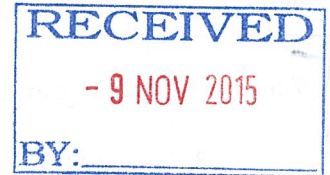


RNN1

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: Luney's Buchanan Limited

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

CONTACT PERSON: Patricia Harte, Davie Lovell-Smith Ltd
patricia.harte@dls.co.nz

PHONE: 03 379-0793 or 021 807 905

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

SUBMISSION 1

The Proposal this submission relates to is:

Proposal : Residential New Neighbourhood

The specific proposal that this submission relates to is:

Appendix 8.6.5 South Masham Outline Development Plan

We Support Oppose seek to have the above provision amended

The Reasons for our submission is:

We generally support the proposed revised Outline Development Plan for South Masham.

Our concern relates to the density provisions in the narrative attached to the Outline Development Plan which imply, that as the density applies across the neighbourhood, that areas coloured brown and labelled "Residential development area" may be required to develop to a greater density than 15hhs/ha to compensate for the yellow areas which are subject to development constraints.

1/11/15

While it may be appropriate to have reduced density requirements for land that is subject to specific constraints such as proximity to high voltage power lines, there is no rational basis for then requiring other land to compensate for these limitations. It is both unreasonable and inequitable to burden landowners with the required increase in density which prevents them responding to the market.

The Decision we seek is that the provision:

Be Retained Deleted Amended as follows:

Amend the narrative attached to the South Masham Outline Development Plan as follows:

3. DENSITY

Across the neighbourhood a density of 15 hhs/ha is anticipated. Higher residential densities are expected towards Buchanans Road and the green corridor. The transmission lines and poultry farm ~~will~~ may place restrictions on development which ~~may~~ could limit residential development capacity within the areas identified as being subject to greater development constraints. No compensatory density is required elsewhere within the neighbourhood in these situations.

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.

P. Wade

Signature of person authorise to sign on behalf of submitter

4 November 2015