

FURTHER SUBMISSION ON A PUBLICLY NOTIFIED CHANGE OF A PROPOSED REGIONAL PLAN RECEPTION

Clause 8 of the First Schedule to the Resource Management Act 1991

Environment Canterbury
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 CHRISTCHURCH

Proposed Change No. 1 to the Canterbury Regional Policy Statement

Selwyn Plantation Board Limited

Anthony Harper Lawyers, PO Box 2646, Christchurch, Attention: Chris Fowler

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FURTHER SUBMISSION TO:

FULL NAME:

ADDRESS FOR SERVICE:

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SUB NO.	SUBMITTER NAME	SUPPORT / OPPOSE	REASONS FOR SUBMISSION
1-0-0 Maps			
3-44, 26-44, 68-44, 67-1	Selwyn District Council, Waimakariri District Council and Christchurch City Council, Smith Crane and Construction Limited	Oppose in part	The submissions by Selwyn District Council et al are opposed insofar as they refer to the urban limit boundary. This is because the incorporation of urban limits on Map 1 is misconceived, unjustified, inefficient and contrary to the purpose of the Act.
107-1	Isaac Wildlife Trust and Diana Isaac Wildlife Trust	Support	The urban limits defined on Map 1 are misconceived, unjustified, inefficient and contrary to the purpose of the Act.
12-2-8 Issue 1: Growth Trends			
145.8	Lincoln Estates Ltd	Support	Issue 1 should be deleted as it does not promote the purpose of the Act.

12-2-28 Issue 2: Accommodating Growth		
21.5	Lloyd Bathhurst	Issue 2 should be deleted as it does not promote the purpose of the Act.
12-3-1 Issue 3: Environmental Challenges		
21.6	Lloyd Bathhurst	Issue 3 should be deleted as it does not promote the purpose of the Act.
12-3-21 Issue 4: Growth Impacts		
211.1	Lincoln University	Issue 4 should be deleted as it does not promote the purpose of the Act.
12-4-17 Issue 5: Transport Effectiveness		
71-5	Rochelle Gray	Issue 5 should be deleted as it does not promote the purpose of the Act.
12-4-29 Issue 6: Amenities		
21-10	Lloyd Bathhurst	Issue 6 should be deleted as it does not promote the purpose of the Act.
12-4-29 Issue 7: Rural Residential Impacts		
21-10	Lloyd Bathhurst	Issue 7 should be deleted as it does not promote the purpose of the Act.
12-5-2 12A.3 Objectives		
73-1	Natalie Lombe	Objectives 1-7 should be deleted as they do not promote the purpose of the Act.
12-5-2 Objective 1		
30-2, 58-2, 108-4	Murray Greig, Selwyn Central Community Board, BHL Trust	Objective 1 should be deleted it does not promote the purpose of the Act.
197-1	Macrae Land Company Ltd, Jenkins, Gordon, Armstrong, MacDonald, Polson	If Objective 1 is not deleted the 5% growth proposed in rural residential households should be retained or increased.

12-6-31 Objective 3: Recognising Urban Growth Limitations			
21.16	Lloyd Bathurst	Oppose	Objective 3 should be deleted as it does not promote the purpose of the Act.
12-6-31 Objective 4: Integration of land use, infrastructure and funding			
21.17	Lloyd Bathurst	Oppose	Objective 4 should be deleted as it does not promote the purpose of the Act.
145.18	Lincoln Estates Ltd	Support in part	If Objective 4 is not deleted then the proposed amended objective better meets the purpose of the Act and will ensure that development is supported by the required infrastructure.
12-9-2 Policy 1: Urban Limits			
51-2, 52-2, 53-2, 136-3	G R Causer, A M Smith, Dunair Investments Limited and Keith Whiteside	Support	The urban limits delineated on Map 1 are misconceived, unjustified, inefficient and contrary to the purpose of the Act.
12-14-21 Policy 6: Urban form, infrastructure and sequencing within identified urban limits			
33-2, 44-2, 45-2, 46-2, 50-4, 109-5, 183-2	J Lai, J Martin, 100 Hawthorne Road Limited, G J and L M Franks, Brian Gillman Limited, Suburban Estates Limited, G F Case, M Case, M G M Case	Support in part	If Policy 6 is not deleted the amended policy proposed in the submissions from J Lai <i>et al</i> because it reduces the adverse effects of sequencing. The reference to outline development plans in the last sentence of the explanation is not supported.
80-6	Kennedys Bush Neighbourhood Association	Oppose in part	The submission is opposed insofar as it relates to the Urban Development Strategy (UDS). It is not appropriate this policy refers to the UDS. The UDS is a non-RMA document which has not been subject to meaningful testing.
11-9	Calder Stewart Industries	Support	The sequencing tables in Policy 6 are inappropriate because sequencing serves no useful purpose and unfairly penalises certain land owners and is unworkable.
155-1	Higgs Trust	Support	The sequencing of developments is not appropriate because sequencing serves no useful purpose, unfairly penalises certain land owners and is unworkable.
12-14-26 Policy 6: Table 1			

33-6, 35-7, 36-7	Fulton Hogan Limited, Trinity Corporation Limited and R D Hughes Holdings Limited	Support in part	If Policy 6 is not deleted in its entirety then the submissions from Fulton Hogan <i>et al</i> that the three columns in Table 1 be combined is supported. The reason for this support is it will reduce the adverse effects associated with sequencing.
12-15-9 Policy 6: Table 2 Development sequencing for Greater Christchurch 2007-2041			
33-8, 35-9, 36-9	Fulton Hogan Limited, Trinity Corporation Limited and R D Hughes Holdings Limited	Support in part	If Policy 6 is not deleted in its entirety then the submissions from Fulton Hogan <i>et al</i> . The reason for this support is because the adverse effects associated with sequencing will be reduced.
12-16-5 Policy 6: Urban form, infrastructure and sequencing within identified urban limits: methods and explanation			
33-9, 35-10, 36-10, 113-10, 114-10 and 255-10	Fulton Hogan Limited, Trinity Corporation Limited, R D Hughes Holdings Limited, William Blake Limited and Ian Coffey, Kajens Trading & Development Limited	Support	The submission from Fulton Hogan <i>et al</i> is supported because it will ensure that development is undertaken in the most sustainable manner.
33-10, 35-11, 36-11, 113-11, 114-11 and 255-11	Fulton Hogan Limited, Trinity Corporation Limited, R D Hughes Holdings Limited, William Blake Limited and Ian Coffey, Kajens Trading & Development Limited	Support in part	If PC11 is not deleted in its entirety then the submissions from Fulton Hogan <i>et al</i> is supported insofar as it provides flexibility for any sequencing to provide for unanticipated growth. This will reduce the adverse effects associated with sequencing.
12-17-19 Policy 7: Development Design development			
21-28, 55-5, 58.18	Lloyd Bathurst, Ministry of Education, Selwyn Central Community Board	Oppose	Policy 7 should be deleted as it does not promote the purpose of the Act.
12-17-19 Policy 7: Design development form and defined methods and explanation			
3-25, 11-8, 18-13, 18-17, 25-25,	Selwyn District Council, Transpower NZ Limited, Drina Sisarich, Transit NZ, Waimakariri District Council,	Oppose in part	The submissions from Selwyn District Council <i>et al</i> are opposed insofar as they submit that Policy 7, Method 7.2 should refer to urban intensification plans and ODP's. The reason for opposition is that ODP's are unworkable.

26-25, 34-3	Clampett Investments Limited, Trinity Corporation Limited, R D Hughes Holdings Limited and Christchurch City Council		
12-17-37 Policy 8: Outline developments plans and changes of zoning in District Plans			
55-6, 80-8	Ministry of Education, Kennedys Bush Neighbourhood Association	Oppose	The submission from the Ministry of Education <i>et al</i> , that ODP's should be a requirement of Policy 8 is opposed. This is because ODPs are unworkable and do not address conflicts between different land owners. It also fails to recognise there may be alternative methods of reaching the same outcome.
145-31, 166-13, 167-13, 168-13, 169-13	Lincoln Estates Limited, Wayne Francis Property and Bloodstock Trust, Nevele R Stud Limited, Spreydon Lodge Limited, Franco Farms Limited and Landsdown Farms Limited (2005) Limited and Kennedys Bush Development Limited	Support in part Oppose in part	The submissions of Lincoln Estates <i>et al</i> are supported insofar as they seek the deletion of Policy 8. Policy 8 should be deleted as it does not promote the purpose of the Act. They are opposed insofar as they refer to ODP's. The reason for opposition is that ODP's are unworkable.
12-21-5 Policy 12: Resolution of urban limits			
58-21	Selwyn Central Community Board	Oppose	Policy 12 should be deleted because it is highly uncertain and unworkable. The policy fails to justify the 5% threshold and does not address our conflicts on urban limits will be resolved. The reference to economies of scale lacks the necessary context to make it a clear and effective condition.
109-6	Suburban Estates Limited	Support	Policy 12 should be deleted because it is highly uncertain and unworkable. The policy fails to justify the 5% threshold and does not address our conflicts on urban limits will be resolved. The reference to economies of scale lacks the necessary context to make it a clear and effective condition.
129-9, 140-3, 141-3,	Denwood Trustees Limited, Cunningham Holland Enterprises Limited, W K	Support	Policy 12 should be deleted because it is highly uncertain and unworkable.

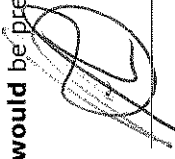
183-3, 185-4, 192-3, 194-5, 195-5, 196-5, 197-5, 198-5, 199-5, 256-6	MacDonald Trust, J F Case, M M Case, M G M Case, Andrew Donnithorne, Bruce Harrington, Bruce Coles, J Burdiss, Murray Alfeld, Macrae Land Company Limited, Jenkins, Gordon, Armstrong, MacDonald, Allan and Polson, Bagrie and Mac Rae Land Company Limited			
116-17	Broadfield Estates Limited	Support	If Policy 12 is not deleted then justification for the imposition of the 5% limit in 12(a) is required.	
12-21-16 Policy 12: Resolution of urban limits: methods and explanation				
33-14, 108-20, 116-18, 117-9, 255-15	Fulton Hogan Limited, BHL Trust, Broadfield Estates Limited, O'Donnell Walters Family Trust and Kajens Trading & Development Limited	Support	Policy 12 should be deleted because it is not appropriate to wait for the resolution of issues relating to urban limits before territorial authorities provide for development in their district plans. The resolution of urban limit issues may take considerable time and preventing or restricting development during this period is not consistent with the Act.	
12-21-16 Policy 12: Resolution of urban limits; methods and explanation				
33-14, 108-20, 116-18, 117-9, 255-15	Fulton Hogan Limited, BHL Trust, Broadfield Estates Limited, O'Donnell Walters Family Trust and Kajens Trading & Development Limited	Support	Policy 12 should be deleted because it is not appropriate to wait for the urban limit issues to be resolved before resolution is made for development. The resolution of urban limits may take a considerable length of time and to not allow development in the meantime would be inappropriate and would impose unnecessary costs.	
12-21-16 Policy 12: Resolution of urban limits; methods and explanation				
33-14, 108-20, 116-18, 117-9	Fulton Hogan Ltd, BHL Trust, Broadfield Estates Limited, O'Donnell Walters Family Trust	Support	It is not appropriate to wait for the urban limit issues to be resolved before resolution is made for development. The resolution of urban limits may take a considerable length of time and to not allow development in the meantime would be inappropriate as it would impose unnecessary costs on developers.	
12-21-23 Policy 13: Rural residential development				

145-33	Lincoln Estates Ltd	Support	The policy is misconceived, unjustified inefficient and contrary to the purpose of the Act.
12-21-23 Policy 14: Greenfield Development			
3.55	Selwyn District Council	Oppose	There is significant opposition to the imposition of urban limits. It is not appropriate to have regard to these limits until the issue of whether they should be imposed is concluded.
21-35, 58-23, 108-21, 115-11	Lloyd Bathurst, Selwyn Central Community Board, BHL Trust, Freyberg Developments Ltd	Oppose	Policy 14 should be deleted as it does not serve the purpose of the Act.
166-14, 167-14, 168.14, 169.14	Wayne Francis Property and Bloodstock Trust, Nevel R Stud Ltd, Spreydon Lodge Ltd, Franco Farms Ltd	Support	Policy 14 should be deleted as it does not serve the purpose of the Act.
12-21-23 Policy 14: Greenfield Development: Explanation and Methods			
21-35, 58-23, 108-21, 115-11	Fulton Hogan Clampett Investments Limited, Trinity Corporation Limited, R D Hughes Holdings Limited	Support	If Policy 14 is not deleted then the amendment providing for developer to provide ODP's is supported
12-23-16 Policy 15: Circumstances for altering growth in sequencing			
43-3, 44-3, 45-3, 46-3, 109-7, 183-4,	J Lai, J Martin, 100 Hawthorne Road Limited, G J and L M Franks, Suburban Estates Limited, G F Case, M M Case, M G M Case	Support	The proposed amendments to policy 15 are appropriate in that they provide greater flexibility to allow the reconsideration of the extent location and land development.
12-26-11 12A.8 Definitions			
233-2	E D and MLM Brown	Oppose	An average rural residential density of 1.5 hectares is high that is necessary or justified.
207-4	Rosscroft Orchards Ltd	Oppose	The current definition of rural residential activities does not meet the purpose of the Act.

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

The submitter **would** be prepared to consider presenting a joint case with others making a similar further submission at any hearing.

Signed: _____



Chris Fowler, Solicitor, being the duly appointed representative of the submitter

Date: _____

28/03/08

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