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L. McCallum

Form 6

**FURTHER SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL  
FOR POLICY STATEMENT OR PLAN**

*Clause 8 of the First Schedule, Resource Management Act 1991*

1091

To: **Canterbury Regional Council**  
P O Box 345  
CHRISTCHURCH

Name of Further Submitter: **Ruby Views Limited**

**This is a further submission on Plan Change 1 (PC1) to the Regional Policy Statement  
(RPS) – Chapter 12A, Development of Greater Christchurch.**

Name of Person or Group Making Original Submission:

**David Blackwell**

Postal Address of Person making Original Submission:

**David Blackwell  
21 Adderley Terrace  
KAIAPOI**

Original Submission Number:

**5**

The further submitter supports the entire submission of **David Blackwell** and in particular those parts relating to:

- The reinstatement of the growth areas identified around Kaiapoi, Woodend and Rangiora that were deleted from the original Urban Development Plan that was presented in the GCUDS summary consultation booklet of November 2006 (5.1).
- The encouragement of residential growth in new (Greenfield) areas where there are plentiful supplies of pristine water at low cost, and where residential growth has easy access to the Christchurch Northern motorway. Also recognise and focus on the positive benefits further residential expansion around Kaiapoi will bring to

Kaiapoi, Waimakariri district and the Greater Christchurch Urban Development Strategy (5.2)

The further submission by Ruby Views Limited **Supports** the original submission by **David Blackwell**.

The Reasons for supporting the submission and decision requested to include and encourage growth around Kaiapoi are as follows:

- There are existing areas of land located both north-east and west of Kaiapoi that have been identified for future development which are located outside of the urban growth limits identified in Plan Change 1. Two specific areas of note are those subject to Waimakariri Plan Change No's 17 and 19.
- Land subject to WDC Plan Change No's 17 and 19 are essentially adjacent to the existing urban area and connections to the arterial road network;
- There is potential for additional Greenfield development (over and above or as an alternative to that associated with Plan changes 17 and 19) located on the periphery of Kaiapoi to be designed as an urban extension that will maintain the identity of the town as a discrete, separate township;

On the above basis **Ruby Views Limited** agrees with the implication by this submitter that

- (a) There are several area within Kaiapoi that are suitable for Greenfield development and that these are not limited to the areas covered by Plan change 17 and 19
- (b) The current KUDS process is the appropriate process for finalising the appropriate areas for Greenfield development and that once this process is completed by the Waimakariri District Council, the Canterbury Regional Council should, in line with Policy 1 of the RPS, promulgate a variation to Plan Change 1 of the Regional Policy Statement to include all of the identified land into the urban limits.

The further submitter wishes to be heard in support of the submission

If others make a similar submission, the submitter would consider presenting a joint case with them at a hearing.

Submission signed for and on behalf of **Ruby Views Limited**



Hamish Osborne  
**Resource Management Group Ltd**  
**(as duly authorised agent)**

Dated: 27 March 2008

Address for service of person making submission:

**Ruby Views Limited**  
c/- Resource Management Group Ltd  
PO Box 13 792  
**CHRISTCHURCH**  
Attention: H Osborne

CUSTOMER SERVICES	
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To: **Canterbury Regional Council**  
P O Box 345  
CHRISTCHURCH

Name of Further Submitter: **Ruby Views Limited**

**This is a further submission on Plan Change 1 (PC1) to the Regional Policy Statement  
(RPS) – Chapter 12A, Development of Greater Christchurch.**

Name of Person or Group Making Original Submission:

**HPQM**

Postal Address of Person making Original Submission:

**C/- Elliot Sinclair and Partners Limited  
PO Box 4597  
Christchurch  
Attn: Chrisie Sargent**

Original Submission Number:

**182**

The further submitter supports those parts of the submission of **HQPM** as referred to below:

- Delete the urban limits proposed in the maps and develop patterns of growth for the Waimakariri District, in line with Policy 4 Method 4.1, which allow for sustainable development of the District. Provide opportunities for new business growth in the District to reduce the existing effects of residents commuting into Christchurch City because of the lack of employment or business development opportunities in the Waimakariri District (182.1)

- Amend the Objectives so that the provisions for change are not so inflexible and establish a transitional period during which businesses and developers, having identified a need and demand for certain activities, define urban limits in consultation with the community (both residents and businesses) (182.3).

The further submission by Ruby Views Limited **Supports** the original submission by **HQPM in part.**

The Reasons for supporting the submission and decision requested to include and encourage growth around Kaiapoi are as follows:

- There are existing areas of land located both north-east and west of Kaiapoi that have been identified for future development which are located outside of the urban growth limits identified in Plan Change 1.
- There is potential for additional Greenfield development (over and above that associated with Plan changes 17 and 19) located on the periphery of Kaiapoi to be designed as an urban extension that will maintain the identity of the town as a discrete, separate township;

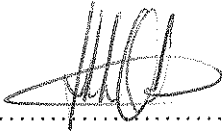
On the above basis Ruby Views Limited agrees with this submitter in that the use of predetermined urban limits are generally considered an inflexible planning tool. Specifically, this appears contrary to Chapter 12A.4 Policies, Policy 4 in that Kaiapoi will be unable to expand to accommodate urban growth that:

- Provides for healthy, vibrant living environments,
- Encourages self-sufficiency in employment, commercial community and recreational activities, and
- Enables efficient and economic provision of network infrastructure.

The further submitter wishes to be heard in support of the submission.

If others make a similar submission, the submitter would consider presenting a joint case with them at a hearing.

Submission signed for and on behalf of Ruby Views Limited



.....  
Hamish Osborne  
**Resource Management Group Ltd**  
**(as duly authorised agent)**

Dated: 27 March 2008

Address for service of person making submission:

Ruby Views Limited  
c/- Resource Management Group Ltd  
PO Box 13 792  
**CHRISTCHURCH**  
Attention: H Osborne

MAYORAL SERVICE	
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To: **Canterbury Regional Council**  
P O Box 345  
CHRISTCHURCH

Name of Further Submitter: **Ruby Views Limited**

**This is a further submission on Plan Change 1 (PC1) to the Regional Policy Statement  
(RPS) – Chapter 12A, Development of Greater Christchurch.**

Name of Person or Group Making Original Submission:

**Elliot Sinclair and Partners Limited**

Postal Address of Person making Original Submission:

**Elliot Sinclair and Partners Limited  
PO Box 4597  
Christchurch  
Attn: Chrisie Sargent**

Original Submission Number:

**87**

The further submitter supports those parts of the submission of **Elliot Sinclair and Partners Limited** as referred to below:

- Amend the urban limits to include areas of adjacent rural land that have been 'marginalised' by urban development occurring on multiple sides. (87.3)
- Add additional land for commercial or industrial use within Ohoka, Woodend and Kaiapoi (87.5).

- Amend the provisions of Proposed Change No. 1 to allow urban Greenfield development to occur outside the urban limits in situations where aspects such as carbon offsetting, transportation efficiencies, or telecommunications are promoted and utilise. (87.7).
- Amend the provisions of Proposed Change No. 1 to give recognition to the role performed by existing rural centres and settlements by;
  - Including them within Urban Limits,
  - Recognising that their growth and future development will provide opportunities for economies of scale (especially with servicing etc) (87.8)

The further submission by Ruby Views Limited **Supports** the original submission by **Elliot Sinclair and Partners Limited in part**.

The Reasons for supporting the submission and decision requested to include and encourage growth around Kaiapoi are as follows:

- There are existing areas of land located both north-east and west of Kaiapoi that have been identified for future development which are located outside of the urban growth limits identified in Plan Change 1.
- There is potential for additional Greenfield development (over and above that associated with land identified by Elliot Sinclair and Partners Limited) located on the periphery of Kaiapoi to be designed as an urban extension that will maintain the identity of the town as a discrete, separate township;

On the above basis Ruby Views Limited agrees with this submitter in that:

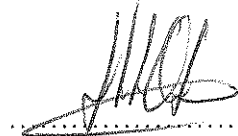
- (a) There are several area adjacent to Kaiapoi that are suitable for Greenfield development;
- (b) There is a need for additional land outside of identified urban limits for urban development adjacent to Kaiapoi;

- (c) That Canterbury Regional Council should, in line with Policy 1 of the RPS, promulgate a variation to Plan Change 1 of the Regional Policy Statement to include additional land into the urban limits.

**The further submitter wishes to be heard in support of the submission.**

**If others make a similar submission, the submitter would consider presenting a joint case with them at a hearing.**

Submission signed for and on behalf of Ruby Views Limited.



.....  
Hamish Osborne  
**Resource Management Group Ltd**  
**(as duly authorised agent)**

Dated: 27 March 2008

Address for service of person making submission:

Ruby Views Limited  
c/- Resource Management Group Ltd  
PO Box 13 792  
**CHRISTCHURCH**  
Attention: H Osborne