

From: [Tim Harris](#)
To: [Benjamin Rhodes](#)
Subject: 50 Frecker
Date: Monday, 9 June 2014 8:54:46 a.m.
Attachments: [Springfield Township Committee submission on reinstatement RR Zone.pdf](#)

Tim Harris
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From: Jo Frecker [<mailto:jo@frecker.com.au>]
Sent: Friday, 6 June 2014 6:35 p.m.
To: Tim Harris
Cc: 'Catherine Field'
Subject: Support for Springfield Township Committee Submission - Reinstating a rural residential zoning for Springfield

06 June 2014

Attention: Mr Tim Harris
District Planning Manager
Selwyn District Council

Dear Mr Harris

I write in support of the attached document submitted by the Springfield Township Committee on 03 June 2014 .

As the owners of 27 Pocock Road, Springfield we have been involved with SDC in discussions since 2005 with regard to planning & zoning.

As brief background, the land which we own had an original residential subdivision many years ago and at a later time two smaller blocks facing on to Pocock Road were subdivided but not taken up. Following extensive negotiation through Hamish Frizzell of Servus, we were granted a boundary realignment on a resource consent for 5 years. This was extended in 2010 to November 2015.

I grew up on Ben More Station at Porters Pass and attended Springfield Primary school. We are currently off shore owners but visit and stay at our property up to 4 times each year. The farm land is managed by my father, Roger James and my brother Warrick James. My husband David and I manage our rental property and the landscaping and enhancement of the property surrounds. We consider ourselves part of the Malvern community.

One block was sold in 2012 in order to satisfy the Council's requirement to show activity in the Resource consent. We have spent much of the last 8-9 years cleaning up a very degraded property - many would have called it "the local eye sore" . We have cleared, fenced and landscaped extensively and maintain the services of Wai-ora Landscaping to control the noxious weeds namely broom but more particularly to beautify and enhance the natural environment. Our contract with Wai-Ora is ongoing.

Our Resource consent for our remaining 3 bare land blocks comes up for renewal in Nov 2015. .

Under our Resource consent we were given a limited time of a five year extension. Between that time Christchurch was flattened with the multiple debilitating earthquakes and all the parameters for Canterbury have changed.

Circumstances change and are on going and Councils need to be mindful of the dynamics of a community and its natural growth.

Not everyone wants to develop at the same time and it is not wise to take good agricultural land out of use if it can continue to be used for that time but we need some on going assurance what we can think of this land close to Springfield as potentially residential real estate and ongoing for future growth which the market will determine in its own time . In short Council needs to take a longer view at the big picture for Springfield

We ask that Council keeps land productive as possible with the future good sense and let a natural formation of community grow within a well maintained area .

We support our local neighbours Les Barnett and Catherine Field in their subdivision to build a family home in the Annavale Road/HW 73 corner. There have already been several good quality substantial homes with significant landscaping built, that add to the community, on Annavale Road and off the Highway at Greenings Road over the years. This is absolutely the sort of development that should be encouraged in your consideration of Rural Residential Zoning practice for Springfield.

You have already received the Springfield Township Committee Development proposal which we support but I add a comment here:

To grow a strong physical built environment it needs to have a consolidation - rather than string out the town as a ribbon highway development would it not be better and it will be possible for the Council and Private land holders if they act now, to create a link

between the railway and the highway . There is land there and it would make it a safer place to use the existing Rewi Ally community area for recreation and the land behind for further future growth as commercial/residential. Look at Tekapo and Omarama - there is a pull off area so people can get off the main highway. It is seriously dangerous having people wandering around on a major highway .

All the existing business's could be tied into this with interesting walkways and natural beauty. Plan for growth in a circular rather than linear pattern focusing on the centre of Springfield.

I trust these thoughts are relevant. We love this town.

If you need to speak to us further our details are below.

Your sincerely

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