

COMMENTS ON LAND USE RECOVERY PLAN REVIEW

To: Comments on Land Use Recovery Plan Review
Environment Canterbury
LURP@ecan.govt.nz

Name: **Equus Trust**

Address: c/- Anderson Lloyd
PO Box 13831
Christchurch 8141
Attention: Mark Christensen

Email: mark.christensen@andersonlloyd.co.nz

Phone: 03 379 0037



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M Christensen
On behalf of Memorial Avenue Investments Limited

Topic Areas: Direction and Co-ordination / Business

1. Chapter 6 of the RPS includes provisions on the location, type and mix of residential and business activities to be provided for in greater Christchurch, including through identification of greenfield priority areas for business. The identification of greenfield priority areas for business was informed by research regarding the rate of uptake of industrial land, loss of industrial land through-out the city as a result of the earthquakes, and the extent and location of existing vacant industrial land.
2. Chapter 6 of the RPS identifies a greenfield priority area for business located between Russley Road and Hawthornden Road. This site is ideally located for business development, particularly given its proximity to the State Highway and Airport.
3. The Christchurch Replacement District Plan must give effect to Chapter 6. The monitoring report identifies that greenfield priority areas will be rezoned through amendments to the Christchurch City Plan.
4. Christchurch City Council has notified the Replacement Plan provisions for the priority area, which propose that the land be zoned Rural Urban Fringe. This zoning does not provide for business development of the site and does not anticipate its development in the future, for example through a deferred zoning. The section 32 assessment identifies issues raised in the transportation assessment and through community consultation, for example proximity to Avonhead Cemetery, as supporting the proposed zoning.
5. Equus Trust considers that matters raised in the transportation assessment could be addressed through a connection to the State Highway, at the Southern Airport Access. During

the process to designate land for the State Highway upgrade including the Southern Airport Access, NZTA confirmed that such a connection to the priority area could be provided. That connection would align with land owned by Equus Trust, at [76] Hawthornden Road.

6. Equus Trust seeks that the greenfield priority area for business between Hawthornden Road and Russley Road be retained in the LURP and RPS. Removal of the priority area would not achieve the following outcomes of the LURP:
 - a. Outcome 1 – A clear planning framework directs where and how new development should occur
 - b. Outcome 2 – Servicing of land and its release to the market to keep pace with anticipated demand
 - c. Outcome 5- A supportive and certain regulatory environment provides investor confidence
 - d. Outcome 11 – Sufficient industrial land is available to accommodate relocations and industrial sector growth.

7. The land at 76 Hawthornden Road is situated to enable a road connection between Hawthornden Road and the State Highway and avoids areas of suggested sensitivity identified by the community. In the event that matters raised in the transportation assessment or through community consultation result in a reduction of the extent of the priority area, Equus Trust seeks that 76 Hawthornden Road be retained within the priority area.