

Policy 6 (page 14) is supported for the inclusion of the Port Hills West CPH1 area as a Greenfield development location in Table 2. In terms of the sequencing/timing however, it seeks to be too precise. This is partly offset by paragraph (b) on page 15. However, if growth occurs at a greater rate than expected or servicing becomes available earlier than anticipated, it may be appropriate to proceed earlier to develop areas currently scheduled further into the future.

Policy 8 (page 17) is too inflexible. While the use of outline development plans is supported in general terms, it may not always be appropriate to deal with a complete Greenfield area in one ODP especially if an area is to be developed in part ahead of its scheduled time or some areas are simply found not to be available for development. There should not need to be a formal process at regional level as outlined in Policy 15.

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

Within Policy 6, paragraph (b) (page 15) be reworded as follows:

“(b) Within the urban limits identified on Map 1 development should occur in accord with the sequencing set out in Table 2. However, should population growth be greater than anticipated, services become available earlier than anticipated or development of some areas cannot be achieved (for various unanticipated reasons), the District or City Council may allow the earlier development of areas scheduled for later development in Tables 1 and 2.”

Within Policy 8 paragraph (a) be reworded as follows:

“(a) Be prepared as a single plan for the whole area or if for part of a Greenfield Area in accordance with a comprehensive plan such as a District Development Strategy, an Area Plan, or a structure plan showing how connectivity of road cycle pedestrian and other infrastructural elements can be achieved with the remainder of the land in the Greenfield area.”

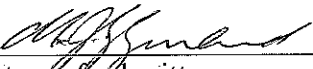
Policy 15 should be altered to provide guidance to Councils as to the circumstances in which timing and sequencing of growth can occur without formal process at a regional level.

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

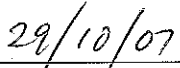
I wish to be heard in support of my submission.

*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)



Date

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