

SUBMISSION ON OUR SPACE 2018-2048
CONSULTATION DOCUMENT FOR THE REVIEW OF THE GREATER CHRISTCHURCH
SETTLEMENT PATTERN – NOVEMBER 2018

To: Our SPACE Consultation
Greater Christchurch Partnership
PO Box 73012
Christchurch 8154
Email: ourspace@greaterchristchurch.org.nz

Submission by: Car Distribution Group Limited

Mike Tibbs

Contact Details: C/o McCracken and Associates
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Christchurch
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Hearing of
Submissions: The submitter does wish to be heard in support of the submission.

1. Introduction

The submitter owns the land subject of the submission and is seeking to use the land for urban business proposes.

2. General Submission

It is accepted that the Councils have made progress with integrated planning for the utility systems that they are responsible for, and related funding, since the Urban Limit lines were first introduced. The Councils are in the best position to judge whether service network extensions are feasible, in negotiation with landowners and applicants

3. Subject Land

The subject land has been identified (see plan attached) as Future Greenfield Priority Area, - Business in the Our Space Consultation Document. This is fully supported by the land owner for the following reasons:

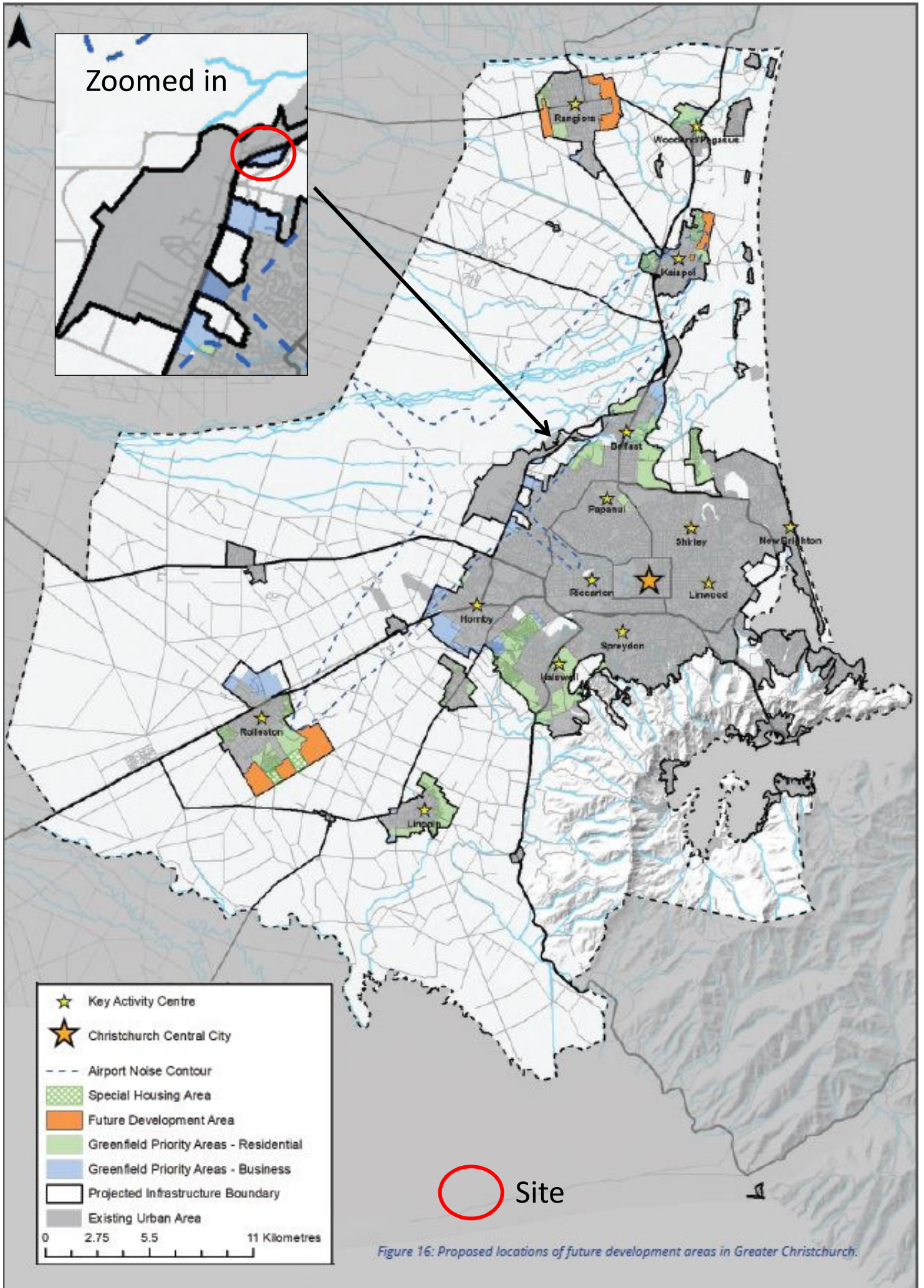
- (i) that the land has not been used for rural-farming purposes since 1960,
- (ii) From 1960-1990 the land was quarried,
- (iii) Since 2009 a number of consents have been granted to provide for quarry filling,
- (iv) that in 2018 consent was granted to use 11ha of the site for a business activity,
- (v) The site has been considered as appropriate for industrial/business zoning given its proximity to the business zoning and airport activities north of SH1 (NW Area Review),
- (vi) There are no geological or ground contamination reasons which would preclude the activity, but the ground conditions may preclude the majority of permitted rural or residential activities,
- (vii) The land (zoning) has already changed from what was a rural zone to the rural-urban fringe zoning and in recognition of its location and function within the City urban area, and
- (viii) The land is located as a small pocket of Priority Business Activity (coloured blue) on Map A of Chapter 6 of the RPS, and

Thank you for your consideration of this submission. As such the landowner supports the identification for Future Greenfield Priority Area – Business and is available to meet with Council Officers if that is of any value.

Yours sincerely,



K P McCracken
Director



Zoomed in

Site

Figure 16: Proposed locations of future development areas in Greater Christchurch.