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4 May 2012  
VJ CULLEN  
216 LAWFORD ROAD  
West Melton  
R.D.6.  
Christchurch



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

**Submission on Policy PC32 with 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 Do not believe the proposals within PC 32 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.

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.

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.

It is now clear that large areas of Christchurch are susceptible to Liquefaction. The soils in my part of the Selwyn district are not subject to Liquefaction; certainly Ideal for building larger homes that appeal to Life style block owners.

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

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.

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

Valmai Cullen

216 Lawford Road

4 May 2012

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