

From: [Jamie Robinson](#)
To: [Mailroom Mailbox](#)
Subject: Chapter 6 CRPS submission [DC-Documents.FID2994048]
Date: Monday, 15 February 2021 5:01:02 pm
Attachments: [image001.png](#)
[Submission on CRPS - Fisher 15.2.21 \(12635649 1\).PDF](#)

Good afternoon,

Please find **attached** a submission on behalf of Jenny Fisher.

Kind regards,
Jamie.

Jamie Robinson
Associate

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**SUBMISSION ON PUBLICLY NOTIFIED PROPOSED CHANGE 1 TO
CHAPTER 6 OF THE CANTERBURY REGIONAL POLICY STATEMENT
Clause 6 of Schedule 1, Resource Management Act 1991**

To: Environment Canterbury
By email: **mailroom@ecan.govt.nz**

1. Submitter details

Name of submitter: Jenny Fisher

Relevant property: Rural land at the corner of Blakes Road and Shands Road, Prebbleton.

Name of agent: Jamie Robinson

Address for service

Postal address: c/- Duncan Cotterill, PO Box 5, Christchurch 8140

Email address: jamie.robinson@duncancotterill.com

Phone number: 03 372 6426

Contact person: Jamie Robinson

2. Trade competition declaration

The Submitter **could not** gain an advantage in trade competition through this submission.

3. Submission details

Background:

The critical reason for this submission is that the submitter has sought, under the Selwyn District Plan review, that land be rezoned for large lot residential. It is considered that this zoning would better reflect the surrounding area and provide a sensible urban boundary. Any amendments to the CRPS are therefore relevant to the submitters interest.

The location of the submitters site is shown on Figure 1 below, and the area in red is the only remaining land within the Prebbleton side of the Shands Road boundary that is zoned for rural use. The land to the south, east and north has been developed for large lot residential living, while the land to the south-west allows for an increased density of residential dwellings. Several areas of residential development surrounding the submitters site fall outside of Map A.

The result of the above development is that this rural land as shown in **Figure 1** is surrounded on three sides by residential. This has an impact on the usability of the land for rural purposes and increases the potential for reverse sensitivity effects. A sensible alignment of the urban boundary would appear to be Shands Road.

The submitter opposes the proposed changes to the CRPS, for the reasons outlined above and further detailed in the table below. It is considered that rigid compliance with Map A (plus the proposed extensions) is not consistent with the National Policy Statement for Urban Development 2020 does not allow for flexibility that would open the door for sensible realignment of urban boundaries, as well as providing for adequate land to meet housing land needs.

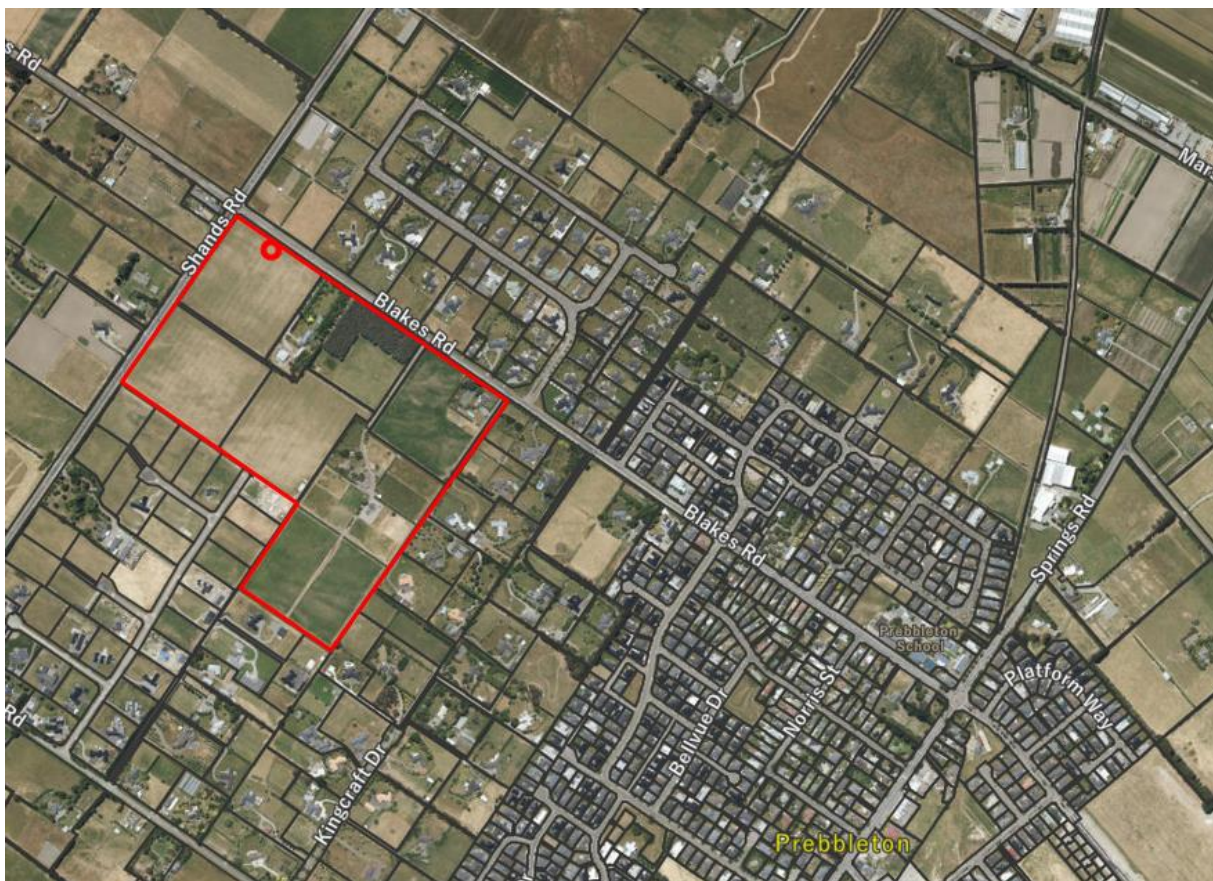


Figure 1: Land subject to submission to Selwyn District Council in relation to its proposed District Plan shown in red.

Specific points on the proposed changes are included as **Appendix 1**.

Signed

Jamie Robinson
Counsel for the Submitter

Date: 15 February 2021

Appendix 1			
Provision to which my submission relates:	My position on this provision is:	My reasons for supporting/opposing the amended provisions are:	The decision I want is:
6.3.7 – Residential location, yield and intensification.	Oppose in part Support in part	<p>The rigid compliance with 'hard lines' on Map A is not consistent with providing for growth and relocation, particularly when considered against the comments below.</p> <p>The removal of reference to meeting sufficient growth and residential relocation through to 2028 is supported, as the proposal only addresses the minimum requirements of the NPS.</p>	Allow for development beyond the lines of Map A.
6.3.12 – Future Development Areas	Support in part	<p>Generally, this new policy is appropriate as it enables urban development subject to relevant controls. However, in line with the submission point on the proposed Map A, it is not supported that this policy only apply in Future Development Areas. It would be more appropriate if the policy contemplated urban growth outside the overlay where it met the requirements of the policy.</p> <p>This is giving effect to something that identified land needs in 2007, not reflective of the current environment.</p> <p>Only providing minimum, question consistency with NPS-UD.</p> <p>Allow Council to consider practically of particular land continuing as rural, when already surrounded by development.</p>	Retain the policy as proposed, however remove reference to the Future Development Areas.
Map A	Oppose	The proposed Future Development Areas are opposed. It would be more appropriate if individual sites were assessed as part of applications, against proposed Policy 6.3.12. It is also important that if Map A is to be altered, then it contemplates areas where the land use has changed significantly on surrounding land since Map A was first introduced and allows for 'infill' to create sensible urban boundaries.	<p>Primary: Remove Future Development Areas from Map A, and from the proposed CRPS.</p> <p>Secondary: Allow for urban development in areas where the land use has changed since the introduction of Map A, to create sensible urban boundaries.</p>

