

From: [Hamish Keown](#)
To: [Mailroom Mailbox](#)
Subject: LURP Comment form - Submitted at 2pm
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Importance: High

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Topic Area: Communities and Housing

Comment and Actions to Achieve:

Topic Area: Business

Comment and Actions to Achieve:

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.

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.

