



**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:** Woolworths New Zealand Limited  
("Woolworths")

**Contact:** Matthew Grainger

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### Hearing

Woolworths wishes to be heard in support of this submission and its preferred location is Christchurch.

### Overview

Woolworths generally supports the direction of the Our Space 2018-2048 Greater Christchurch Settlement Pattern Update (Update). There are however some matters around the urban boundary and the current allocation of commercial land which Woolworths considers needs to be reviewed as part of this process and the forthcoming review of the Canterbury Regional Policy Statement.

### Woolworths in Greater Christchurch

Within the Greater Christchurch area Woolworths operates and/or supplies 15 Countdown supermarkets, 5 Fresh Choice supermarkets and 5 SuperValue supermarkets. It also has a distribution centre based in Hornby. Woolworths also currently have consents lodged for a further Countdown supermarket in the Halswell Key Activity Centre and a Fresh Choice in the Prebbleton commercial area.

## Submission Points

Woolworths wishes to make the following submission points:

### 1. *Expansion of Urban Limits Boundary at Prestons*

Woolworths owns a property of the north-east corner of the Marshlands Road/Prestons Road intersection, known as 365 and 379 Prestons Road which is in two titles. Land 1 Limited owns the adjoining strip of land at 448 Marshland Road. The full extent of this land, which totals 4.94ha, is shown in the map below.



Woolworths (or Progressive Enterprises Limited as they were then known) has a long background associated with this site dating back prior to the Christchurch earthquakes and Proposed Change 1 (PC1) to the Canterbury Regional Policy Statement (CRPS). During that process and as a result of the earthquakes the then Earthquake Recovery Minister exercised his powers and intervened in the PC1 proceedings revoking it and replacing it with a new Chapter 12A to the CRPS. As a result Woolworths lost all rights to appeal its case to the Environment Court to increase the urban limits to cover the above site through no fault of its own. The practical effect of this was that Woolworths were procedurally prevented from seeking to have its land included within the urban limits.

This present process therefore represent the first opportunity since 2012 that Woolworths have had to seek to have this land included in within the Greater Christchurch urban limits.

Woolworths considers the inclusion of the land shown above represents a natural expansion of the urban limits boundary given the strategic nature of the intersection, its prominence as an entrance to the Prestons subdivision and the fact that it is bordered on two sides by the present urban limits boundary.

Woolworths considers that the land offers opportunities for both commercial and residential development and that its development would provide for an enhanced urban form in terms of this key gateway to the Prestons subdivision.

## 2. *Review of identified commercial areas*

Woolworths considers that as part of the work towards a comprehensive review of the CRPS scheduled for 2022 consideration needs to be given to:

- i. Exactly where the new projected commercial growth will occur;
- ii. Whether existing identified but undeveloped commercial land remains appropriately zoned; and
- iii. Whether the hierarchy of centres currently identified remains appropriate.

In the context of the above, Woolworths notes that the commercial core area at the Northwood/Belfast Key Activity Centre remains undeveloped after a number of years being zoned and that the recent commentary associated with the site's sale referred to "*reversion to residential and/or retirement village use*<sup>1</sup>" as a possible future development outcome. If that were to occur then the sites status as a Key Activity Centre would be redundant.

Woolworths also notes that that part of the emerging greenfield commercial centre referred to as Groynes Park<sup>2</sup> on the eastern side of Groynes Drive has to a large degree already been subdivided and built out for residential development as shown on the aerial photograph below. Woolworths considers it would be appropriate to re-allocate this loss of commercial land to the nearby North West Belfast Neighbourhood Centre.

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<sup>1</sup> CBRE Article - Northwood Supa Centa for sale as Christchurch population and retail sales top pre-2011 levels, 15 September

<sup>2</sup> Appendix 12 – Feasibility Assessments of the Business Development Capacity Assessment associated with the Update



Dated: 30<sup>th</sup> November 2018

A handwritten signature in blue ink, appearing to read 'DM Chrystal'.

Dean Chrystal

**Consultant Planner (Director)**

**Planz Consultants Limited**