From: Hamish Keown
To: Mailroom Mailbox

Subject:LURP Comment form - Submitted at 2pmDate:Friday, 29 May 2015 4:08:23 p.m.Attachments:SC284e C28415052915560.pdf

Importance: High

Hamish Keown

Advisory Officer I Customer Services 03 367 7426

COMMENT FORM

Comments on the Land Use Recovery Plan Review: Consultation Pamphlet

To access the online comment go to www.ecan.govt.nz/LURP

Alternatively, comments can be emailed to LURP@ecan.govt.nz or posted to:	
Comments on Land Use Recovery Plan Review Environment Canterbury	Submitter ID: File No: EQR/LURPReview/6
P O Box 345 Christchurch 8140	
All comments to be received by 5:00pm, Friday 29 May 2015	
Full Name: Lawrence John Manion Phone:	3478830
Organisation*:	
* the organisation that this submission is made on behalf of	1
Postal Address: 57 Weedon's Koss Koa	ud
Postal Address: 57 Weedon's Ross Road 5 R.D. CHCH	Postcode: 76 7-5
Email:	
Contact name and postal address for service of person making comment (if different from a	above):
	- / - /
Signature:Date:	9/5/15
(Signature of person making submission or person authorised to sign on behalf of person n	naking the comment)
Please note: all information contained in comments provided, becomes public information	
Topic Area: Direction and Coordination	
Comment and Actions to Achieve:	

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Topic Area: Communities and Housing
Comment and Actions to Achieve:
Topic Area: Business
Comment and Actions to Achieve:
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Topic Area: Transport
Comment and Actions to Achieve:

Topic Area: Business

Comment and Actions to Achieve:

The Greenfield Priority Area –Business area should be extended further East along Jones Road up to Weedons Ross Road where the Southern Motorway Weedons Ross Road interchange is located at 57 Weedons Ross Road to include Lot 1 DP489 Lot 3 DP306083BLKXV Rolleston SD 106 hectares.

Reasons for:

- Ease of access
- Last large block of bare land adjacent to and between Izone and Weedons Ross Road interchange on Southern Motorway
- Adjacent Orion Substation on Weedons Ross Road
- Adjacent to Port of Lyttleton Inland Port
- Potentially a last opportunity to expand the Greenfield Priority Area with one large parcel of land in this location with the aforementioned features, before it is developed from single ownership into a large scale lifestyle block/subdivision with multiple ownership, causing fractured development at a later date.

		* (8)

Topic Area: Communities and Housing Comment and Actions to Achieve:

The Selwyn District Plan should be brought into line with the proposed Canterbury Air Regional Plan and the Christchurch Replacement District Plan under Chapter 17 Rural.

Refer 17.2.3.11 minimum separation distances plantation forestry, intensive farming and residual activities. Here the trigger point for any new residential unit being a permitted activity and a restricted discretionary is proposed to be 200 metres instead of 300 metres under both the Christchurch Replacement District Plan and the proposed Canterbury Air Regional Plan.

As stated in the review Consultant Pamphlet for the LURP page 6.

- (6) "Actions in the LURP supporting intensification have been difficult to implement and monitor."
- (7) "Actions in the LURP made amendments to further enable and streamline opportunities for comprehensive development."

Therefore integrating uniform measures already proposed in the Christchurch Replacement District Plan and proposed Canterbury Air Regional Plan into the Selwyn District Plan would streamline intensification for extra housing.

