

**Submission on Greater Christchurch
Settlement Pattern Update for
Oderings Nurseries (Chch) Ltd**

15th February 2019

SUBMITTER DETAILS

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Contents

Index

| | Page |
|------------------------------------------------------------|------|
| 1. Introduction | 4 |
| 2. History and Site | 4 |
| 3. Advantages for Including this Site as a Greenfield area | 4 |
| 4. Timing | 5 |
| 5. Relief Sought | 5 |

Appendices

1. The Odering's site
2. Map showing location and Comprehensive Plan
3. 116 Philpotts Road site

INTRODUCTION

My name is Julian Russell Odering. I am a Director Shareholder and Property Manager for all Oderings Nurseries (Chch) Ltd of which there are two nursery and garden centres associated with surplus land I want considered into future urban development.

These properties are 205 Cashmere Road and 116 Philpotts Road. These properties are zoned rural situated on the urban fringe of greater Christchurch.

HISTORY AND SITES

205 Cashmere Road

In 2006 at the time of Variation 48 the Christchurch City Council expressed a desire for a consolidated approach from as many land owners as possible that wanted development in the basin and floodplain as individually the cost of rezoning, resource consents and plans etc was prohibitive. The late Mr Roy Eastman from Council Stormwater Management Services modelled compensatory storage on land within these areas given for the purpose of water storage allowing the rest to be put aside for development.

Our whole site measures 4.8 hectares with 2.4 hectares approximately of surplus land. Hurunui Street is to the east and stops at our border (see attachment 1).

We are surrounded by residential housing to the east with new proposed development to the north and west.

We have been a member of the Cashmere Rural Land Owners and Cashmere Fields Inc. These companies represent a group of 13 people within the Henderson Basin and Cashmere Floodplain who have submitted on many occasions on the comprehensive development plan. This plan included parks, cycleways, walkways, planted native areas, along with ample compensatory storage with urban sections within the plan.

So this was a perfect opportunity to enhance a valuable extensive block of unutilised land into a unique model for Christchurch City where our greatest asset, water, could be managed.

When the Summary was notified I contacted many of these land owners urging them to put in submissions. Understandably their response was mostly despondent, that they had spent many hours, thousands of dollars already on submissions, planners, lost wages, and lawyers, attending meetings that came to nothing, that they were tired of the bureaucratic process over many years with no commitment or cohesion from either Council or Ecan, without timeframes to ever consider development within the area.

ADVANTAGES FOR INCLUDING THIS SITE AS A GREENFIELD AREA

- i) Tree branches from shelter belts block the Cashmere Stream and affect habitat in the water. These trees and branches would be removed enhancing aquatic life.

- ii) There would be the removal of cattle grazing in the area reducing effluent and leaching into the Cashmere Stream in heavy rainfall.
- iii) Proper wetlands tracks and walkways would add to an aesthetic wonderland.
- iv) There is already access to Hurunui Street on the eastern border.
- v) A reduction of fire risk during summer.
- vi) Enhancement of the Garden City image with well landscaped areas and native tree plantings encouraging native birds and aquatic life in the Cashmere Stream.
- vii) The area sought to be included meets all objectives of Chapter 6 and is closer to central Christchurch than any other Greenfields site.

TIMING

The advantages are:

- i) Its close proximity to the City centre is only 5 kilometres with less travel time to work reducing carbon footprint.
- ii) Bus routes, ample schools, churches, shops, recreation, eating places are already within this area reducing the need to establish services in a new area.
- iii) All infrastructure such as sewerage, electricity, town supply water, stormwater retention is mostly in place. Hurunui Street, with many of these services, is already on our border.
- iv) With the shortage of affordable housing development in this area would be cheaper than a new development.
- v) There is a need to free up land close to the City centre.

116 Philpotts Road

Oderings Nurseries operates a 9 acre retail/wholesale nursery at Mairehau. It is adjacent to Lady Isaac Retirement Village. Our intention is to move the tree growing facility to another area freeing up land for development either as an extension to Lady Isaac or residential development

With the event of Queen Elizabeth II Drive alterations, a retail may be affected to the extent that we will be forced to move the whole site elsewhere.

The reason for wanting this land incorporated into the future urban zone is its similarity to the conditions of 205 Cashmere Road - see attachment 3.

RELIEF SOUGHT

- i) Amend Our Space Figure 16: Proposed locations of future development areas in Greater Christchurch as follows:
Change the status of the proposed development area as shown on Attachment 1 attached "Revision to Map A of Chapter 6 of the Canterbury Regional Policy Statement."

ii) 6.2 Schedule of Future Work

Amend 8 (Page 34) as follows:

Prepare a proposed change to Chapter 6 (Recovery and Rebuilding of Greater Christchurch) of the Canterbury Regional Policy Statement to:

- Amend Map A to be consistent with the relief sought in this submission (including i) above and iii) below.
- Provide flexibility to accommodate meritorious proposals for urban development and zoning and to facilitate a responsive planning approach to urban growth management by amending and adding to the objectives and policies as follows insertions in bold and underlined).

Add new Policy 6.3.1A as below:

Policy 6.3.1A

- (a) **Enable urban development or urban zoning outside the Greenfield Priority, Special Housing Areas and Existing Urban Areas shown on Map A provided the following conditions are met:**
- (i) **Any additional land is contiguous with a Greenfield Priority Area, Special Housing area, or Existing Urban Area; and**
 - (ii) **Any additional land will integrate with the provision of infrastructure; and**
 - (iii) **Any additional land is a logical addition to the urban area and will contribute to a consolidated urban form; and**
 - (iv) **The urban development or extension will have beneficial planning outcomes; and**
 - (v) **All the of the criteria in Policy 6.3.11 (5)(a) to (h) inclusive are met.**

Explanation:

This policy confirms the requirement for urban development to be contained within Greenfield Priority, Special Housing and Existing Urban Areas but provides some flexibility to accommodate meritorious proposals and to facilitate a responsive planning approach given the uncertainties associated with the housing and business land capacity assessments which have informed Map A, and with the primary driver and influencers of urban development in Greater Christchurch.

6.2.1 Recovery Framework

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that....

3. avoids urban development outside of existing urban areas or greenfield property areas for development, unless expressly provided for in the CRPS or which has only minor or less than minor adverse effects that will not compromise the overall CRPS urban growth management approach;

6.3.1 Development within the Greater Christchurch Ara

In relation to recovery and rebuilding for Greater Christchurch:

4. Ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS or which has only minor or less than minor adverse effects that will not compromise the overall CRPS urban growth management approach;

6.3.7 Residential Location, Yield and Intensification

In relation to residential development opportunities in Greater Christchurch....

7. Subject to Policy 5.3.4, residential greenfield priority area development shall occur generally in accordance with Map A. These areas are sufficient for both growth and residential relocation through to 2028.

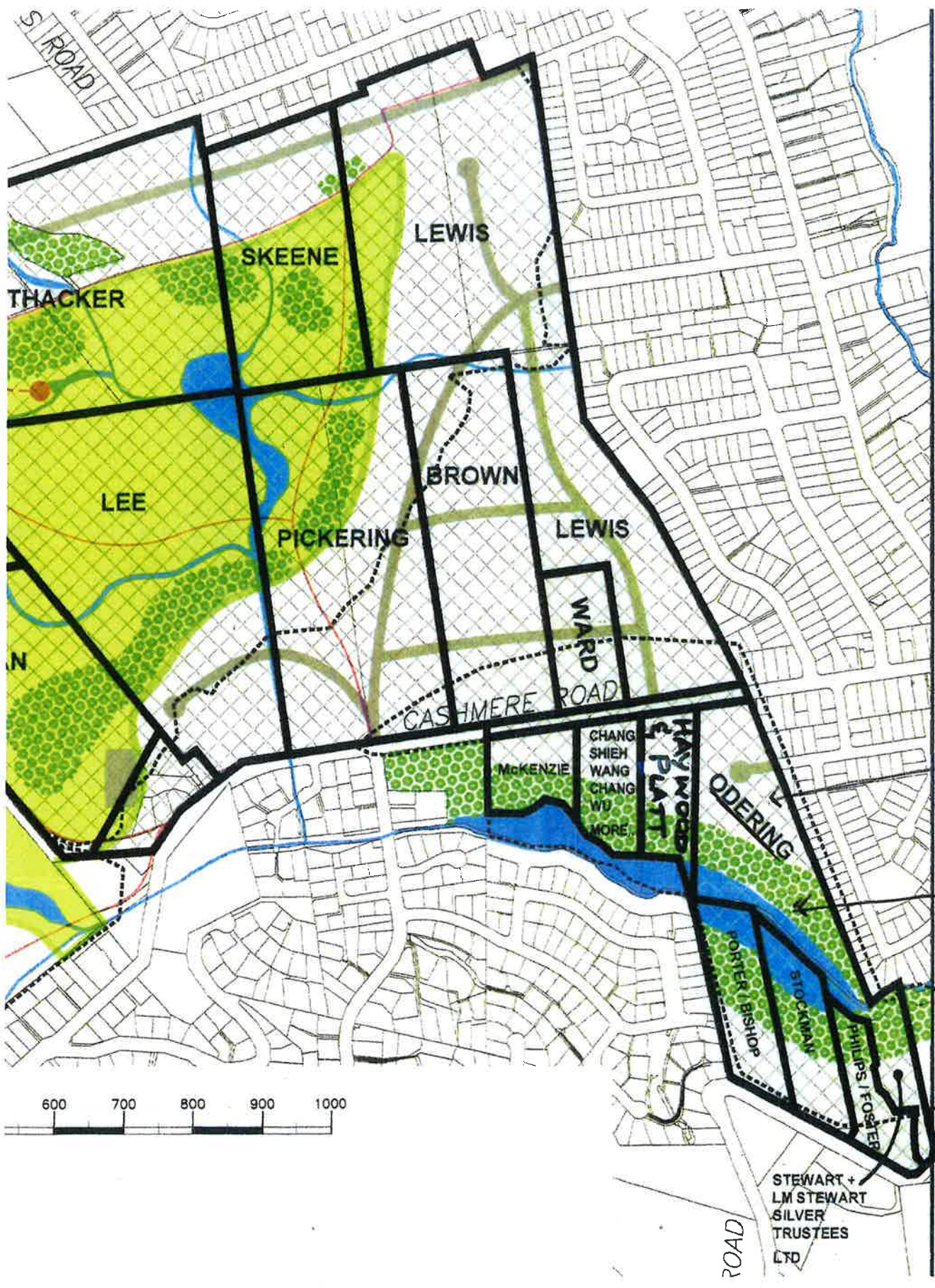
- iii) Remove the rural/urban boundary line shown on CRPS Map A and **Our Space** Fig 16 (defined as the outer edge of Greenfield Priority Areas, Existing Urban Areas and Special Housing areas) and insert in the relevant District Plans, with appropriate criteria for assessments of proposals to amend 'the line' included in the CRPS and District Plans.
- iv) Consider streamlined RMA or other streamlined processes to facilitate the amendments sought which are specific to the Submitter's land and potentially other meritorious minor rural/urban boundary changes, and associated policy wording. Do not use streamlined processes for implementation of the overall **Our Space** strategy and approach which has very significant implications and needs to be subject to rigorous RMA based evidential testing.
- v) Consider other amendments to the CRPS and other documents and actions as appropriate which facilitate a responsive planning approach to urban growth management of Greater Christchurch.
- vi) Consider streamlined RMA or other streamlined processes to facilitate the amendments sought which are specific to the Submitter's land and potentially other meritorious rural/urban boundary changes, and associated policy wording. Do not use

streamlined processes for implementation of the overall Our Space strategy and approach which has very significant implications and needs to be subject to rigorous RMA based evidential testing.

- vi) Such other consequential, additional or other amendments to Chapter 6 of the RPS and other documents, and any other actions, to be consistent with and give effect to the intent of this submission, including directing consequential amendment to the Christchurch City Plan to zone the proposed development area shown in **Appendix A & B** as Residential New Neighbourhood Zone.



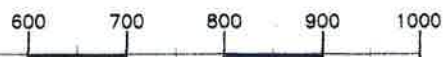
 Compensatory Storage. Attachment 1



Submitted
RPS
Change
Number 1

Developable
land.

Compensatory
Storage.



Attachment 2.



Odenings Nurseries
116 Philpotts road.

Attachment 3.