

COMMENTS ON THE LAND USE RECOVERY PLAN REVIEW

TO: Environment Canterbury
Christchurch

By email only: LURP@ecan.govt.nz

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Topic Area: Residential Opportunity – 131 Levi Road, Rolleston

- 1 The Submitter lodged submissions on the Draft Land Use Recovery Plan in respect of its land at Levi Road, Rolleston seeking the inclusion of its land as a 'Priority Area' for residential development. It was not successful in its submission. The land lies outside of the urban limit despite being surrounded by land zoned or earmarked for residential/rural residential development. The land is very conveniently located close to facilities and amenities in Rolleston.
- 2 The original submission to the Draft Land Use Recovery Plan was lodged in circumstances where there had been some dialogue between the then landowners and Council officers (at the Council's initiative) regarding the prospect of rezoning the land. However at that time, the joint owners of the land were not unanimous in the views as to the future zoning of the land. Land ownership has now changed, and the current owner, the Submitter, recognises the suitability of the land for urbanisation and wishes to actively promote that opportunity.
- 3 More importantly, since the Land Use Recovery Plan (LURP) was gazetted, development in Selwyn District has continued to develop at an unprecedented rate. The Council's Monitoring Report records a slowing down of the rate of development in Waimakariri since the beginning of 2014, although that is not apparent in Selwyn, which has experienced a 198% increase since the earthquakes compared to the 10 years preceding.
- 4 The Submitter also understands that discussions have been taking place between the Council and owners of land to the east of the Submitter's property which is earmarked for a 'District Park' in the Rolleston Structure Plan, and understands that these discussions are ongoing. The land earmarked as a 'District Park' is located within the 50 dBA Ldn contour, and is thus not suitable for residential development in terms of the current LURP/RPS policy framework. A small portion of the Submitter's land is also located within the 50 dBA Ldn contour, and adjoins the 'District Park' land on its south-western boundary.

- 5 If the Submitter's land is able to be zoned for residential development, the Submitter could see the potential for its own 'contour' land to be used in a manner consistent with the proposed District Park, which would then provide connectivity between the park and the existing and planned residential development in Rolleston. The opportunity to achieve that connectivity would be lost if the Submitter's land remains as an essentially isolated pocket of rural land.
- 6 Accordingly, the Submitter asks that Environment Canterbury reconsider whether now is the appropriate time to include the Submitter's land (that much of it that is outside of the 50 dBA Ldn contour) as a future Priority Area for residential development as part of its current review.
- 7 For convenience, the original submission to the draft LURP is **attached** and should be referred to in conjunction with this 'covering' submission as providing further information and grounds for this submission.

Dated this 29th day of May 2015.



For Mark Purdon