

SUBMISSION ON THE DRAFT LAND USE RECOVERY PLAN

To: The Minister of Earthquake Recovery
and Canterbury Earthquake Recovery Authority
Private Bag 4999
Christchurch 8140

Submitter: M. Purdon
131 Levi Road
RD8 Christchurch

Subject Matter: Residential Opportunity
131 Levi Road, Rolleston

Submission:

The submitter is the owner of approximately 30ha of land at Rolleston of which approximately 12ha adjoins land zoned for residential activity on both its north and west boundaries and is impacted by the 50 dBA air noise contour. Part of the subject land (i.e. 12ha) is suitable for residential development without impacting the air noise contour but at the same time providing a logical and sustainable additional to residential opportunity at Rolleston.

In terms of the Draft Land Use Recovery Plan then this submission is to include the subject land as identified (attached) within the category of Priority Areas - Residential (not yet zoned).

In terms of the suitability of the land for the purpose proposed the following is noted;

- (1) The land is in large part within the urban environment of Rolleston.
- (2) The land is a block largely adjoining or facing urban zoning and activity.
- (3) The land has no value in terms of making any sustainable contribution to 'rural' or farming activities and is now isolated and constrained by the urban zoning at Rolleston.
- (4) The land can be serviced.
- (5) There are no geotechnical constraints to development of the land.
- (6) The land is within walking distance of the convenience shopping and community amenities at Rolleston and closer than many other areas of land identified for residential growth.

The subject land does not represent an isolated proposal but is located in area that contains urban infrastructure, amenity and services. It is located closer to the facilities and amenities at Rolleston (shops, schools, community facilities) than much of the land currently identified at Rolleston for residential growth. Furthermore it does not impact on the air noise contours, any more than other adjoining residential land.

Provisions of the LURP which are supported:

It is submitted that the requested changes would enable affordable housing and give effect to those parts of the LURP which promote a variety of housing choices including smaller and more affordable housing, and in particular:

- Chapter 4, table 3: Outcome vi – “ensure the range, quality and price of new housing provides for the diverse and changing needs ...”
- Clause 4.1.1: Provide housing choice; and in particular the references to incentives and “exemplar developments”, and the explanations under 4.1.1.1 and 4.1.1.2.
- Action 4: Incentivising a range of housing types, “Selwyn and Waimakariri District Councils to identify appropriate sites...”
- Action 5: Incentivising a range of housing types, “Councils to work in partnership with central government and the private sector...”
- Actions 6 and 7: Affordable Housing, “Central government and district councils to investigate mechanisms to encourage the provision and retention of affordable housing within proposed new residential developments...”

These provisions of the LURP are therefore supported.

Amendments

- (i) Land Use Recovery Plan.
Amend Map A to identify the subject land as (Priority Area Residential – Not yet Zoned).
- (ii) Amendments to the Selwyn District Plan.
Amend Map No 126 to include the subject land as Priority Area Residential – not yet zoned.

Attachments

- (i) Amendments to (Map A) Land Use Recovery Plan.
- (ii) Amendments to the Selwyn District Plan – Map No 101.

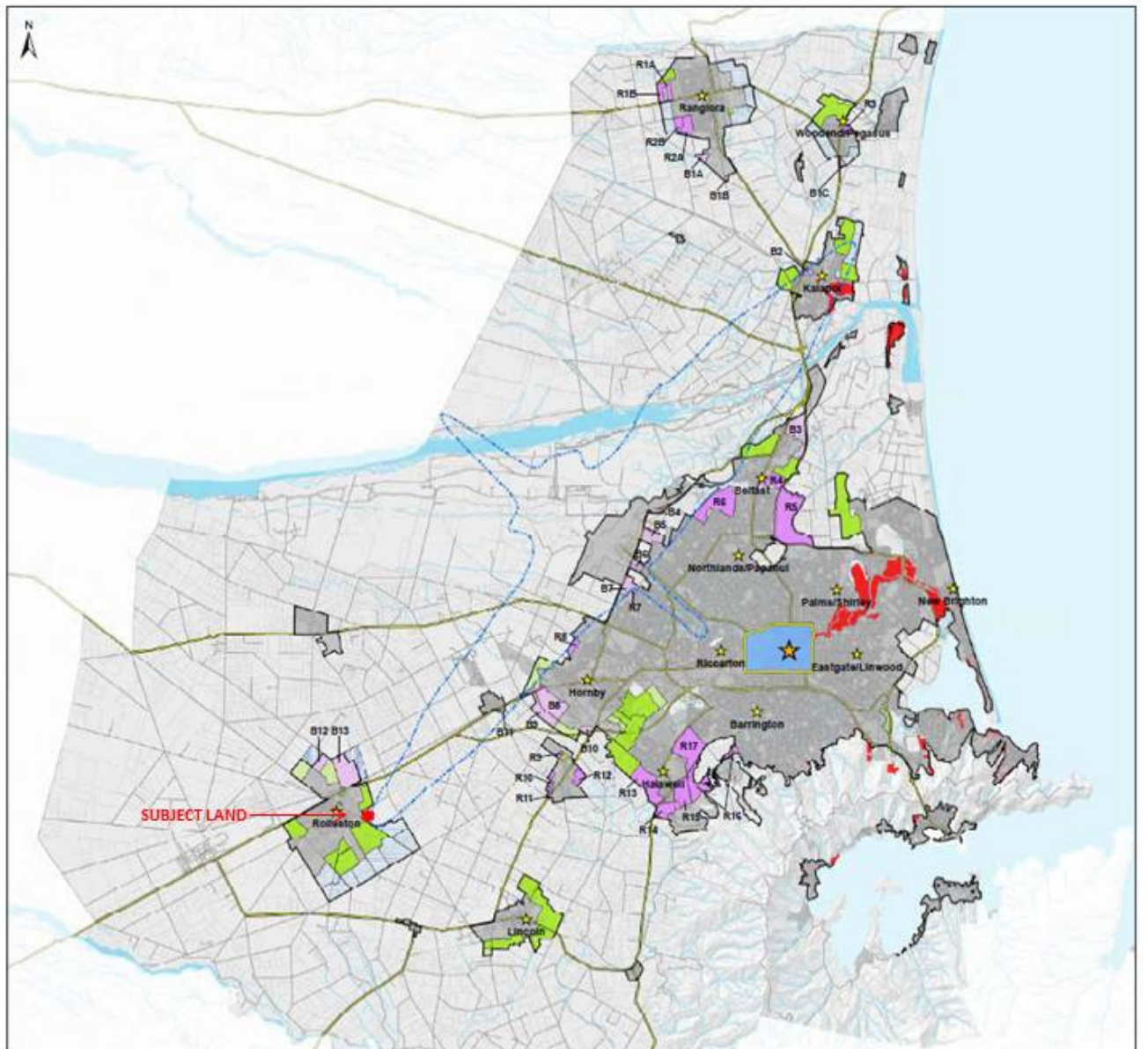
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Dated: 1 August 2013

Attachment i

Map A

Greenfield Priority Areas



Attachment ii

