

ADDERLEY HEAD



COMMENTS ON THE LAND USE RECOVERY PLAN REVIEW

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Attention: Paul Rogers

COMMENTS ON THE LAND USE RECOVERY PLAN REVIEW

Introduction

- 1 This submission is made by the Blue Lady Trust and relates to the property at 295 Wooldridge Road, Harewood (the property), along with the adjacent properties at 281-285 Wooldridge Road.
- 2 The location of the property is illustrated on **Appendix A**.

The Issue

- 3 This property is approximately 4.4ha in size. The site is currently zoned Rural 5 under the operative City Plan (the Operative Plan). Under the current Rural 5 zoning in the Operative Plan, the minimum lot size for subdivision is 4ha. Any subdivision below this size requires consent as a non-complying activity. Under the Proposed Christchurch Replacement District Plan (the Proposed Plan), the site would be zoned Rural Urban Fringe. The Proposed Plan rules for this zone state that subdivision below 4ha is a prohibited activity.
- 4 The property is located within the airport noise contours in both the Operative and Proposed Plans, which effectively precludes residential development in this location. Overall, the Operative and Proposed Plan rules for this property are very restrictive and significantly limit development options for this property.
- 5 The only use of the land left under the current and proposed plan is one residential dwelling on this oversized lot. However, this is not the most appropriate or efficient use of the land. It is also inconsistent with the area, with the property surrounded by Industrial Park zoning on one side, and significantly smaller residential lots on the other (2ha and less).
- 6 The land is directly adjacent to land proposed to be zoned Industrial Park under the Proposed Plan. Given the restrictions on residential development and the inefficiency of the current use, it is considered the IP zoning would be appropriate for the site. However this is not an available option for this land under the Proposed Plan.
- 7 We consider that the reason that the Proposed Plan imposes such inefficient restrictions on this property is due to the way the LURP identifies this property. The property is outside the urban limits, and is not identified as a Greenfield Priority Area – Business under the LURP, although it is immediately adjacent to such an area.
- 8 **Appendix 2** shows land to be zoned Greenfield Priority Area – Business ¹ and the location of the property directly adjacent to that land.

¹ Figure 5: Greenfield priority areas zoned and not yet zoned as at December 2014 – LURP Monitoring Report

Outcome sought

- 9 We consider that the purpose of the LURP would be better achieved if:
- (a) The property was included with the urban growth boundary; and
 - (b) That the property is identified as Greenfield Priority Area – Business
- 10 We consider that any amendment to the LURP should include the properties at 281-285 Wooldridge Road to avoid any concerns about leaving an isolated pocket of rural land surrounded by industrial zoning.

Reasons

- 11 Outcome 11 seeks that:
- Sufficient industrial business land is available to accommodate relocations and industrial sector growth*
- 12 We consider that Outcome 11 would be better achieved if the property were identified in the LURP as sought above.
- 13 To achieve Outcome 11, the LURP identified land as Greenfield Priority Area – Business. This identification is intended to provide direction for business and industrial development and included land that is currently zoned, and land to be zoned. The purpose of this zoning is to ensure that there is sufficient and suitable industrial land for recovery.
- 14 The LURP Monitoring report considers that there is sufficient industrial land zoned and to be zoned. We consider that there is not enough industrial business land actually available for development. Much of the existing zoned land is not suitable for industrial development, which is why it remains undeveloped. In addition, much of the land that has been identified for future rezoning in the North West Review Area is not rezoned through the Proposed Plan due to issues with transportation and residential amenity impacts. The location of industrial business land is critical to ensure that it is suitable for development
- 15 In contrast this property is ideal for industrial business development, as evidenced by the adjacent Tait development and expansion. This land also has available infrastructure and no traffic effects from development.
- 16 Finally, we consider that there is no harm caused to the recovery of Christchurch in identifying this land as available for industrial business development in the LURP. Zoning does not automatically result in development and there are a range of factors that determine whether a particular piece of land is actually developed. For this reason, it is better for the recovery of Christchurch to provide more land than too little.

Conclusion

- 17 The purpose of the LURP is to provide direction for residential and business land use development to support recovery and rebuilding across Greater Christchurch. The change in identification of this property as discussed above will support the recovery and rebuild of Christchurch by making available necessary industrial business land for development.
- 18 Thank you for the opportunity to submit on the LURP review.

Dated this 29th day of May 2015



Paul Rogers
Counsel for and on behalf of
The Blue Lady Trust

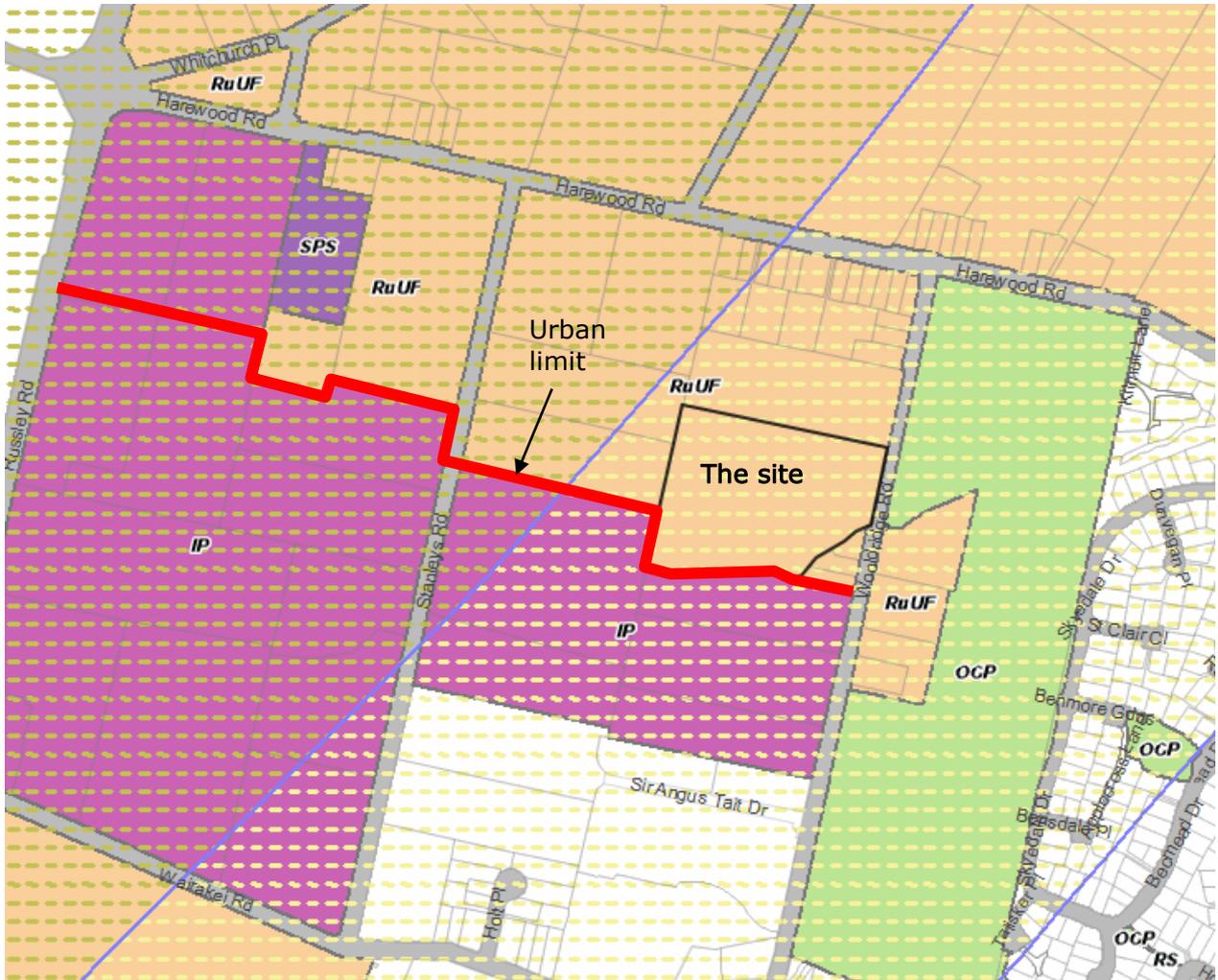
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Planning Map



Map Legend

Select All

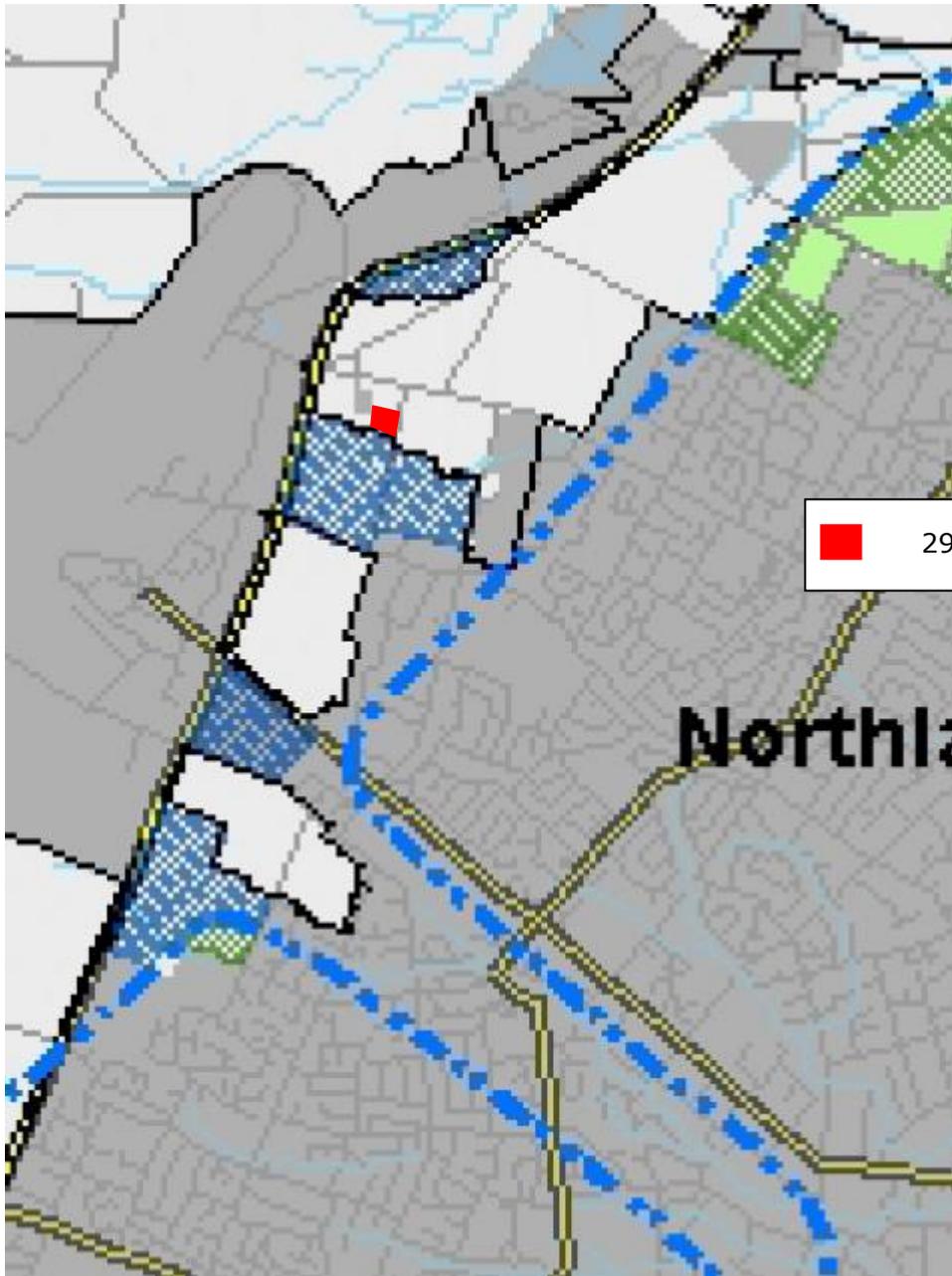
Land Use Zones

- Zone
- IP Industrial Park
- OCP Open Space Community Parks
- OWM Open Space Water and Margins
- RS Residential Suburban
- RuUF Rural Urban Fringe
- RuW Rural Waimakariri
- SPS Specific Purpose School
- Transport

Other Notations

- Gravel Resources Overlay
- High Quality Gravel Resources Overlay
- Airport Aircraft Engine Testing Area
- 50 dB Ldn Engine Testing Noise Contour Line
- 55 dB Ldn Engine Testing Noise Contour Line
- 65 dB Ldn Engine Testing Noise Contour Line
- Airport Noise
- Air Noise Contour (50 dBA Ldn)
- Air Noise Contour (55 dBA Ldn)
- Air Noise Contour (65 dBA Ldn - 95 dBA SEL)

APPENDIX 2



295 Wooldridge Road

LURP Priority Areas

-  Business - Zoned
-  Business - Not Yet Zoned
-  Residential - Zoned
-  Residential - Not Yet Zoned