

SUBMISSION TO THE CHRISTCHURCH 7234
CITY COUNCIL

RE S.W. AREA PLAN URBAN LIMITS AND LTCCP 2009-19
ALSO RICcarton/WIGRAM COMMUNITY BOARD AGENDA
DATED 7 APRIL 2009

SUBMISSION

1. OUR PROPERTY OF 36 HA LIES IN THE SWAP AREA WITH A CONSIDERABLE AREA OF THE PROPERTY LYING WITH EXCELLENT ASPECT AND IDEALLY SUITED TO FUTURE RESIDENTIAL DEVELOPMENT
2. WE CAN MAKE A CONSIDERABLE PERCENTAGE OF OUR PROPERTY AVAILABLE AS ENVIRONMENTAL COMPENSATION OR RESERVE CONTRIBUTION.
3. WE FEEL LAND LAND WITH SUITABLE NORTH TO NORTH WEST ASPECT SHOULD BE CONSIDERED MORE CLOSELY BY YOUR COUNCIL AS SUGGESTED BY JUDGE JACKSON IN HIS DECISION ON THE KBD CASE AND WHERE THE BOUNDARY OF PLAN 59 A SHOULD BE DRAWN.
4. WITH THE CONTINUED THREAT OF GLOBAL WARMING AND CONSISTANT TALK OF HIGHER SEA LEVELS WE FEEL LAND UNDER THE 160 METER CONTOUR WITH THE CORRECT ASPECT SHOULD BE GIVEN VERY CAREFUL CONSIDERATION.
5. WITH THE MAJORITY OF REZONING FOR RESIDENTIAL BEING ON THE FLAT WE FEEL THERE SHOULD BE AN INCREASED AREA ALLOCATED TO HILL SECTIONS AS PUBLIC DEMAND HAS SHOWN THE QUICK UPTAKE OF THE VAN ASCH SUBDIVISION.

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6. IN 1993 BOTFA MISKEL PREPARED A REPORT THAT ASSESSED THE CANTERBURY REGION'S OUTSTANDING NATURAL FEATURES AND LANDSCAPES. THE STUDY IDENTIFIED BANKS PENINSULA AND THE PARTS OF THE PORT HILLS LANDSCAPE THAT WERE INCLUDED WITHIN THE 'LANDSCAPE PROTECTION AREA' OR 'NATURAL DOMINANCE AREA' OF THE 1986 AND 1985 STUDIES AS BEING OUTSTANDING IN TERMS OF SECTION 6(B) OF THE RESOURCE MANAGEMENT ACT 1991. OUR PROPERTY WAS NOT INCLUDED IN THE 'LANDSCAPE PROTECTION AREA' OF THE 1986 CUC REPORT AND IT WAS OUTSIDE THE SCOPE OF THE 1985 REPORT AND BY IMPLICATION IS NOT CONSIDERED OUTSTANDING IN TERMS OF SECTION 6(B) R.M.A. THIS IS ALSO THE VIEW OF MR DON MISKELL WHO COMPLETED A LANDSCAPE ASSESSMENT OF THE AREA FOR C.M. C.M. CITY COUNCIL IN JULY 2000. WE NOTE ALSO THAT THE POLICY ON RURAL HILLS IS NOT INTENDED TO PROHIBIT DEVELOPMENTS.

2 WE NOTE IN THE SOUTH-WEST STORY EDITION 2
THE PROPOSED URBAN LIMITS GO TO HEARINGS.
THESE WILL BE HELD BETWEEN 20 APRIL
AND END OF AUGUST 2009. WE WOULD
BE PLEASED TO BE INVOLVED IF THIS IS
POSSIBLE AND WOULD GREATLY APPRECIATE
YOUR CONSIDERATION OF OUR SUBMISSION

THANK YOU

W B Flanagan

FOR WR - VM FLANAGAN

15-4-2009