

OFFICE USE ONLY

## COMMENT FORM

### Land Use Recovery Plan Review: Draft Recommendations

Comments can be emailed to:

[lurp@ecan.govt.nz](mailto:lurp@ecan.govt.nz) or posted to:

Comments on Land Use Recovery  
Plan Review Environment

Canterbury

P O Box 345

Christchurch 8140

**All comments to be received by 5pm, Friday 28 August 2015**

SUBMITTER ID:  
FILE NO: LAND/LURP/PLAN/1

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Organisation\*:

\*The organisation that this submission is made on behalf of

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Contact name and postal address for service of person making comment (if different from above):

Signature:

Date:

28 Aug 2015

(Signature of person making submission or person authorised to sign on behalf of person making the comment)

**Please note: All information contained in comments provided, becomes public information.**

## Comments

### Position statements on section 3.2: Do you agree with these?

Disagree that there is likely to be sufficient greenfield land that is or will become available within the next 10 to 15 years.

Issues, objectives, policies and Map A in Chapter 6 need to be amended in order to allow for small greenfield developments which are necessary for recovery.

**Draft Recommendation 1: The LURP Review should principally identify any areas for further consideration through more traditional statutory mechanisms rather than attempt to resolve them directly by recommending changes to the LURP.**

Disagree. The LURP review should recognise that Christchurch is still in need of the LURP in order to achieve the recovery. Particularly by providing for residential and business land use over the next 10 years. Traditional statutory mechanisms have proved to be too inflexible and slow to make the decisions that will lead to recovery.

**Draft Recommendation 2: Any consideration of significant change is best undertaken through a more comprehensive future spatial planning process or in the review of the Regional Policy Statement including:**

- any consideration of additional greenfield land
- any consideration of further intensification initiatives
- any consideration of further significant investment in strategic infrastructure

Disagree. There needs to be a rigorous analysis of whether the greenfield location areas in Map A are appropriate to meet the locational needs of residents displaced by the earthquakes. The majority of the red zoned land is in the east and southern parts of the city, including on the Port Hills. Much of the greenfield land is in the west. There is a need to provide for replacement greenfield land, within, or in close proximity to existing damaged communities. Such provision will provide for the sustainability of these communities.

There has been no analysis of whether the greenfield land in Map A in Chapter 6 is ready for development. There is uncertainty surrounding the future development of a number of the areas identified. For instance, much of the land is in multiple ownership. The development company in the Highfield area is in receivership.

Many greenfield developments will be able to be implemented much more than some of the larger greenfield areas identified. Some areas necessary for recovery are outside the urban boundary identified in Map A but will assist with the recovery.

The issues, objectives, policies and Map A in Chapter 6 should be amended in order to provide for small additional greenfield areas necessary to meet earthquake recovery land needs. where they are necessary for recovery.

The submitters have lodged a submission on the Stage 2 of the Christchurch Replacement District Plan requesting that Lots 10 to 15 DP 26575, Christchurch Registry, Worsleys Road, Christchurch be rezoned to the Residential Large Lot zone in order to allow for the construction of two dwellings on each lot. The area is outside the urban boundary identified in Map A but is contiguous with land zoned with the RLL zone. The development of this land will not only allow for 10 houses on the port hills but the sharing of infrastructure such as the construction of a road costs will assist the owners of the existing RLL to develop their land which has the potential to provide a significant amount of housing.

The proposed zoning is attached as attachment 1. The land for which a rezoning is requested is marked "6". It is submitted that the urban boundary in map A should be amended in order to include the subject land within the urban area.

**Draft Recommendation 3: The Minister amend the LURP to show Figure 4 on page 23 of the LURP as being 'indicative' only, and remove Appendix 1 relating to Chapter 6.**

Disagree for the reasons given above.

**Draft recommendation 4: The Minister direct Waimakariri District Council to amend Policy 14.5.1.1 as set out in the District Plan as follows: 'To avoid new residential and rural residential activities and development outside of existing urban areas and priority areas within the area identified in Map A in Chapter 6 of the Canterbury Regional Policy Statement; rural residential development areas identified in the Rural Residential Development Plan; and MR 873.'**

NA

**Draft recommendation 5: The Minister add an additional sub-action to LURP Action 27 to read: 'vii. zoning that defines the Lincoln Innovation Hub'.**

NA

**Do you have comments on matters where the LURP Review is not recommending change?**

Refer to the comments above.

**Re section 3.3.3: Development outside greenfield priority areas: Do you have views on the conclusion reached?**

Refer to comments above.

**Re paragraph 3.3.6: Greenfield Priority Areas for Business in NW Christchurch: Do you have views on the approach to the greenfield priority areas for business in north-west Christchurch?**

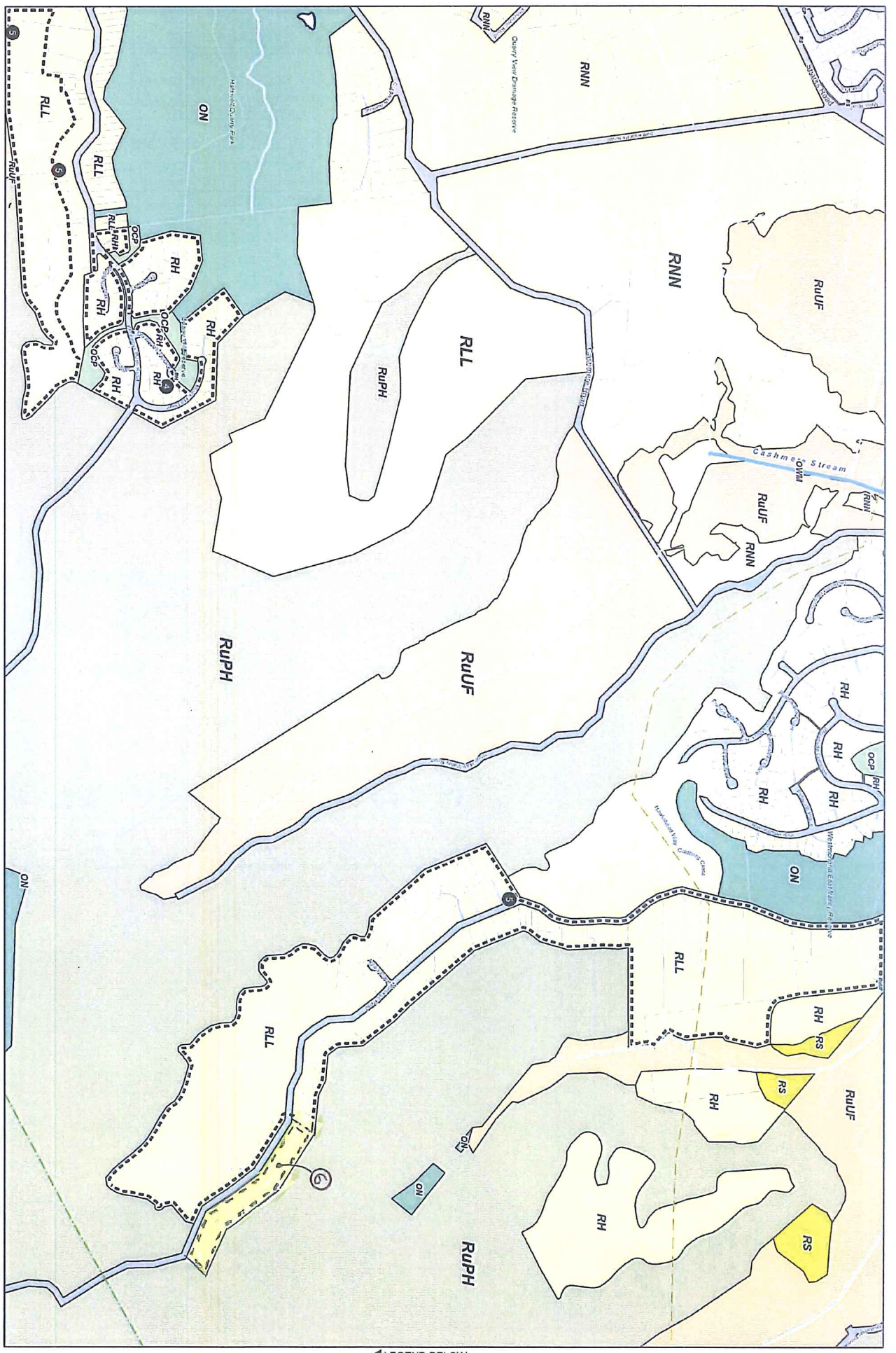
NA

**Any other comments:**

It is important that the review carry out a thorough analysis of the location of the greenfield areas identified in Map A and provide for small additional greenfield areas outside Map A by either amending the urban boundary in Map A to include areas or amend the issues, objectives and policies of chapter 6 of the CRPS as inserted in the LURP.

44	45	46
49	50	51
55	56	57

Planning Map 50  
Stage 2



Scale 1:10000 on A3  
02/05/2015



◀ LEGEND BELOW