

RNN 8

SUBMISSION ON THE PROPOSED REPLACEMENT CHRISTCHURCH DISTRICT PLAN

in accordance with Clause 6 of the Schedule 1 of the
Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

TO: Christchurch City Council,
P.O. Box 73001, Christchurch 8154
dpreview@ccc.govt.nz



SUBMITTER NAME: Milns Road Farm Limited and Blakesfield Limited

ADDRESS FOR SERVICE: c/- Davie Lovell-Smith Ltd
P.O. Box 679, Christchurch 8140

CONTACT PERSON: Julie Comfort, Davie Lovell-Smith Ltd
Julie.Comfort@dls.co.nz

PHONE: 03 379-0793

Trade Competition:

We could gain an advantage in trade competition through this submission: Y N

If Yes to above, then:

We are directly affected by an effect of the subject matter of the submissions that:

- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition Y N

INTRODUCTION

Milns Road Farm Limited and Blakesfield Limited own 53 and 85 Milns Road. These properties are legally described as Lot 4 DP 5206 & Lot 2 DP 468260, and are held in Certificates of Title CB406/269 & 627999, respectively. This land is to be rezoned Residential New Neighbourhood and is therefore subject to the North Halswell Outline Development. The submitters' land is identified in Attachment 1.

SUBMISSION 1

The Proposal this submission relates to is:

Proposal: Residential New Neighbourhood

The specific proposal that this submission relates to is:

Appendix 8.6.4 North Halswell Outline Development Plan

We Support Oppose seek to have the above provision amended

8/1/19

The Reasons for our submission is:

We generally support the proposed revised Outline Development Plan (ODP) for North Halswell. In particular, we support the indicative roading layout and the provision of first flush basins for the southern portion of the ODP that adjoins Milns Road as shown.

The Decision we seek is:

1. That the proposed roading layout and stormwater network, including the provision of first flush basins for the southern portion of the North Halswell ODP is retained as notified.

D1

SUBMISSION 2

The Proposal this submission relates to is:

Proposal: Residential New Neighbourhood

The specific proposal that this submission relates to is:

Appendix 8.6.4 North Halswell Outline Development Plan

We Support Oppose seek to have the above provision amended

The Reasons for our submission is:

Whilst we generally support the ODP for North Halswell, we consider the provision of reserves within the ODP should not be restricted to the general areas where they are shown. The provision of a recreational route along the upgraded waterways is appropriate, but it is not necessary to then require the establishment of the local reserve within the same locality. As such it is considered appropriate to relocate the reserve shown on the submitter's land to a position away from the water way. The position considered most appropriate is to the southeast of the proposed collector road that intersects with William Brittan Drive.

The Decision we seek is that the provision:

Be Retained Deleted Amended as follows:

1. That the ODP for North Halswell is amended by shifting the reserve shown on the submitters' land to a position as shown in Attachment 1.

D2

SUBMISSION 3

The Proposal this submission relates to is:

Proposal: Residential New Neighbourhood

The specific proposal that this submission relates to is:

Appendix 8.6.4 North Halswell Outline Development Plan

We Support Oppose seek to have the above provision amended

The Reasons for our submission is:

Whilst we generally support the ODP for North Halswell, we consider the reference to the New Neighbourhood Design Guide within the narrative of the ODP is not appropriate. The ODP and associated narrative are essentially 'rules' as any development is to be undertaken in accordance with them. The Design Guide is just that – a guide that illustrates one potential way of achieving the outcomes sought for the Residential New Neighbourhood Zone. Reference to the Guide within the narrative gives it importance beyond its intent.

The Decision we seek is that the provision:

Be Retained Deleted Amended as follows:

1. Under heading 'Development Requirements', that the first paragraph is amended by deleting the last sentence of the first paragraph, which reads "Means of achieving the less tangible requirements are demonstrated in the Christchurch City Council's New Neighbourhood Design Guide." D3

We **do** wish to be heard in support of our submission.

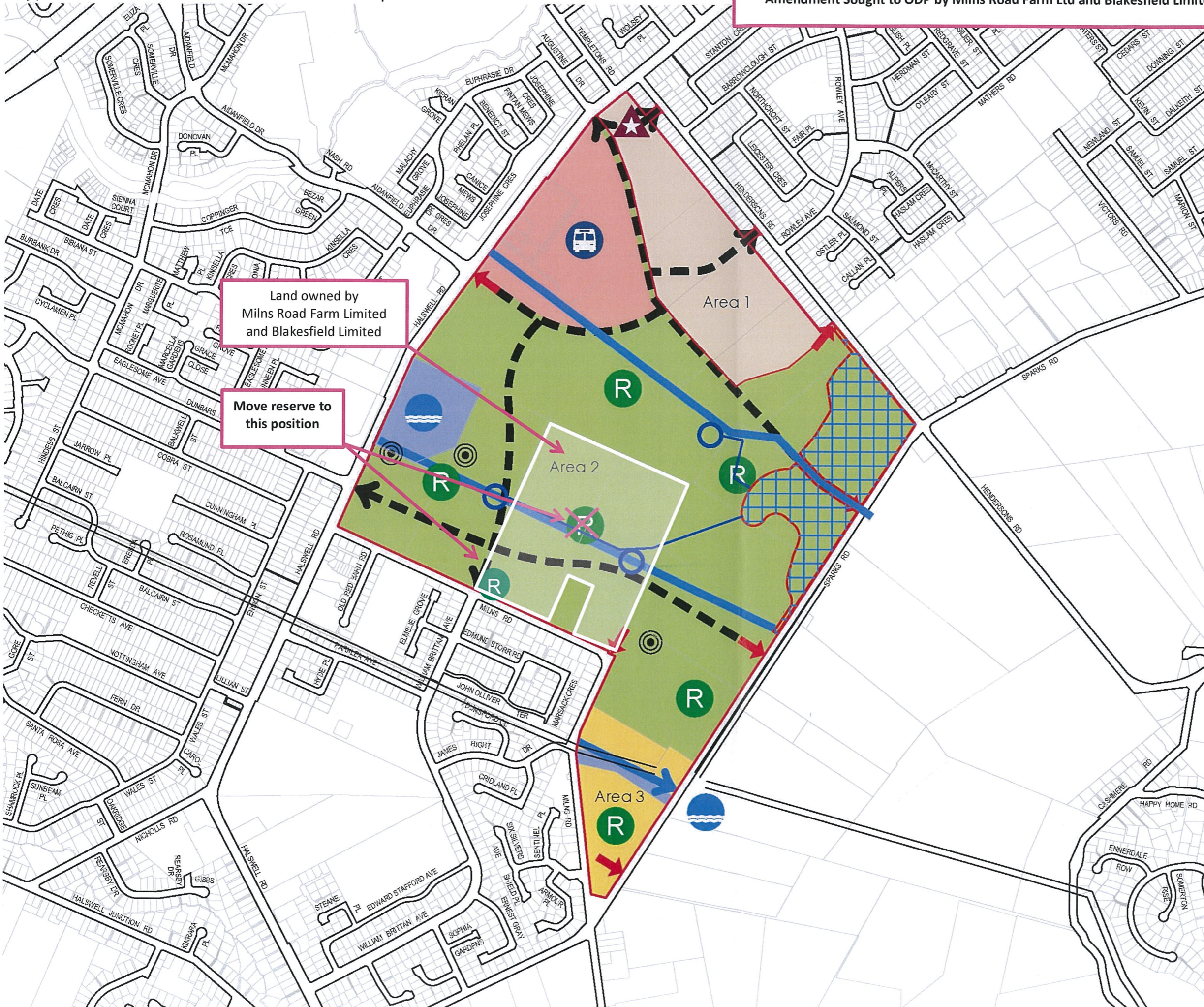
If others are making similar submissions we **will** consider presenting a joint case with them at the hearing.



Signature of person authorise to sign on behalf of submitter

10 November 2015

Attachment 1 – Amendment sought to ODP



KEY

- ODP boundary
- Pylons

Fixed features and proposals

- Area 1 Exemplar Zone
- Area 2 Residential Development Area
- Area 3 Residential Development Area with greater development constraints.
- Key Activity Centre
- Existing stormwater management, recreational / conservation use
- Fixed road access point to include pedestrian / cycle access
- Springs
- Existing stormwater area
- Heritage feature (not scheduled in District Plan)

Indicative features and proposals

- Flexible road access point to include pedestrian / cycle access
- Collector road
- Stormwater network
- Green corridor
- Reserve
- Transport interchange
- indicative stormwater area
- indicative first flush basin
- indicative secondary flow path

SCALE (m) 1:10,000