

4 May 2012  
Robin Cullen  
1221 Shands Road  
R.D.6.  
Christchurch 7676

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: Robin Terence Cullen

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

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 zoned Inner Plains. I believe this particular area close to both Lincoln and Rolleston should be subdividable down to 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 Lincoln for school and amenities. Soon we will have good access to the Southern Motorway.

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.

It is now clear that large areas of Christchurch are susceptible to Liquefaction. Many people, some Industries and business have moved closer to this side of Christchurch. Travel to work in these new development areas such as Rolleston and Hornby is a short distance from my area.

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.

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.

A slight increase of population here could make it viable for public transport and also fibre to the home for communications. Neither of these are supported with the present density.

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

If others make a similar submission I would consider presenting a joint case with them at a hearing.

Submitter

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