



**Greater Christchurch
Partnership**

Te Tira Tū Tahī
One Group, Standing Together

Submission Form

OUR SPACE 2018-2048

Greater Christchurch Settlement Pattern Update

Whakahāngai O Te Hōrapa Nohoanga

To: Greater Christchurch Partnership

Submitter: Grant Poultney

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- 1 Grant Poultney wishes to be heard in support of this submission.
- 2 Grant Poultney owns a 4.2 hectare property at 353 Worsleys Road. In 1995 an area of the Worsleys Road rural zone was rezoned by CCC to Living Hills B. A strip of land along the top of Worsleys Spur was included in the Living Hills B zone. The District Plan rules allowed for development to a minimum lot size of 3000 square metres.
- 3 Grant Poultney's property was omitted from the Living Hills B zone in error. This Update process provides an opportunity for the error to be rectified by including the property within the urban limit.
- 4 There have been various undertakings given to Mr Poultney by CCC that the error would be rectified through subsequent plan change processes. In particular CCC wrote to Mr Poultney on 26th June 2000 confirming that there had been a drafting error and that Council would eventually "get onto reviewing the plan".
- 5 Again on 20 July 2012 the Council wrote to Mr and Mrs Poultney stating that there had been a "drafting error" and that the plan change "has never been actioned".
- 6 The error was then compounded because the CCC District Planning maps were used to generate map A to the Regional Policy Statement (RPS) showing the limits of the urban area. This means Mr Poultney's property is outside the urban limits shown on map A on the RPS.

- 7 The RPS, Chapter 6 Recovery and Rebuilding of Greater Christchurch contains a very directive Policy framework including Policy 6.3.1(4) which in practical terms prevents any urban development outside the urban limit in map A.
- 8 Both Environment Canterbury and CCC consider that without an amendment to RPS map A and a CCC plan change there is no practical ability to correct the error. In particular Map A of the Regional Policy Statement needs to include Mr Poultney's property within the urban area of Christchurch.
- 9 Mr Poultney therefore requests that during this Update process his property at 353 Worsleys Road is identified as within the urban limit and therefore suitable for residential activities. This will enable the appropriate changes to the RPS and ultimately the District Plan to be made.

Dated: 30 November 2018



Jo Appleyard

For Grant Poultney