

RNN 11

FURTHER SUBMISSION

The Proposed Christchurch Replacement District Plan

Further Submission Form



To Independent Hearings Panel

dpreview@ccc.govt.nz

Submitter Details: Riccarton/Wigram Community Board

Postal Address: c/- Fendalton Service Centre, PO Box 73021, Christchurch 8022

Email Address: mike.mora@ccc.govt.nz

Phone Number: 03 980 9438 / 027 4303 132

Contact person: Mike Mora, Chairperson

Further submitter status

We can make a further submission under schedule 1 clause 7(3) of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 because:

The Riccarton/Wigram Community Board represents a relevant aspect of the public interest.

The reason we have status to make a further submission is:

The Riccarton/Wigram Community Board made submissions during the initial stage one submission period that closed on 8 October 2014. The Board's primary role is to 'represent and act as an advocate, for the interests of its community.' (Section 52(a) Local Government Act 2002).

Further Submission Details

We oppose the submission of:

Name: Fulton Hogan Limited

Address: C/- Kevin Bligh, Golder Associates (NZ) Limited PO Box 2281, Christchurch

Submission Number: RNN3

The particular parts of the submissions (and the provisions of the proposal that are addressed by that submission) or the specific submission points we oppose are:

Part of submission opposed: All

District Plan Chapter: 8 Subdivisions, Development of Earthworks, Planning Maps

Provision number and name: Clause 8.4.2 New Neighbourhood Zone

The reasons for our opposition are:

The Board is opposed to the following specific aspects sought by the submitter:

1. Fulton Hogan is a member of the Canterbury Aggregate Producers Group (CAPG). In the recent hearing of the Rural Proposal of the pRDP, CAPG supported the non-complying status for quarry applications in rural zones within 250 metres of a residential zone and also agreed to extend that status to within 250 metres from school zones [1]. It now appears that Fulton Hogan is seeking relief which is contrary to the relief they supported as part of the CAPG submissions to quarrying provisions in the rural zone. That relief also appears to extend to the RNN zone which the community considers to be not only inconsistent but is wholly inappropriate in respect to both zones. That relief is emphatically opposed by the Board.

Footnote [1] Refer to the opening legal submissions of CAPG paragraph 7.

18/12/15

2. The Board have consistently submitted throughout the Proposed Christchurch Replacement District Plan Review process that quarrying activity be 500 metres or more from a residential zone boundary. Fulton Hogan, through the RNN3 submission seeks a planning framework to facilitate consent to quarry to the Kanieri Reserve boundary which measures 50.5 metres [narrowest] to 88.3 metres [widest] from the reserve. The Outline Development Plan redline borders Gilberthorpe School allowing for potential quarrying right up to the school boundary. (Refer attached New Neighbourhood South Masham Outline Development Plan, Appendix 8.6.5 of proposed replacement Christchurch District Plan Review).
3. There are real concerns already from residents at the close proximity of the current quarrying activities. .
4. The impacts of noise, silica dust and increased traffic movements on an existing densely built residential and school community.
5. The area has been identified in the Land Use Recovery Plan (LURP) as priority Greenfield residential development. Allowing this proposal will result in a delay in the implementation of the LURP and will frustrate the recovery objectives of the LURP.

We seek the following decision from the Council:

Decline the relief sought by Fulton Hogan Limited in respect to RNN3.

The Board welcomes the opportunity to provide clarification for the Council should it be required and advises that it may present further supplementary information to this submission.

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

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

Yes

M. Mora

Mike Mora
Chairperson
RICCARTON/WIGRAM COMMUNITY BOARD

2 December 2015



KEY

- Outline development plan boundary
- Existing transmission lines
- 50 dBA noise contour
- Area to be quarried
- Development requirements**
 - Existing open space / stormwater and utility reserve
 - Land to be set aside for stormwater and utility reserve

Development requirements cont.

- Road access point
Fixed location
- Road access point
Location may vary
- Collector road
Indicative alignment
- Pedestrian / cycle link / route
Location may vary
- Reserve
Indicative location Size to be determined at time of subdivision

- Residential development area
- Residential development area with greater development constraints



Technical Services and Design Assets and Network Unit
Christchurch City Council

Map: pp102501.dgn
Date: 11/09/2015

Appendix 8.6.5
New Neighbourhood
South Masham
Outline Development Plan