

From: [webmaster](#)
To: [Submissions](#)
Subject: 49 Norton
Date: Friday, 6 June 2014 4:36:51 p.m.

The following submission was received from:

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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? Partly Support

Comments: I support more sustainable urban growth to a certain extent but feel that there needs to be a wider range of lifestyle/rural residential options available to the wider rural community. There is a need to recognise that there is a difference between living on a rural residential/lifestyle block in Rolleston/Darfield/Lincoln fringes and living on an equivalent sized block surrounding a rural activity centre.

Q2 Priorities:

Making it a more enjoyable place to live. This includes recognising the rights of all that live in the rural community that make up its diverse framework (i.e. not just the farmers). Although the sustainability of rural business/farmland is extremely important I feel there needs to be more variety of lifestyle/RR options available within the rural setting. This would allow more people the opportunity to enjoy the benefits of living in a rural environment

e.g.1) Rural residential/lifestyle sections for retired farmers who still wish to live within the rural community.

2) People who grew up in the area and want to continue living in the area but do not wish to farm or are unable to own a farm of their own.

3) People who provide important services for the rural community but do not directly work on a farm.

4) people that would like to live in a residential section/lifestyle block in a rural setting and enjoy the uniqueness of living in a small rural community.

Q3 Growth in the remainder:

There are a number of undersized lots with existing historical titles within the Selwyn district. I believe that not giving the owners of existing undersized historical titles, in areas original designed for settlement, that have been paying rates accordingly, the right to erect a dwelling is a violation of their rights. Their land has been significantly devalued without any form of compensation. To then create more subdivisions/titles to keep up with the current unprecedented demand for houses post earthquake instead of recognising the rights of those existing title owners is grossly unfair. The rights of existing undersized title owners, in areas originally designed for settlement, who have continued to pay rates on the land, should be recognised and rights to build a dwelling approved. Further development of undersized lots would then be at the councils discretionary control.

Q4 Rural subdivision:

please see above. Recognising the rights of existing title owners as above would provide the variety of lifestyle options missing from the rural setting. Special recognition should be made for blocks not currently involved in economically sustainable farming practices.

Q5a - Township network:

Q5b - Activity Centre network:

Please see above

Q6 Self sufficiency:

Agree but need to have the necessary degrees of self sufficiency within the rural centres themselves in terms of support around rural activities in the area as well as catering for the local community.

Q7 Housing options:

yes - please see previous notes.

People that chose to live in the rural environment do not necessarily wish to live in the Key service centres.

Q8 Layout and pathways:

Q9 Strong community:

By maintaining and enhancing the strong sense of community in the rural townships. By allowing for the towns natural development and growth and bringing people together by providing the appropriate resources, services and levels of self sufficiency a sense of belonging and community can be nurtured.

Further comments:

The Selwyn Village should be recognised as an existing development area based on the gradual development of rural and rural residential dwellings in an area historically designed for settlement. This area includes a historical building.

The township of Dunsandel needs to a safer way of crossing the main south road. It is becoming increasingly difficult and dangerous to cross. Being a split township it is essential a safe crossing is provided to allow access the resources on the other side.