

Submission Form



**Greater Christchurch
Partnership**

Te Tira Tū Tahi
One Group, Standing Together

HAVE YOUR SAY BY 30 NOVEMBER 2018

OUR SPACE 2018-2048

Greater Christchurch Settlement Pattern Update

Whakahāngai O Te Hōrapa Nohoanga

How to make a submission

Online: Make a submission using the online submission form at www.greaterchristchurch.org.nz/ourspace

Email: ourspace@greaterchristchurch.org.nz

Post: Our Space consultation, Greater Christchurch Partnership, PO Box 73012, Christchurch 8154

Hand deliver: Civic Offices, 53 Hereford Street

SUBMITTER DETAILS

Name: MR COURTNEY INCH

Address: _____

Email: _____

I am completing this submission: For myself On behalf of a group or organisation

If you are representing a group or organisation, how many people do you represent? Four

HEARINGS

Hearings are planned for February 2019.

Do you wish to speak to the hearings panel?

Yes, I wish to speak at the hearings No, I do not wish to speak at the hearings

If you wish to speak at the hearings, please indicate your preferred location to be heard and provide a contact number.

Preferred location: Christchurch City Rangiora Rolleston

Contact number: 1

Our SPACE Consultation
Greater Christchurch Partnership

29th November 2018

Submission to Settlement Pattern Update

Submitter: Majority Beneficiaries of the Bellgrove Family Trust; Gary Inch, Devin Inch, Sharlene Inch and Courtney Inch.

Submission: **In Support** of Greater Christchurch Settlement Plan and future residential development of eastern Rangiora. Willing to be heard in support of this submission.

As majority beneficiaries of the Bellgrove Family Trust, owner of land identified within the proposed future residential development area in eastern Rangiora (5.3, Figure 15) we support the proposal for the inclusion of this area for future residential development.

Our family has a direct connection since 1920 to the land identified for future development in eastern Rangiora with four generations of Inch family ownership of the farmland and historic homestead "Bellgrove" located at 52 Kippenberger Avenue, Rangiora. Being raised at "Bellgrove" we have long understood that a time would come when farming this land would give way to residential development.

Given the family tenure on this land we have a desire to see it developed in a manner encompassing the vision and principles of our family. We also feel a duty to our father Trevor Inch, as a long serving member of local government and mayor of Waimakariri District for nine years to see the land developed in a way that enhances Rangiora and preserves the cultural value of the historic homestead and surrounds. It was our father's vision that one day the family farm would be developed in line with these values and we wish to support the process that allows this.

The 92 hectares of family land identified for residential development in eastern Rangiora to the north and south of Kippenberger Avenue is ideally located for residential development due to its proximity to central Rangiora. Its location aligns perfectly with the 10 minute neighbourhood concept outlined in the growth strategy (page 30) of the Greater Christchurch Urban Development Strategy Update.

We believe Rangiora's residential offering is different to some other areas in the Greater Christchurch region, with a stronger lifestyle and community component and provides families alternative options. This is only possible with the availability of further residential sections as there are a limited number of residential sections available which will be easily absorbed in the relatively short term

"Bellgrove" is located 1.8km from the Rangiora Town Hall 1.6km from the Rangiora Library, 1.4 km from Rangiora Railway Station and is bounded by Rangiora High School and Rangiora Recreation Centre to the west, Mainpower Oval national cricket and hockey fields to the north and Rangiora Golf Club to the east.

Being currently used for farming there is little restriction on road, walkway or cycle path design and there is title access to Kippenberger Avenue, Golflinks Road, East Belt and Northbrook Road allowing easy local access to existing roadways and the northern motorway into Christchurch and the airport. The land is bisected by the main arterial road from Rangiora to Woodend and Pegasus and a new

cycleway from Rangiora to Woodend and Woodend Beach. It is in close proximity to Rangiora railway station for easy access to any future rail options.

“Bellgrove” homestead is a fully restored historic category 2 homestead surrounded by numerous large trees which could be made a focal point in any development and is the source of the Cam River which could be developed further to include green spaces, walkways and cycle ways to the nearby town centre, schools and recreational facilities.

The family envisage working with developers willing to create a diversity of housing and supporting amenities which differs to those offered in Christchurch and other regional centres. We think that residential development of “Bellgrove” fits with the projected growth of Rangiora and provides a unique sustainable growth solution proven by the growth in this area that existed prior to the Canterbury earthquakes.

In our opinion residential development of “Bellgrove” balances Rangiora, with much of the available development area being closer in proximity to the centre of Rangiora than many parts of recent western Rangiora development. The Rangiora retail centre has expanded east in recent years creating further imbalance in relation to the pattern of residential expansion. Development of this land also serves to link all parts of Rangiora with the council facilities that border it.

We support this update and the planning process that allows for land identified in eastern Rangiora to be developed in a way that will add enduring value to Rangiora and surrounds and will support the partnerships involved in this process. We are willing to make a verbal submission in support of plans that allow the development of land that includes the land of the Bellgrove Family Trust.

Yours sincerely

Gary Inch
Devin Inch
Sharlene Inch
Courtney Inch