

From: [webmaster](#)
To: [Submissions](#)
Subject: 12 Boyce
Date: Thursday, 29 May 2014 4:32:16 p.m.

The following submission was received from:

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SUBMISSION:

I am a:
Lifestyle property owner

Submitting on behalf? Yes
If so, on behalf of: Boyce Holdings Pty Ltd

Wants to be heard at hearing? Yes

Q1

Agree with 5 Strategic Directions? Partly Support

Comments: Having travelled through various Alpine countries in the world I find the lack of foresight of SDC in not promoting the landscape and tourist activities of Springfield very disappointing. Observing from a distance over the past 25 years it seems SDC is complicit in preventing growth further west than Darfield.

Q2 Priorities:

I believe SDC should :-

Resolve the current land issues in Springfield,
Improve the supply and quality of Springfield's water
Seek EOI's from existing land owners in Springfield if they wish to be part of its growth

Q3 Growth in the remainder:

Most definitely. SDC in their 2031 Plan is allowing for a massive development at Crystal Valley or Porter's Heights, therefore with Springfield being the nearest Highway Town infrastructure should be in place to deal with the insurgence of employees and transit tourists. Springfield should be known as the "Gateway to Crystal Valley and the Southern Alps". It should be another Methven within 2 years!!

Q4 Rural subdivision:

Yes. Not everyone wishes to live on an 800 m2 section. Quite a large percentage of the population now wish to return to their roots, and have some land around them 1 to 2.5 acre lots which they can manage, have vegetable gardens, small animals and space/lawn around their residence/home.

Q5a - Township network:

Springfield should have more commercial land. The business precinct would be in line with intending SDC strategy, keep it all in one area so all business/commerce can feed off one another.

Q5b - Activity Centre network:

Ensure that the Mayor and Councillors truly respect all rate payers and work for the whole community of Selwyn and not ignore smaller villages and towns

Q6 Self sufficiency:

SDC has failed Springfield in this concept!

Improve Tourist Facilities, More zoning for Motels, Lodges - Improve Internet for Tourists and Residents - discuss traffic/road improvement with NZTA

Q7 Housing options:

Yes, more lifestyle blocks Also greater variety of tourist accommodation short and long term stays..

Q8 Layout and pathways:

There are no pedestrian or cycle ways in Springfield; maybe with some vision.

Who ever compiled the survey could have included Pony Trails for "growth areas" ? So narrow in outlook!

Q9 Strong community:

Work with developers and residents who wish to assist in the growth of towns villages. Do not place heavy financial burdens where not warranted. What comes to mind is the ridiculous fees being levied on water connections e.g \$14,000 when the true cost is around \$4000.00 mentioned when visiting in Springfield a month ago.

Further comments:

SDC do not inhibit the growth and development of what is a great community. Let Springfield be the next International Summer /Winter Resort Town and be known around the world as the council who put it on the World map. As a council you have not embraced the town for over 20 years show vision - do it now!!

Also from research it would appear that the most concerned village/town by (Percentage) % of residents/rate payers present at Selwyn District 2031 Strategy Plan meetings; Springfield out performs all other villages even if a few towns attendance were added together!

Have the planning guys who were present run the numbers !!!

TAKE NOTICE !