

CUSTOMER SERVICES	
EC - CHCH	
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	L. McCallum
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FORM 5

**SUBMISSION ON
PLAN CHANGE NO. 1 TO THE
CANTERBURY REGIONAL POLICY STATEMENT**

Clause 6 of the First Schedule, Resource Management Act 1991

To: The Canterbury Regional Council
P O Box 345
CHRISTCHURCH

Name of Submitter: *(full name)*

New Urban Development
C/- Robson Garland Limited
P O Box 13-539
Christchurch

This is a submission on a proposed change to the following policy statement:
(name of proposed or existing policy statement or plan).

Proposed Plan Change No. 1 to the Canterbury Regional Policy Statement.

The specific provisions of the proposal that my submission relates to are:
(give details)

Objective 1, Urban Consolidation, page 5.
Policy 2, Intensification, page 10.

My submission is:
(include:

- *whether you support or oppose the specific provisions or wish to have them amended; and*
- *reasons for your views)*

Objective 1

Supported in general but consolidation of existing urban areas even when supported by policies and rules is often opposed successfully by developer on the grounds that the adverse effects of density on amenities are unacceptable. There are occasional opportunities for the comprehensive redevelopment of land at higher densities which do not necessarily meet these criteria. Even unforeseen opportunities should be encouraged over a wider area.

Policy 2

Specific intensification of identified areas is too restrictive. Opportunities should be taken up if they arise in hitherto unexpected locations. Intensification can be successfully opposed on environmental grounds and is actually very difficult to regulate for.

I seek the following decision from the local authority:
(give precise details)

Objective 1

The addition of further wording to the first bullet point under Objective 1 as follows:

“Higher density subdivision areas or in established areas where there are opportunities for comprehensive urban renewal.”

Policy 2

In paragraph (a) after the words “Map 1” add the following:

“or in established areas where there are opportunities for comprehensive urban renewal.”

Add the following words to Method 2.3 on page 1:

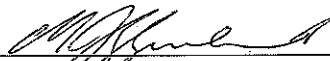
“..... and elsewhere when opportunities arise.”

Such other consequential amendments to the plan change as may be necessary to give effect to the above.

I wish to be heard in support of my submission.

*If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*Delete if you would not consider presenting a joint case.



Signature of submitter
(or person authorised to sign on behalf
of submitter)

29/10/07
Date

Address for service of submitter:

Robson Garland Limited
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CHRISTCHURCH

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