

# Written Comments Received on the draft Land Use Recovery Plan

Count	Log Ref.	Name	Brief Description of General Comments Raised
1.	001	G, M and M Case	Requests Cranford Basin be included in priority greenfield area.
2.	002	C, H and R Garb	Requests land to be included in priority greenfield area.
3.	003	A Tunnicliffe	Promotes alternatives to cars. States that local centres should take priority over CBD.
4.	004	Bunnings	Requests large format retail to be provided for in industrial areas, that urban design requirements only be applied to most sensitive areas.
5.	005	New Zealand Defence Force	Supports draft, particularly recognition of NZDF facilities.
6.	006	G Timperley	Supports changes made to preliminary draft.
7.	007	Mundy and Lonestar Trust	Requests identified land in Cranford Street to be included in residential priority area. Identifies boundary of priority area as requiring alignment with previous maps.
8.	008	M A Clarke and Williams McKenzie Trustees Ltd	Requests impediments to development (intensification) within existing urban area to be removed.
9.	009	Devon Downs (West Melton) Ltd	Requests area adjacent to priority business area be included in priority area.
10.	010	Enterprise Homes Ltd	Requests rule be removed from City Plan relating to development of particular residential area.
11.	011	W and A Woolley	Requests additional land is included in residential area and ODP, and removal of particular trees.
12.	012	A and J Hughes	Questions development of Highsted, particularly reverse sensitivity and stormwater issues.
13.	013	N Walkington	Support Upper Styx development boundary being noise contour. Supports noise contour and minimum lot size of 4ha in contour.

14.	014	D Holden	Affordable homes needed. Integrated development needed to achieve this.
15.	015	W R Flanagan	Requests rezoning of land from rural hills to living hills.
16.	016	A J Cockburn Family Trust	Requests extension of business priority area to include adjacent land.
17.	017	A Holton	Requests inclusion of land within greenfield priority area.
18.	018	M and I Wheeler	Requests change to extent of industrial area on Main South Rd.
19.	019	T and B Hickling	Requests amendment to Plan Change 71 and 72 road layout.
20.	020	Milnthorpe Trustees Ltd	Requests impediments to development within a priority area be removed.
21.	021	J and G Hanham	Not opposed to Land Use Recovery Plan
22.	022	I and B Court	Raises 'anomaly' in relation to eastern boundary and collector road.
23.	023	A Van Herel-Wooning	Proposes release of smaller residential sites in city centre to retain population
24.	024	J Chang	Raises concern over type of zoning of land on Main South Road
25.	025	T Prakash	Raises concern over industrial zoning of Main South Road / Marshes Road
26.	026	Annex Developments Ltd	Requests amendment to Policy 6.3.2 of Appendix 2 relating to application of urban design requirements.
27.	027	Artmatic Holdings Ltd	Requests inclusion of site in Selwyn ODP Area 3 – Lincoln and rezoning of site.
28.	028	Prof. Dr. S. S. Bagchi JP	Raises concern over potential industrial zoning of land between Russley Road and Hawththnden Road.
29.	029	P and B Pullin	Raises concerns over roading development in Rolleston
30.	030	Kingsbridge Island Residents	Oppose and high density development in their vicinity
31.	031	S McLaren	Would like provisions for larger sections, and simpler processes for development.

32.	032	W Lewis (Cashmere Fields)	Supports inclusion of land around Hendersons basin for residential development, would like this extended.
33.	033	Castle Rock Estates Ltd	Requests land to be included as priority greenfield areas.
34.	034	Cavendish Planning Group	Requests rezoning of land to residential, amendment of Highsted Master Plan, and deletion of Future Urban Development Area provisions from appendix 3.
35.	035	Davie Lovell-Smith Ltd	Raises concern that the LURP does not go far enough in providing for greenfield residential development, issues with identification of priority area land in relation to constraints to development, poor choice of greenfield sites, certainty vs flexibility, and consistency with the Recovery Strategy
36.	036	D and L Loveridge	Raises concern that restrictions on development in the LURP are outside of earthquake recovery matters, and that rural residential development should be considered under the RMA. Seeks amendments to provide for rural residential development in the City Plan.
37.	037	Doolytle and Son Ltd	Support LURP and ODP Area 1 for Prebbleton, Selwyn, with some amendments requested to ODP.
38.	038	Dragonwood Holdings Ltd	Proposes modifying or cancelling consents to achieve integrated development of Rolleston town centre.
39.	039	A Easton	Support LURP
40.	040	Ferry Oaks Ltd	Requests land be included as Greenfield business Priority Area
41.	041	G Armstrong	Seeks reassessment of sections for rural development, definition of areas for rezoning, and easier private plan changes.
42.	042	Independent Fisheries	Opposes provisions for Airport Noise Contour
43.	043	Kennaway Park Joint Venture Partnership	Requests changes to Appendix 2 to clarify and exclude zoned business areas from complying with Objective 6.2.6(1) and Policy 6.3.6(5).
44.	044	Kiwi Income Property Trust	Requests amendments to Appendix 2 Objectives and Policies in relation to KACs.

45.	045	Lifemark Design Ltd	Requests changes to support affordable housing and accessible housing.
46.	046	Canterbury Sustainable Homes Working Party	Recommendations for changes to support accessible, sustainable, and affordable housing.
47.	047	Melanesian Mission Trust	Supports KACs identification.
48.	048	P Hubbard	Requests identification of land as greenfield priority area and inclusion of zoning in City Plan.
49.	049	Fletcher Distribution Ltd	Requests amendments to provide for retail in industrial areas
50.	050	R Peebles	Amendment to remove restriction on rural residential in Christchurch City
51.	051	Property Council New Zealand (A Voutratzis)	Requests changes to include greater economic considerations.
52.	052	Rangi Ruru Girls' School	Requests amendments to the City Plan be incorporated into appendices to enable rebuilding
53.	053	R and S Black	Oppose restrictions on rural residential development
54.	054	Sustainable Otautahi Christchurch Inc	Support changes from preliminary draft, support emphasis on intensification of residential areas, rebuilding communities, and affordable housing. Concerned that the NERP has no statutory power, and think that the LURP section on quality and sustainability is weak.
55.	055	TIM Nominees Ltd	Support
56.	057	AMP Capital	Support identification of KAC at Styx, suggests changes required to the Northern Arterial Route by NZTA.
57.	058	New Zealand Manufacturers and Exporters Association	Raises concern around reverse sensitivity issues for industrial activities
58.	059	Foodstuffs (South Island) Properties Limited	Support for particular parts of the LURP. States that investor confidence is required for recovery.
59.	060	Grants Road Holding / R Peebles and the Button and Mitchell families	Request land on Grassmere Street be included as a greenfield priority area.
60.	061	IPENZ Transportation Group	Discusses chapters and sections of the draft LURP.

61.	062	Lincoln University	Support identification of Lincoln Hub as Business priority area.
62.	063	Ohoka Plan Change Group	Requests rezoning of land in accordance with Commissioners decision on P017
63.	064	Christchurch City Council	Requests process for district plan review, making PC67 operative, changes to address operative district plan issues, and fixing minor errors.
64.	065	Human Rights Commission	Recommends changes to support housing provision.
65.	066	880 Main North Road Ltd	Requests changes to policies in Appendix 2.
66.	067	*	Discusses reasons for wanting smaller rural lots while also protecting larger farms.
67.	068	Canterbury District Health Board	Makes recommendations on many parts of the plan, with a focus on population health.
68.	069	Carter Group Ltd	Requests zoning of land at Glovers Road and amendments to Appendix 2 policies.
69.	070	Case Family Trust	Requests identification of Case land as a priority greenfield area
70.	071	Child Cancer Foundation	Requests changes to the City Plan to allow for rebuilding of property.
71.	072	Chilton Farms Ltd	Requests amendment to appendix 2 to allow rural residential development in Christchurch City
72.	073	Christchurch International Airport	Supports identification of airport as important for recovery. Requests changes to the district plans in relation to the definition of Noise sensitive activities, and in relation to business activity on CIAL land.
73.	074	Christchurch Racecourse Reserve Trustees	Seeks zoning of land not required for racecourse operations to residential.
74.	075	Church Trust	Requests amendments to provide for spiritual facilities in rural areas.
75.	076	Clearwater Land Holdings	Requests amendments to provide for further development of Clearwater land.
76.	077	H Investments Ltd	Requests changes to Waimakariri District Plan to provide for affordable housing development.

77.	078	H and J Ahn	Requests amendments to PC67 (Highfield), if this is to be put in place by the LURP, to allow residential development of the commenters land.
78.	079	Infinity Investment Group Ltd	Requests changes to the Waimakariri District Plan in relation to business zoning provisions.
79.	080	J Frizzel	Requests amendments to allow for housing on larger sections.
80.	081	Kiwi Income Property Trust (further comment)	Request deletion of directions relating to district plan reviews.
81.	082	R and L Crozier	Requests inclusion of land within residential priority area
82.	083	Luneys Ltd	Requests amendments to include land within greenfield priority area
83.	084	M Purdon	Requests amendments to include land within greenfield priority area
84.	085	M Springer	Requests amendments to include land within greenfield priority area
85.	086	Majestic Church Trust	Requests amendments to provide for spiritual facilities as a permitted activity within the Living 4C Zone.
86.	087	M Harcourt	Requests amendments to include land within greenfield priority area
87.	088	Memorial Avenue Investments Ltd	Requests amendments to provide for mixed use development of a particular greenfield priority business area.
88.	089	Mecantile Trust	Requests amendments to include land within greenfield priority area
89.	090	Ngai Tahu Property Ltd	Requests amendments to exclude land under development from density requirements, deletion of brownfield redevelopment incentives, and that a robust public process be put in place for district plan reviews.
90.	091	Park Lane Estates Ltd	Requests amendments to allow for rural residential developments in Selwyn District.
91.	092	P De Gouw	Requests review of flexibility of the LURP for development outside of priority areas, and amendments to include land within greenfield priority area.
92.	093	R Nixon on behalf of Professional Planners	Requests amendments to Clause 8.3, 8.4 and 8.5 to provide for hearings in plan review process.

93.	094	*	Includes support for Recovery Strategy.
94.	095	Southern Horticultural Products Limited	Requests amendments to Appendix 2 to provide for expansion of established urban activities in rural areas.
95.	096	St Georges Hospital	Requests amendments to provide for redevelopment of the hospital, including rezoning.
96.	097	Q Bruce	Requests amendments to provide for larger sections.
97.	098	TAIT Ltd	Requests amendments to Appendix 2 to remove restrictions on activities within priority business areas.
98.	099	Tui Campers Ltd	Request inclusion of land within priority business area.
99.	100	W & L Stirling & D & M Powell	Requests amendment to remove land from business priority area.
100.	101	Westmount School	Requests amendments to provide for educational facilities within the airport noise contour.
101.	102	BP Oil new Zealand Ltd and Z Energy Ltd	Requests additional Action to address fuel supply chain resilience.
102.	103	Bromac Lodge Ltd	Requests amendments to include land within greenfield priority area
103.	104	Highfield Park Ltd	Requests PC67 be included in Appendix 3 with amendments.
104.	105	KiwiRail Holdings Ltd	Raises issues around reverse sensitivity and rail safety.
105.	106	J M Scott	Requests amendments to provide for development of the particular site and additional flexibility for similar developments.
106.	107	D and L Loveridge	Requests amendments to provide for low density residential development.
107.	108	Piikoakoa Holdings, LA and SP Glass, and JJT and HJ Glass	Requests amendments to include land within greenfield priority area, and amendments to provide more flexibility for future development.
108.	109	RJ & CB Sissons	Requests amendments to include land within greenfield priority area
109.	110	B Rawstron	Requests deletion of Appendix 2 Policy 6.3.9
110.	111	Kennedy's Bush Road Neighbourhood Association	Requests the LURP identify more specifically the priority areas that are zoned and have services available, and delete greenfield area 'R16'.

111.	112	Summerset Group	Requests amendments to enable more efficient pathway for elderly persons accommodation within PC72 area, and the area of PC72 be enlarged.
112.	113	Todd Property Pegasus Town Ltd	Requests that Mapleham be identified as an existing urban area.
113.	115	G Halstead	Requests amendments to rezone land.
114.	116	K Robertson	Raises issues in regards to sprawling city.
115.	117	C Bostock	Raises issues about the lack of apparent redevelopment of the eastern suburbs.
116.	118	D Kingi-Patterson	Raises issues regarding the CTV site, opposes the Urban development Agency proposal, and other non-LURP related matters.
117.	119	Doncaster Developments	Requests amendments to include land within greenfield priority area and rezone the land to residential.
118.	120	Spreydon Lodge Ltd and Danne Mora Holdings Ltd	Requests change in location of the Halswell KAC, and PC68 ODP to be included in Plan.
119.	121	V Foxton and C McCulloch	Requests amendments to include land within greenfield priority area
120.	122	J Cook	Supports identification of 'B11' as Priority Business area
121.	123	*	Raises concern about proposed industrial land use on Marshes Road
122.	124	Highsted Properties Ltd	Requests that rezoning of Highsted occur as soon as practical.
123.	125	Avoca Valley Ltd	Requests amendments to include land within greenfield priority area
124.	126	P Smith	Raises issues in relation to Lyttelton Port
125.	127	A Donnithorne for Regents Park Close	Supports LURP.
126.	128	K Williams and D Williams	Requests lifting of 'deferred' zoning status for particular land in Selwyn.
127.	129	G Hamilton and L Cottam	Opposes industrial zoning at Main South Road / Marshes Road
128.	130	B Hopping	Raises concern about infrastructure provision for priority area in Rangiora.
129.	131	J Elias	Supportive of LURP.



130.	132	A Jordan	Opposes industrial activities on Main South Road.
131.	133	One Voice Te Reo Kotahi	Raises concern about lack of NERP statutory power, requests greater NGO involvement in LURP implementation.
132.	134	Hughes Development Ltd	Requests additional land to be identified and included in Rolleston ODP Area 6.
133.	135	M Brown (Davie Lovell-Smith)	Raises concerns around ODP Area 3 in Prebbleton
134.	136	A FAMILTON	Requests rezoning of land in Selwyn.
135.	137	Farmlands Development Trust	Requests zoning of land within a priority greenfield area.
136.	138	*	Requests that development of Gardiners Road be expedited.
137.	139	J Adams	Raises concerns over length of time taken to develop the LURP, view that CERA should do more to develop land for residential use.
138.	140	Progressive Enterprises Ltd	Requests amendments to Appendix 2 relating to business activities and additional land to be identified within a priority area.
139.	141	Concerned Residents and Neighbours of Templeton	Raises concern over potential industrial activity at Main South Road / Marshs Road
140.	142	B Hendry	Raises concerns about unidentified issues.
141.	143	D Tucker and M Summers	Raises concerns about unidentified development.
142.	144	*	Requests rezoning of land in Selwyn.
143.	145	*	Raises issues regarding the development of land near John Patternson Drive, and subdivision of land at Springs Road, Prebbleton
144.	146	Geddes Family Trust	Requests amendments to provide for rural residential development.
145.	147	W and P Newell	Raises issues about consultation for development on Marshs Road.
146.	148	R Grieve	Raises issues regarding development of land in Waimakariri.
147.	No ref.	Chateau Blanc Holdings	Requests changes to zoning of particular site covered by CCRP
148.	No ref.	E Duval	Requests changes to zoning of particular site covered by CCRP

149.	No ref.	Lincoln Land Development	Requests amendments to include site as a priority greenfield area
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Additional Information:

Count	Log Ref.	Name	Brief Description of Additional Information
1.	037	Doolittle and Sons Ltd	Additional information on proposed lot configuration for ODP Area 1, Prebbleton.
2.	100	W Stirling	Additional information includes letters between lawyers acting for the commenter and the Christchurch City Council.
3.	125	Avoca Valley Ltd	Includes Preliminary Site Investigation report assessing soil contamination
4.	134	Hughes Development Ltd	Includes additional maps.
5.	137	Farmlands Development Trust	Includes additional correspondence on requests made in written comment.
6.	140	Progressive Enterprises	Extensive additional information on resource consent application.

Notes:

- 056 was a duplicate of 019.
- No written comment was identified as number 114.

\*Requested name to be withheld