

From: [webmaster](#)
To: [Submissions](#)
Subject: 13 Pidwerbesky
Date: Sunday, 1 June 2014 2:43:45 p.m.

The following submission was received from:

Name: Bryan & Helen Pidwerbesky
Address: 279 Tancreds Road
RD2 Ladbroke
Christchurch
7672
Email: helen.pidwerbesky@clear.net.nz
Phone: 3252793

SUBMISSION:

I am a:

Resident, Lifestyle property owner

Submitting on behalf? No

If so, on behalf of:

Wants to be heard at hearing? Yes

Q1

Agree with 5 Strategic Directions? Yes

Comments:

Q2 Priorities:

We strongly support the Council's objective that all new urban development (including rural-residential) will occur in or adjacent to existing townships.

However, the strategy is focussed on the residential development within the existing Living 1, 2 and Deferred Zones in Lincoln, Prebbleton, Rolleston & West Melton. Land outside those townships is categorised as rural, thereby individual titles are subject to a minimum size of 4 ha.

In order to maximise the quality of life in and development of Selwyn, there should be a wider range of options for property sizes & developments, within close proximity of the 4 main townships listed in the strategy.

Q3 Growth in the remainder:

no, not yet.

Q4 Rural subdivision:

yes.

Many residents of Selwyn do not wish to live in a small residential property, and would prefer to enjoy a rural lifestyle property, but not all those who want to enjoy a lifestyle block want or need 4 ha. In order to satisfy the aspirations of those residents, while also maintaining the objective of constraining all new urban development and rural-residential to within or adjacent to existing townships, new living zones should be introduced with a graduated increase of minimum property size based on distance from the township. For example, within 2 km of Lincoln, Prebbleton, Rolleston & West Melton, the minimum size could be, say, 1 ha or 1.5 ha, within 3 km - 2 ha and for 3 km or greater from those townships, 4 ha would be the minimum size.

Q5a - Township network:

Q5b - Activity Centre network:

Q6 Self sufficiency:

excellent.

Q7 Housing options:

yes.

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Q8 Layout and pathways:

yes.

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Q9 Strong community:

Further comments:

To reduce the loss of quality soil and mitigate stormwater runoff, land in the immediate vicinities of Lincoln and Prebbleton (because these areas are on land with substantially lower permeability) could be less than 4 ha only if rainwater retention is provided within the property, such as, for example, storage tanks for capturing runoff from roofs and porous pavements in driveways and other sealed areas that are designed to capture and store rainfall within the pavement, then releasing the water slowly.