

From: [webmaster](#)
To: [Submissions](#)
Subject: 35 Mulholland
Date: Friday, 6 June 2014 10:45:11 a.m.

The following submission was received from:

Name: Jane Mulholland
Address: 3 Broadgate Place
Darfield

Email: t.j.mulholland@xtra.co.nz
Phone:

SUBMISSION:

I am a:
Resident, Employed in Selwyn District

Submitting on behalf? No
If so, on behalf of:

Wants to be heard at hearing? No

Q1

Agree with 5 Strategic Directions? No

Comments: Significant issues (e.g. water, sewerage, roading, tourism) need to be resolved before any development is planned for Darfield or any changes made to current low density zoning. These issues, particularly water quality and sewerage systems would require huge investment and cannot be financed by current residents. Better information is required - note that the summary of Council Water Schemes states "not sure what figures based on" with regard to the Darfield water supply - this is not good enough to form the basis of crucial long-term plans. For roading upgrades, heavy vehicles are causing the most damage - I have witnessed several trucks driving at speed along recently laid surfaces, ignoring speed limits - so they should pay, not residents of small township properties who use the roads only occasionally. Darfield now has both Frews and Fonterra operating out of the township as well as all the east - west traffic.

Q2 Priorities:

Retain rural character, benefit CURRENT residents - not new ones - preserve the environment (no more industrial development or fracking) promote green tourism, treat as a separate entity from Christchurch with very different priorities, discourage commuters & minimise heavy vehicles - these impact roads & transport, pollution and safety. Townships in particular are no place for trucks. E.g. if Darfield is to be the tourist hub for the area it needs to remain attractive, with cafes, outdoor seating, pleasant high street encouraging passing traffic to stop, walk & spend. Main short-term priority is to consult every resident of a township to be developed, with questionnaires delivered to every mail box and permanent spaces set aside in libraries for easy reference information.

Q3 Growth in the remainder:

Yes, of course. Any growth impacts surrounding areas - eg roading and traffic, education and health, policing and recreational requirements. It is about what we want our district to look like in 2031.

Q4 Rural subdivision:

Yes, for the same reasons as above - nothing happens in isolation, and people are constantly travelling beyond the confines of where they live. For the district's long-term plan to be cohesive and cost-effective it must incorporate the whole district. This also enables all people to have a say and keeps them involved in big picture planning.

Q5a - Township network:

Only if residents agree.

Needs to be looked at in terms of benefitting the whole community, retaining the character of existing

townships and developing in line with what residents want.

Q5b - Activity Centre network:

As above.

Key here is to look at how development can be supported on current facilities, esp roading - which is clearly of concern since ratepayers are being asked to make a one-off payment this year. We cannot continue to fund roading at the same level - there are other more important issues of direct benefit to residents, eg water, sewerage.

Q6 Self sufficiency:

Yes, agree, so long as it can be realised without affecting the character of our townships - any significant industrial or commercial developments should be located outside current township boundaries and should not require significant roading investment from rate payers. Plans should also mandate appropriate water & sewerage infrastructure & pollution safeguards. This is a very long-term vision, so the Council must work on the basics before approving new developments.

Q7 Housing options:

No, housing should be in keeping with the character of our townships & retain low density zoning in our rural communities.

Q8 Layout and pathways:

Q9 Strong community:

Listen to everyone, not just the farmers or those who attend meetings. Consultation should get out across the district, maybe use school communities, speak to all ages.

The plan should show us how we benefit and therefore get buy-in.

Further comments:

This is an opportunity to ensure the SH73 becomes a real tourist gem. Do not over-develop it, protect the environment, retain the simplicity of what we have.