

Selwyn 2031

Submission Form

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Your details

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Your interest in Draft Selwyn 2031.

I am a (tick as many as apply):

☒ Resident

☐ Farmer

☒ Employed in Selwyn district

☐ Business owner

☐ Tourism operator

☒ Lifestyle property owner

Are you making this submission on behalf of an organisation?

☐ Yes

☒ No

If yes, what is the name of the organisation?

Would you like to attend a submission hearing to present your submission in person to Council?

☐ Yes

☒ No

1. Submission Questions:

Overall, do you agree with the 5 Strategic Directions for managing population growth in Draft Selwyn 2031?

☐ Yes

☐ No

☒ Partly support

Comments:

Selwyn is too diverse - the Plan needs to differentiate more to recognise the urbanness of Rolleston to the individualness of some of the rural villages/districts. These villages & townships that meet the tourism need need to be recognised in the Plan. Increasing the tourist spend will help the economic & social well being of the community, support employment & development & needs to be recognised clearly in the Plan.

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2. What do you think the priorities are for the future development of Selwyn?

In the CPW area plan now for the impacts of the scheme i.e. potable water, social/educational needs, impact on roadways by increased traffic, recreation. Work with NZTA to mitigate increased HT flow by planning by-passes around townships rather than through the main street. Rapid rail from Rolleston to ChCh & Darfield.

3. On the basis that most growth will happen in townships of Selwyn close to Christchurch, is there a need to undertake strategic planning to manage growth in the remainder of the district?

Overseas experience shows unless townships that become major residential hubs have a major indoor commercial/shopping mall complex with ease of access & parking, such shopping precincts only become small satellite localised centres. Don't try to match what's available in urban ChCh.

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4. On the basis that most growth will happen in townships rather than rural areas, is there a need to address subdivision or housing development in rural areas?

Some rural townships need an urgent assessment of their road layout to confirm/uniformed/pave & road reserves re future needs & to ensure township linkages. Many townships (road networks) are poorly laid out because roadways do not provide easy access linkages within their community boundaries.

5. Do you have any comments on the:

- a) Township network concept, which categorises townships according to their projected population size and their overall role within the district (e.g. District Centre, Sub-District Centre, Service Townships, Rural Townships and Special Character Areas);

Whalecliffs, Clevedon & Lake Coleridge should also be classed as SC Areas because of the historic cultural & physical features. SDCC also needs to add a category relating to tourism (both local/international) and what the centres in the Alps, Scenic Highway & West Highway offer

- b) Activity centres network concept, which categorises townships according to their specific role of providing a focal point for business and community services (e.g. Key Activity Centres, Service Activity Centres and Rural Township Centres);

visitors who either have it as a destination or are passing through for a night or two.

Agree you need to start somewhere but have it flexible. Demand will verify what's needed.

6. What do you think of the district-wide self-sufficiency concept included in this strategy?

Again agree you need a base to plan from but make sure it's flexible to change, i.e. stop valuable land (farming/agricultural) being broken up for life style blocks. Business/Support Groups will only function economically in hubs around townships if the adjoining land requires those service industries.

7. Do you think that the Council should encourage a greater range of housing options in Selwyn in the future?

Only in major townships, i.e. Retirement zoning/villages where suitable medical centres are situated. Low cost housing should be left to those looking to add a unit to their property for an additional income.

8. What do you think of the section sizes, subdivision layout, pedestrian or cycleways or types of houses within the new growth areas?

Investigate what West Lothian Council Scotland has done with walkways/cycleways in the new town of Livingston.

Seeing the above in an integrated plan of housing hubs, shopping complex & roadways plus rec. facilities was good planning.

9. How do you think the Council should help to create a strong and resilient community?

Outlying areas of Rolleston will always feel disadvantaged because of the political ratio of representation based on population numbers. Politicians will always protect their own interests/community over demands outside their area. Develop a weighting system before decisions are put to the vote.

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Draft Selwyn 2031 Submission Form
Selwyn District Council
Attn: Planning team - Selwyn 2031
PO Box 90
Rolleston 7643

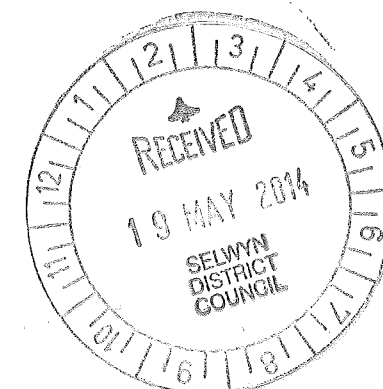
CARRIED BY NEW ZEALAND POST 810-15 15 MAY 14

>>>> GOT A QUESTION? VISIT WWW.SELWYN.COUNCIL.CO.NZ/ELM <<<<

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You can complete an online submission at
www.selwyn.govt/haveyoursay
or email comments to
cameron.wood@selwyn.govt.nz
or
benjamin.rhodes@selwyn.govt.nz

General Comments: Do you have any further comments?

Only that Council needs to recognise the tourism element and enhance the destination factor of the area west towards the Alps. If done efficiently, this could have large economic benefits for the area. The Council needs to take a greater interest in its camping/stay over venues to capture & attract both the local & overseas tourist.