOX 90
Rolleston

Submission Rural Residential Strategy as a property owner near Lincoln

Name of Submitter: Robin Cullen

Location of my property:
1221 Shands Road- between Tancred's and Boundary Road
Legal Description LOT2 DP 435361

I oppose aspects of the draft strategy, and I wish to be heard in support of my submission.

I do not believe the proposals go far enough towards providing a boarder range of rural lifestyle opportunities including Subdivision of Land in my area zoned Inner Plains.

Submission 1

I believe my particular area close to Lincoln, Rolleston and Hornby should be subdividable down to 2Ha. This area, close to the above towns and Industrial areas should be rezoned different from "Inner Plains".

Submission 2

Existing titles 4HA or more within the Inner plains including my area should be able to build a second dwelling on the one title.

There is 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 Lincoln for school and amenities

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 true rural lifestyle.

The draft has many anomalies and misconception with regards to Rural subdivision down to around 2Ha.

- Primary Production: Unless the overall farm size is significant, for example 20Ha + then it is unlikely to be self-sufficient, providing a full time income growing traditional crops such as Wheat, Barley, and peas, stock.
- Many smaller blocks in the 2~4Ha range are often highly productive , producing vegetables, flowers, green house produce, livestock –sheep, cows, pigs, cheese making-just to name a few.
- Smaller block holders tend to keep their properties well-presented maintaining a good overall rural aspect with enhanced tree plantings, shelter blocks, tidy verges & fence lines. Maintain a good overall rural aspect of the area.
- Power and Telecommunications are readily available in my area particularly with the rollout of rural Broadband
- The overall assessment of the land should not just be linked to production; lifestyle living in these areas has significant value. I don't believe this is fairly recognised in the draft Strategy. As a child I was brought up on a rural lifestyle block, and have now raised my 3 children here. Children living in these areas have a wide range of activities and interests that I consider enhance their lifestyle, development, and learning.
- People should have more choice and availability of land to enable them to live and enjoy the lifestyle they wish. I consider this draft strategy is too restrictive with regards to locking down subdivision as proposed in the strategy
- Some of the largest industrial areas in Christchurch are relatively close including Hornby and Rolleston. Considerably Less fuel is required to travel from our area to work in these locations, as opposed to people traveling from the greater Christchurch area.

The soils in my part of the Selwyn district are not subject to Liquefaction and therefore ideal for building larger homes that appeal to Life style block owners.

I believe latest design Wastewater systems are adequately supported on areas down to 1 Ha 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.

Generally I don't believe this draft strategy provides sufficient additional residential land in areas like Selwyn, now the impact of the Christchurch earthquakes is apparent. Many homes remain on Soft soils including TC3. There is some concern that new subdivisions within Christchurch are also being opened up on soft underlying land.

I wish to be heard in support of my submission

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 Telephone Home 03 3252480
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