

From: [webmaster](#)
To: [Submissions](#)
Subject: 23 Milliken
Date: Wednesday, 4 June 2014 5:59:22 p.m.

The following submission was received from:

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SUBMISSION:

I am a:
Resident, Business Owner, Farmer, 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? Partly Support

Comments: I generally agree with the submission put forward by the Springfield Township Committee. Council planning rules have the ability to steer development to any areas the planners desire. At present this appears to be areas closest to Christchurch.

Q2 Priorities:

Like almost all areas of N.Z.Springfield has abundant water. The harnessing and reticulation of this water needs to be a priority. All historical sections or titles in the village should be freed from development restrictions or the owners informed why not. Return areas that had Rural Residential zoning back to Rural Residential. Development should not be in an unbalanced way to the N.W. This would leave one of the largest, best planted and sheltered Domains in Selwyn increasingly isolated.

Q3 Growth in the remainder:

Definitely. Council planning has the ability to constrict or encourage development. In view of the fact that Springfield has direct access to more natural recreation opportunities than other towns growth should be encouraged.

Q4 Rural subdivision:

Quite a lot of sections on Historical separate titlea already exist. The opportunity should be available to develop these titles again.From time to time these opportunities will arise. If sensible such ideas should be allowed.

Q5a - Township network:

With such restrictive planning rules in place Springfields true role is hard to predict. Suffice to say with looser regulations some towns will out grow their predicted role and others will struggle to acheive.

Q5b - Activity Centre network:

Q6 Self sufficiency:

A good concept as most facilities should be encouraged in the district.

Q7 Housing options:

Yes. More ability to build on existing sections and the ability to subdivide as the need arises. Not every family wants to live on a 10 acre block nor do townhouse complexes suit everyone.

Q8 Layout and pathways:

A wide range of such opportunities should be made available. Subdivisions should be in all directions from a central point. In Springfields case the Tawera Memorial Hall. Also bear in mind the location of the Kowai Pass (Springfield) Domain. Larger scale development to the West of the township without balancing development nearer to Christchurch would result in one of the largest and best planted Domains in the County to be increasingly isolated.

Q9 Strong community:

1. Get the general citizens to be on side and not increasingly dissatisfied by Council restrictions as they appear to be at present.
2. Any plan change should not take away any existing rights or options. Such changes in the past have taken rights away and thus has been resented.

Further comments:

Springfield should have enough area to expand in all directions bearing in mind it is the best situated village in Selwyn for many forms of recreation. e.g. Snow sports,boating,fishing,tramping,horse trekking,gliding,hunting,iceskating,trailriding and cycling. Its proximity to Forest and National Parks gives it a special status. To compliment these activities it already has an excellent Community Centre/Town Hall plus an excellent domain (100 acres)40ha. Springfield already has commuters travelling to work in Christchurch and Darfield. Highway 73 is an important link to the West Coast and arguably a lot more traffic passes through Springfield than Methven. Springfield should be able to expand and develop as the need arises rather than have restrictive planning restrictions. It is important to manage speed coming into the village from the East. The 100K.P.H. limit at present in place creates a very dangerous situation if a large Church gathering or funeral occurs.