

29 May 2015

Comments on Land Use Recovery Plan Review
 Environment Canterbury
 PO Box 345
CHRISTCHURCH 8140

Dear Sir/Madam

Comments on Land Use Recovery Plan Review

Please find below the comments being requested in respect of the Land Use Recovery Plan Review process that is currently seeking public comments. This request is being made specifically in respect of the property 200 Huntsbury Avenue, Huntsbury, Christchurch City. This property is highlighted in Photo 1 below.



Photo 1: Aerial View of Subject Property and Immediate Surroundings

-  Zone Boundary (Operative City Plan & Proposed Replacement District Plan)
-  Location of Existing Entranceways
-  Boundary of Subject Property
-  Location of Existing Dwelling
-  Location of Potential Dwelling Site

The topic area of direct relevance is as follows:

Direction and Co-Ordination

The subject property is located on the urban / rural fringe being located within both the urban and rural zones as noted in Photo 1 in respect of both the Operative Christchurch City Plan and the Proposed Replacement Christchurch District Plan. Both plans have the common residential / Port Hills rural zone.

The direction of growth up this broad Huntsbury spur that has been undertaken over many years makes the subject property suitable for being wholly included within the urban area of this area based on the following factors:

Rural / Urban Density Buffer

At present the subject property is somewhat sandwiched between the more densely developed residential areas of Westview Place and Tiroroa Lane (being the Living Hills Zone) and the Rural Hills Zone on the east side of Huntsbury Avenue. The ability for the subject property to be subdivided into a maximum of 3 allotments presents the possibility of it becoming a visual low development buffer zone area from the higher residential development in the Living Hills Zone to the north and east through to the low development areas of the Rural Hills Zone to the east and south.



Photo 3: View looking at the southern entranceway to the subject property that leads to potential flat building sites.

Existing Roadside Berm Vegetation

With Huntsbury Avenue, alongside the subject property, there is a sizeable roadside bank that is well vegetated. This situation is highlighted in Photo 4 that is looking northwards down the road. The existing southern entranceway for the subject property is just visible to the left.



Photo 4: View looking northwards down Huntsbury Road with the existing southern entranceway just being visible to the left.

With the ability for the subject property to be able to establish a maximum of 3 dwellings, the existing roadside bank with its vegetation screen will collectively ensure that those dwellings will not be visible from Huntsbury Avenue. A condition of any future subdivision approval, or a rule in the future City Plan, could require the continuing retention of this landscaping strip along the roadside boundary for visual amenity and landscape purposes.

Existing Flat Building Sites

A distinct advantage of this property to enable the establishing of a further two dwelling sites beyond what currently exists are the relatively large areas of flat land that already exist. This is highlighted in Photo 5. This land is located just beyond the southern entranceway. This grassed area is also clearly visible in Photo 1, being the marked up aerial photograph.

Furthermore, this flat area is sufficiently large enough for any future dwellings to be established so to be sufficiently well setback from the leading/front edge of this flat area. Such a siting will ensure that any dwelling will be difficult to view from beyond the subject property.

The large existing flat area will also ensure that any required earthworks to establish new buildings can be kept to a minimum.



Photo 5: The flat land on the property just beyond the southern entranceway.

Undulating Ridge Terrain

A feature of the Huntsbury Ridge is its undulating terrain along its entire length. This is highlighted in Photo 6 on the following page. This is looking northwards down the ridgeline in the direction of the main Christchurch urban area. The knoll visible in the foreground with the new dwellings have been established on it further emphasizes this fact.

The undulating landform along the main ridgeline will ensure that additional dwellings being established on the subject land will be difficult to view from afar. This is shown in Photo 6 that areas of the Port Hills such as the subject property have only a limited view of the wider city below, and the reverse will also apply, i.e. the subject property will be likewise difficult to view from much of the city. It is only from the very far distant areas of the city that there will be more unobstructed views of these upper areas of the Port Hills. But from such significant viewing distances, any individual dwellings will be practically impossible to view. This will be especially so if the exterior colour scheme comprises recessive colour tones and that there is a landform and vegetation backdrop. These mitigation measures can be assured, especially in terms of the Port Hills terrain that continues to rise up to the Summit Ridge.



Photo 6: The undulating Huntsbury ridgeline looking northwards.

Servicing

At present a sewer main from the adjoining property to the south passes through the subject property to connect into the Council sewer in Tiroroa Lane. On this basis the ability to adequately provide for the disposal of effluent being created by any additional dwelling can be readily be achieved by being able to connect into this existing infrastructure.

REQUESTED AMENDMENTS TO THE LURP DOCUMENT

- 1) Amend Map 'A' of Chapter 6 of the Canterbury Regional Policy Statement (Appendix 1 of the LURP) by inclusion of the subject site as a 'Port Hills Greenfield Residential Area'.
- 2) Amend Policy 6.3.7 (3) (b) of the Canterbury Regional Policy Statement as follows (amendments in bold and underlined):-
 - (3) Intensification developments and development in greenfield priority areas shall achieve at least the following residential net densities averaged over the whole of an ODP area (except where subject to an existing operative ODP with specific density provisions):
 - (a) 10 household units per hectare in greenfield areas in Selwyn and Waimakariri District;
 - (b) 15 household units per hectare in greenfield areas in Christchurch City, **excluding Port Hills greenfield priority areas;**
- 3) Add to Policy 6.3.7 (b) of the Canterbury Regional Policy Statement the following Principal Reasons and Explanations:

With respect to the Port Hills Greenfield Priority Areas, the appropriate residential density will be determined by the district plan, having regard to the existing pattern of zoning and development and the need to ensure development complements the natural landform and character of the Port Hills.
- 4) Add new Policy 6.3.11 of the Canterbury Regional Policy Statement as below and re-number existing Policy 6.3.11 as Policy 6.3.12.

Policy 6.3.11 Minor Extensions of Greenfield Areas and Existing Urban Areas

 - (a) **During the process of completing district plan changes or reviews (including privately requested changes), territorial authorities may make minor amendments to provide for**

urban zoning outside the Priority Greenfield Areas and existing urban areas shown on Map A provided all the following conditions are met:

(i) Any proposed extension or reduction is of a minor nature, generally around 1 ha or less; and

(ii) Any additional land is contiguous with an existing urban areas or identified greenfield priority area as shown on Map A.



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(PRINCIPAL)



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