

**SUBMISSION TO THE LONG TERM COMMUNITY COUNCIL PLAN FOR
CHRISTCHURCH CITY COUNCIL**

SUBMISSION FOR CHRISTCHURCH GOLF RESORT LIMITED

1. Introduction

- 1.1 Christchurch Golf Resort Limited ("Christchurch Golf") prepared and lodged a comprehensive plan change application with the Christchurch City Council on 16 February 2009. The application is currently being processed by the City Council. The application seeks that the Christchurch Golf land be rezoned from Rural to Open Space 3D. Further the application seeks that an area of land adjacent to the Styx River (of which 25 ha will be gifted to the Council by Christchurch Golf) be rezoned from Rural 3 to Conservation 3. The Open Space 3D zone will enable the development of an international golf academy and associated integrated golf resort community on approximately 132 ha of land, while the Conservation 3 Zone will enable the restoration of the river margin and will contribute towards the realisation of the Styx vision. The location of the site is shown on the attached map ('Appendix 1').
- 1.2 The development is to be called the Christchurch Golf Resort and is expected to attract local, national and international interest. It is to comprise a golf course and golf teaching academy, with associated facilities including a driving range and sports complex, clubhouse, resort apartments, and residential housing. The majority of the land area will remain in open space as a golf course while the remainder will provide facilities associated with golf and recreation and also provide the opportunity for living within this environment.
- 1.3 Christchurch Golf has a strong commitment to the continued growth and development of Christchurch City. Christchurch Golf's proposal will be a unique facility and a significant asset for the Greater Christchurch region.

1.4 The development is expected to attract overseas visitors, students and golf enthusiasts from around New Zealand. The tourism opportunities will provide significant benefit to the Christchurch region.

2. Transport

2.1 The Long Term Council Community Plan provides for works in relation to the Northern Arterial in the proposed Capital Programme at 2016. The development of the Northern Arterial will ease the pressure on Marshland Road.

2.2 As the Government has now indicated that the Northern Arterial is of national importance it is expected that the relevant Transport Authority documents will reflect this and the Northern Arterial will be brought forward. Accordingly it is submitted that the LTCCP should be made consistent with these statements.

2.3 Christchurch Golf also notes that a number of intersections along Marshland Road have reached the point where upgrades are required to cope with the existing traffic volumes. Specifically there is a requirement for upgrade works at the Marshland/Lower Styx intersection.

2.4 Council Officer Steve McNeill has advised that the upgrade of the Marshland/Lower Styx intersection is included within the proposed capital programme under the sum allocated for Road network renewals and replacements.

2.5 However as the details of the proposed works under road network renewals and replacements is not provided in the LTCCP we submit that it is difficult for the public to be certain that the upgrade of the Marshland/Lower Styx intersection is appropriately provided for.

2.6 Christchurch Golf submits that sufficient detail of the proposed works should be included within the LTCCP to enable the public to determine that the relevant works are included within the capital programme and to provide certainty as to when they are programmed to occur.

2.7 Christchurch Golf submits the upgrade in relation to Marshland Road/Lower Styx Road intersection has been proposed since 2006 and should be programmed to occur prior to 2012.

3. **Right to be heard**

3.1 Christchurch Golf Resort Limited wishes to speak to this submission.



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Mark Christensen / S J Watson
Counsel for Christchurch Golf Resort Limited

Dated 16 April 2009

16 April 2009

Christchurch City Council

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Dear Sir/Madam

Long-Term Council Community Plan 2009-2019 - Submission

1. Please find attached a submission on behalf of Christchurch Golf Resort Limited in relation to the draft LTCCP 2009-2019.
2. Any correspondence in relation to this submission should be addressed care of Anderson Lloyd and directed to the attention of Sarah Watson.

Yours faithfully
Anderson Lloyd



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