

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 21/04/2023

**First name:** Polly **Last name:** Grainger

**Preferred method of contact** Email

**Postal address:** 61 Evesham Crescent

**Suburb:** Spreydon

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** polly.grainger72@gmail.com

**Daytime Phone:** 021456153

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** .1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

I seek that the Bewdley Street and Evesham Crescent (Barrington) be added to the Residential Character Areas list.

### My submission is that

I strongly support that Bewdley Street and Evesham Crescent (Barrington) to be included as one of the Residential Character Areas. We are fortunate in that all but one of our remaining homes are in their original style. There are three gaps where the houses have been ripped down but not yet built on. I would be really glad to retain our character and history.

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Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 01/05/2023

**First name:** Greg **Last name:** Olive

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** gre.olive2gmail.com

**Daytime Phone:**

I could not  
Gain an advantage in trade competition through this submission

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b. does not relate to the trade competition or the effects of trade competitions.

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**Would you like to present your submission in person at a hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** .1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

!. Our site is located across the road from the Southern portion of the Awatea Business Zone

(a) Maintain road setback rule 16.6.4.2.1

(b) Maintain Special interface Area IAW Appendix 16.8.10i as identified in the ODP plan.

(c) Noise rule 6.1.5.2.1 Table 1(m) currently states *50db between the hours of 2200-0700 if a dwelling existed prior to the plan change being operative*. With this being the case for our site then to avoid any confusion to the rule align the site rule with 6.1.5.2.1 Table 1(a)

**My submission is that**

Our residential zoned site of approximately 2ha is located at 419 Halswell Junction Road. It contains an existing dwelling and numerous outbuildings. The site is bordered by Halswell Junction Road to the North, State Highway 76 to the West and Richmond Avenue to the South. A portion of the original parcel of land was taken for major roading infrastructure as part of the CMS2 project. This has resulted in the site being severely compromised and constrained with regard to level and degree of development that could realistically be achieved

---

**Original Submitter:**

**Original Point:**

**Points:** .2

Support

Oppose

Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

1. Qualifying Matter Open Space/ Water body. Our site has been identified with an open space water body as a qualifying matter. This was submitted on in 2017 and subsequently removed. Decision sought. Update the planning map and Council records to reflect this.

2. Qualifying Matter Industrial Interface. The dominant noise source is road noise. Due to the proximity of the Motorway infrastructure and the designations, virtually the entire site is contained within the current noise setback requirement IAW rule 6.1.5.2.1 (proposed change 5E). A very high degree of mitigation would be required to any residential units sited within the noise setback regardless of the height therefore effectively makes this provision redundant. Decision sought . Remove Qualifying Matter Industrial Interface

3. Site Density rule 8.2.2.87(a). Due to the constraints that have been imposed on our site as a result of the roading infrastructure, there has been an inability to produce a development proposal that meets the site density requirement for the current zone. Rule 8.2.2.87 indicates a more intensive level of development anticipated .than the site may possibly support. Decision sought. Apply an exemption to the site density rule

4.As an alternative to the MDRZ would would be to re-zone the site as mixed use. This would allow the establishment of structures to be located within the noise setback area and would act a buffer to the adjoining residential lots. This approach would be consistent with the objectives anticipated by policy 16.2.1.3 Item 1.

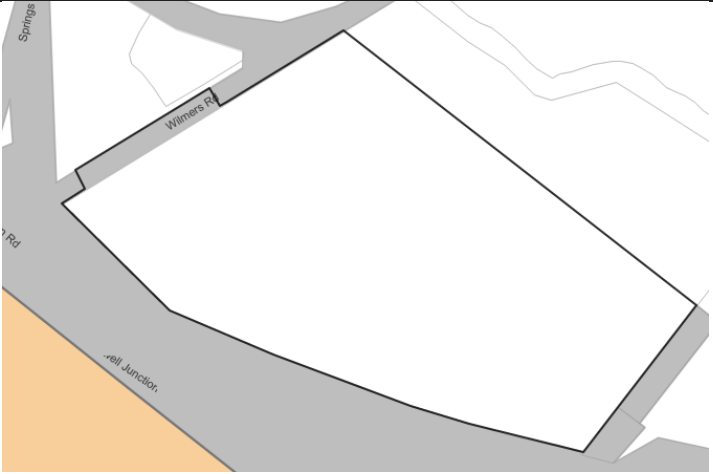
**My submission is that**

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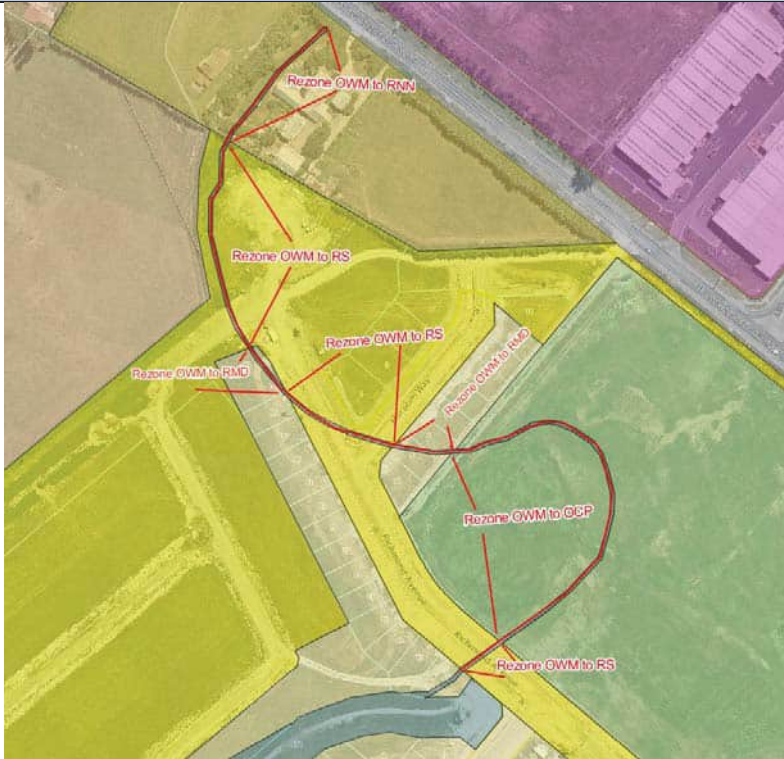

Attached Documents

File
No records to display.


Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
		
<p>Planning Map 44</p>	<p>a. Remove the Open Space Water and Margins (OWM) zoning from the area indicated with a red line below and replace with the surrounding/adjacent zoning i.e. Residential Suburban (RS), Residential Medium Density, Residential New Neighbourhood (RNN) and Open Space Community Park (OCP) as indicated.</p>	<p>During the hearing for Chapter 6 General Rules, Ms McLaughlin presented evidence<sup>2</sup> with regard to a request by Fulton Hogan and Mr Olive (the submitters) to remove a portion of the 'Upstream Waterway' classification from that part of Knights Stream between Richmond Ave and Halswell Junction Road. She supported the relief sought on the basis that there was no waterway in the area indicated, therefore the classification was unfounded. Such amendment was also consistent with the Outline Development Plan in Appendix 8.10.6, where Knights Stream is shown as stopping on the south side of Richmond Avenue.</p>

<sup>2</sup> CCC – Evidence of Alison McLaughlin – Planning, dated 4 February 2016, pages 93-94, paragraphs 57.6-57.7.

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
	 <p data-bbox="504 1034 1285 1161">b. Remove the Open Space Water and Margins (OWM) zoning from the properties at 65 and 67 Richmond Avenue, as area outlined in red below, and replace with the Residential Medium Density (RMD) zone.</p>	 <p data-bbox="1310 997 2101 1380">Regrettably, the OWM zoning applied to the same non-existent portion of the waterway was not requested to be removed at the same time. The discrepancy has only now been brought to the Council's attention. Therefore, a minor correction to Planning Map 44 is requested that will remove the OWM zoning and replace it with a zone consistent with the surrounding/adjacent zoning, i.e. RS, RMD, RNN and OCP as indicated on the map enlargement on the left. The zoning correction will reflect the actual situation on the ground and prevent the costs associated with unnecessary consenting. It is noted that the majority of the land is zoned for residential purposes and is in the process of being developed.</p>

Schedules to Decision

PLANNING MAP	CORRECTION	REASON THE CORRECTION IS MINOR
	 <p data-bbox="506 1018 1283 1114">c. Remove the blue line indicating an "Upstream Waterway" classification from the property at 67 Richmond Ave in the area outlined in red on the above map.</p>	<p data-bbox="1317 276 2098 499">A closer scrutiny of the land/waterway in the area immediately south of the future extension of Richmond Avenue revealed that both the "Upstream Waterway" classification and the OWM zoning should also be removed from the narrow portion of the OWM zone extending over residential properties at 65 and 67 Richmond Avenue (refer to the map in (b.) on the left). The OWM zoning should be replaced with RMD.</p> <p data-bbox="1317 531 2098 722">The narrow "leg" of the waterway does not exist on the ground and the headwaters of the stream start within the adjacent wider part of the OWM zone. Any residual water seepage from the underground springs further north are directed to the stream through a pipe, under Richmond Avenue, which comes out directly into the wide portion of the OWM zone.</p> <p data-bbox="1317 754 2098 946">The removal of the zoning and waterway classification is considered to be a minor correction which removes a defect in the Plan and simplifies the zoning and rules affecting the newly subdivided residential properties at 65 and 67 Richmond Avenue. The RMD zoning will reflect the intended use of the sites.</p> <p data-bbox="1317 978 2098 1106">The Council has contacted the affected property owners and provided the relevant information to them. The owners expressed their support for the proposed corrections by reply email or over the telephone.</p>
<p data-bbox="188 1161 405 1185">Planning Map 47</p>	<p data-bbox="506 1161 1283 1281">Amend zoning of 320A Cumnor Terrace (outlined in black below), including the small rectangle circled in red below, by removing Transport Zone and replacing with Industrial General Zone but retaining part Open Space Water and Margins Zone.</p>	<p data-bbox="1317 1161 2098 1372">The entire property at 320A Cumnor Terrace was notified in Stage 1 as Industrial General Zone, and in Stage 2 as part Transport Zone and part Open Space Water and Margins Zone. The transport zoning was confirmed in Decision 12 Stage 2 Transport before confirmation of the Industrial General zoning in Decision 11 Minor Corrections to Decision and as to Planning Maps, Figures and Appendices. The Open Space</p>



Our proposed Housing and Business Choice Plan Change (PC14) from Olive, Greg  
 Our proposed Housing and Business Choice Plan Change  
 (PC14)

Submitter Details

First name:

Greg

Last name:

Preferred method of contact

Olive

Email

Postal address:

Suburb:

City:

Country:

New Zealand

Postcode:

Email:

gre.olive2gmail.com

Daytime Phone:

Age:

Gender:

Ethnicity:

I could not

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I am not

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Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission

may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

Consultation Document Submissions

Chapter 16 Industrial

Support

Oppose

Created by Consult24 Online Submissions Page 1 of 3Our proposed Housing and Business Choice Plan Change (PC14) from Olive, Greg

Seek Amendment

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area

!. Our site is located across the road from the Southern portion of the Awatea Business Zone

(a) Maintain road setback rule 16.6.4.2.1

(b) Maintain Special interface Area IAW Appendix 16.8.10i as identified in the ODP plan.

(c) Noise rule 6.1.5.2.1 Table 1(m) currently states 50db between the hours of 2200-0700 if a dwelling existed

prior to the plan change being operative. With this being the case for our site then to avoid any confusion to the

rule align the site rule with 6.1.5.2.1 Table 1(a)

My submission is that

Our residential zoned site of approximately 2ha is located at 419 Halswell Junction Road. It contains an existing dwelling and

numerous outbuildings. The site is bordered by Halswell Junction Road to the North, State Highway 76 to the West and Richmond

Avenue to the South. A portion of the original parcel of land was taken for major roading infrastructure as part of the CMS2 project.

This has resulted in the site being severely compromised and constrained with regard to the level and degree of development that

could realistically be achieved

Chapter 14 Residential

Support

Oppose

Seek Amendment

Created by Consult24 Online Submissions Page 2 of 3 Our proposed Housing and Business Choice Plan Change (PC14) from Olive, Greg

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area

1. Qualifying Matter Open Space/ Water body. Our site has been identified with an open space water body as a

qualifying matter. This was submitted on in 2017 and to our understanding it was subsequently removed at that time (attached details provided). Decision sought. Update

planning map 44 (D) and the Council records to reflect this.

2. Qualifying Matter Industrial Interface. The dominant noise source is road noise. Due to the proximity of the

Motorway infrastructure and the designations, virtually the entire site is contained within the current noise

setback requirement IAW rule 6.1.5.2.1 (proposed change 5E). A very high degree of mitigation would be

required to any residential units sited within the noise setback regardless of the height therefore effectively

makes this provision redundant. Decision sought . Remove Qualifying Matter Industrial Interface

3. Site Density rule 8.2.2.87(a). Due to the constraints that have been imposed on our site as a result of the

roading infrastructure, there has been an inability to produce a development proposal that meets the site density

requirement for the current zone. Rule 8.2.2.87 indicates a more intensive level of development anticipated .than

the site may possibly support. Decision sought. Apply an exemption to the site density rule

4.As an alternative to the MDRZ would be to re-zone the site as mixed use. This would allow the establishment of structures to be located within the noise setback area and would act a buffer to the adjoining

residential lots. This approach would be consistent with the objectives anticipated by policy

16.2.1.3 Item 1.

My submission is that

Attached Documents

File

No records to display.



# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 30/04/2023

**First name:** Richard **Last name:** Abey-Nesbit

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** richard.nesbit@hotmail.co.nz

**Daytime Phone:** 0276803811

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
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**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** .1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

**My submission is that**

Intensification of the city is vitally important, and should not have been delayed by altering the qualifying matters. As that has already happened, I support the current proposed change with the understanding that we can amend the plan in the future to allow for further intensification. In the meantime, the changes seem sufficient to allow for large scale improvements for a decade or so.

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**Original Submitter:**  
**Original Point:**

**Points:** .2

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**My submission is that**

The council needs to invest more money into public transport, beyond what the proposed changes allow for. The council needs to move transport infrastructure in a direction that reduces (and eventually eliminates) forced car dependency. All people living in the urban and suburban environment should have the option to not depend on a private car for transport if they so choose.

---

**Original Submitter:**  
**Original Point:**

**Points:** .3

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

The council needs to accelerate planning for the managed retreat that will be necessitated by climate change. The council should make a commitment now that they will seek to not compensate land owners whose land is negatively impacted from readily foreseeable damage caused by climate change going forward. It should be made clear that anyone who seeks such protection should seek it from insurance companies.

**My submission is that**

Climate change is a known quantity and leaving the possibility open of compensation for land owners whose holding will be damaged by climate change creates significant moral hazard, and creates danger to both property and the safety of residents of the city.

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Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 03/05/2023  
**First name:** Dean **Last name:** Christie  
**Organisation:** Ngāi Tahu Property

**Preferred method of contact** Email

**Postal address:** 15 Show Place

**Suburb:** Addington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** dean.christie@ngaitahu.iwi.nz

**Daytime Phone:** 0212260153

I could not  
 Gain an advantage in trade competition through this submission

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### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**  
**Original Point:**

**Points:** .1

- Support  
 Oppose

Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**My submission is that**

NTP support the Medium Density Residential Zone (MDRZ) or Stages 1 and 2 or Karamū, off Yaldhurst Road and Kahukura Road, because they have already been developed -14.5

**Original Submitter:**

**Original Point:**

**Points:** .2

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**My submission is that**

NTP support the inclusion of the current Residential New Neighborhood Zone provisions within the notified Future Urban Zone-14.12

**Original Submitter:**

**Original Point:**

**Points:** .3

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

Rezone the site to be FUZ

**My submission is that**

NTPs opposite the PC14 Planning Maps and decision sought. Please see the detailed submission attached.

Attached Documents

File
Ngai Tahu Property_35 Steadman Road_Submission on PC14

1 May 2023

Christchurch City Council  
Engagement Team  
engagement@ccc.govt.nz

Our reference: 520384

Attention: Engagement Team

## Submission on Proposed Housing and Business Choice Plan Change

### Purpose of Submission

This letter is a submission on the Housing and Business Choice Plan Change ("PC14") proposed by the Christchurch City Council ("Council") prepared by Eliot Sinclair & Partners Limited ("ES") on behalf of Ngāi Tahu Property Limited ("NTP") in relation to 35 Steadman Road in Karamū, Christchurch ("site").

NTP will not gain an advantage in trade competition through this submission.

NTP will not be directly affected by an effect of the subject matter of the submission that:

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

NTP wishes to be heard in support of this submission and would agree to consider presenting a joint case with other submitters who make a similar submission.

### Submitters details

Submitter: Ngāi Tahu Property Limited

Contact Name: Dean Christie

Email: [dean.christie@ngaitahu.iwi.nz](mailto:dean.christie@ngaitahu.iwi.nz)

Phone: 021 226 0153

Physical Address: 15 Show Place, Addington, Christchurch 8024

Postal Address: PO Box 13-0060, City East, Christchurch 8141

### Site location and context

The site is located at 35 Steadman Road in Karamū, Christchurch ("site") (refer to Figure 1). The site is legally described as Lot 2 Deposited Plan 541 604 as held within the Record of Title 910430 as held under the ownership of NTP with a land area of 17.0734ha.





**Figure 1. Location of site within red boundaries (Canterbury Maps)**

The site was subject to the Riccarton Racecourse Development Enabling Act 2016 ("RRDEA"). The RRDEA supported Christchurch's recovery following the 2010 and 2011 earthquakes by facilitating the residential development of certain land at Riccarton Racecourse, Christchurch.

As a pre-requisite under Section 9 of the RRDEA, NTP was required to prepare a Development Scheme for the development of the site detailing how NTP will meet the legislative targets of the RRDEA. The Development Scheme was prepared in consultation with Christchurch City Council and has been approved by the Government. As an outcome of this process, the land was released from its original Reserve status, to enable residential freehold development of the land. The Development Scheme and underlying contractual obligations with the Government continue to apply.

The Development Scheme confirms that a minimum of 180 affordable houses will be completed within Karamū (which includes the subject site). Failure to comply with this obligation will result in compensation payable by NTP to the Crown. The Development Scheme, the Compensation agreement, underlying RRDEA legislation and Christchurch District Plan RNN zoning post-earthquake, together form the basis for the development of the Karamū site and NTP's long term planning and development program.

## Submission

This submission has been prepared by following the Council's notification of PC14 in response to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("RMAA") and its Medium Density Residential Standards ("MDRS").

NTP support the inclusion of the current Residential New Neighbourhood Zone ("RNNZ") provisions within the notified Future Urban Zone ("FUZ"). Table 1 details NTP's opposition towards PC14 Planning Maps and decision sought. Further, NTP supports the Medium Density Residential Zone ("MDRZ") of Stages 1 and 2 of Karamū, off Yaldhurst Road and Kahukura Road, because they have already been developed.

Table 1. NTP Submission

Provision	Support / Oppose	Submission	Decision sought
<b>MAPS</b>			
Planning Map 30A and any other relevant Planning Maps which identifies the site.	Oppose	<p>The site is located within the Residential New Neighbourhood Zone ("RNNZ") under the Operative Christchurch District Plan ("Operative Plan"). Other undeveloped properties located within the RNNZ under the Operative Plan have been rezoned to FUZ under PC14. However, the site was rezoned MDRZ under PC14, rather than <b>FUZ</b>. Therefore, NTP oppose the MDRZ of the site.</p> <p>It is prudent to note that NTP undertake greenfield subdivisions and sell vacant allotments to be developed by the prospective purchaser. NTP do not generally build residential units.</p> <p>The inconsistent zoning approach towards the site significantly impacts the future development of this property and density. For example, the MDRZ requires a minimum allotment size of 400m<sup>2</sup>, whereas the <b>FUZ</b> requires a minimum net site area of 400m<sup>2</sup> for corner sites, and for all other sites a minimum net site area of 300m<sup>2</sup> except that 20% of allotments in the subdivision may be 180m<sup>2</sup> -299m<sup>2</sup> in size. NTP have invested in the design and future layout</p>	Rezone the site to be FUZ.

for this part of the site which cannot be developed until such time as the lease with the current tenant expires.

Based on the notified zoning, the site would be developed into less residential allotments than that enabled by the current RNNZ and **FUZ**. Consequentially, the notified zoning of 35 Steadman does not foster increasing housing supply and, therefore, seems to be contrary to a key objective of the RMAA. Zoning the site **FUZ**, as similar properties were, would foster increasing housing supply which is intended by the RMAA.

For the reasons noted above, the MDRZ applied to the site, as notified by PC14, is contrary to the RRDEA and the Development Scheme. The Government approved the Development Scheme for the site and the RNNZ at the time. Christchurch City Council was also provided pre-approval of the Development Scheme ahead of Government consideration. Consequentially, the MDRZ applied to the site may result in NTP needing to compensate the Crown if a minimum of 180 affordable houses cannot be provided within Karamū. Additionally, when compared to the **FUZ** and its minimum allotment size standards, the MDRZ and its minimum allotment size standard do not best facilitate the expeditious residential development of the site.

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## Summary

NTP generally supports PC14 on the basis that the site is rezoned on the relevant planning map/s to FUZ, rather than MDRZ. In doing so, the site will remain consistent with the RRDEA and the Development Scheme.

Yours sincerely



Claire McKeever  
Resource Management Planner  
BSurv(Hons) MS+SNZ MNZPI  
claire.mckeever@eliotsinclair.co.nz

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 21/04/2023

**First name:** Graham **Last name:** Thompson

**Preferred method of contact** Email

**Postal address:** 24 Monaghan Street

**Suburb:** Northwood

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8051

**Email:** greumach@kinect.co.nz

**Daytime Phone:** +6433236426

I could not  
Gain an advantage in trade competition through this submission

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Note to person making submission:

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**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** .1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

The proposals must be reviewed to exempt similar cul-de-sacs and narrow accessways from all areas in the city for the sake of good neighborliness and safety and security.

**My submission is that**

I live on a narrow extension of a cul-de-sac. Five homes face onto this access. Your map indicates that my area is medium density residential zone. There are at present no unused building sites but in the present circumstances there is always a

possibility of a developer entering the area and activating the provisions of the medium density zone. The potential outcome of this would be 15 houses of three storeys. That could potentially mean the presence of 30 motor vehicles. On my narrow accessway parking for those would be inadequate so spill over onto the more open part of the street. Traffic and access and maneuverability would be at the least difficult and the likelihood of friction between residents is likely to be high. Furthermore, access for emergency vehicles could be impossible with the potential for loss of property or lives.

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#### Attached Documents

File
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No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 & 14)

## Submitter Details

**Submission Date:** 21/04/2023

**First name:** Mary-Anne **Last name:** Thomson

**Preferred method of contact** Email

**Postal address:** Flat 8, 131 Colombo Street

**Suburb:** Sydenham

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Email:** maryrose9999@hotmail.com

**Daytime Phone:** 0274253571

I could not  
Gain an advantage in trade competition through this submission

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### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** .1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Please vote no for 12m high buildings going up beside existing homes. Thank you

### My submission is that

I bought this property for the location due to my age and having neighbour's close by and am appalled that a 12m high building could be built next door. This would impede our sunlight, privacy and parking would be a nightmare! I absolutely disagree with this plan and feel for everyone this will effect in the future. It is obvious you are trying to get us all out of our cars - cannot see this ever

happening so work around it! How you can give consents to these new townhouses with no garages or parking space is a crime for the City! Work for the people of the City, not yourselves and your pockets!!!!

---

Attached Documents

File
No records to display.



# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 22/04/2023

**First name:** Colleen **Last name:** Borrie

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** cborrie@gmail.com

**Daytime Phone:** 0272292254

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Attached Documents

File

City development

## Plan Change 14

Is there an actual need for the proposed accommodation changes? As I observe the development of huge areas of new housing, especially to the west of the city, I wonder why it's also considered necessary to relax the rules allowing for the development of multi-storey residences in the city and suburbs. Where are the people who will live there? Will Christchurch's many young families and elderly want to live in such accommodation? With the noise from overhead neighbours? The difficulties of access for elderly people? The planned apartments may be suitable for couples or students, but they won't suit the average family. And if minimal or negligible garaging is provided on these properties, what about the provision of an effective transport system to serve these extra people?

The claim of greater sunlight access has to be a joke. While six storeys is hardly in skyscraper league, it will certainly cast surrounding smaller buildings in shadow, resulting in higher winter heating and lighting costs for their unfortunate residents. To say nothing of the appearance of these new box-like structures. The terrain of a hilly city such as Auckland is able, albeit uncomfortably at times, to accommodate the wide variations in height where six storey apartment blocks are interspersed with smaller buildings. In Christchurch these will simply look like jagged teeth.

Christchurch has always had aspirations. In many respects it has punched above its weight. But why is it patterning itself on cities with an entirely different demographic? This is not a seat of government or commerce; fundamentally we are a provincial city built on earthquake-prone plains. To see this city as a centre of business and industry, in the mode of Sydney, or even Auckland, is to adopt the wrong vision. We are what we are, and we should embrace and enhance our own special character, and not attempt to copy other entirely different cities.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 22/04/2023

**First name:** Cheryl **Last name:** Horrell

**Preferred method of contact** Email

**Postal address:** 10 Bluebell Lane

**Suburb:** Woolston

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Email:** bluebell.lane.ch@gmail.com

**Daytime Phone:** 0212666800

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

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### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

## Attached Documents

File
Supporting CCC Documents
Submission CCC Housing Development

Supporting Documents – Cheryl Horrell



1. 6 Manning Place.



2. 5 Manning Place.



3. 38 Wildberry Street.



4. 54 & 56 Wildberry Street.



5. 79 Wildberry Street.

6. 100 Wildberry Street, No photo as yet.



7. 112 Wildberry Street.

8. 456 Ferry Road, no photo.



9. 6, 8, & 10 Hopkins Street



10. 15 Hopkins Street.



11. 18 Hopkins Street.



12. 22 Hopkins Street.



13. 24 Hopkins Street.

14. 5 Findlay Place, no photo.

15. 52 McKenzie Ave, no photo.



16. 84 Richardson Terrace.



**17. McKenzie Ave Footbridge.** Home for a growing family of rats.



## **Housing Development Proposals Create Flood Risk for Existing Home Owners: Who will pay when Disaster Strikes?**

Politicians have been slow to learn from major flooding disasters in New Zealand. Despite the most recent example of Cyclone Gabrielle, local government continues to imagine we can confine river flows to suit minority interests and hide behind stop banks. Yet until Three Waters is enacted local government is all we have to protect us from rising sea levels, more frequent storms and flooding in our cities. I am grateful that Christchurch City Council is considering new and modified 'qualifying matters' which could prompt the need for resource consents for new housing in specific areas.

Current planning theory of building upwards, two to three storeys, with no need for consents is undermining suburban neighbourhoods like Woolston. There has been a proliferation of multi-unit building in our area being crammed onto sections that previously held one house with a small front yard and a back yard big enough for a vegetable garden. The Medium-Density Residential Standards (MDRS) might work in inner city areas where people presumably enjoy the noise and excitement of living on top of one another and in the midst of entertainment and business activities. It is important to note though that not only young, entertainment focused people live in or close to city centres, for many of us suburbs like Woolston are the only ones we could afford to buy in.

The theory of building upwards first emerged as a solution for urban sprawl around Auckland. Multi storey apartments on small sites were seen as preferable to encroaching further into the countryside. Building upwards enabled surrounding land to be shared for communal activities and socialisation. Such homes make sense on main bus routes where residents don't need cars to get around or to or from the city. Development happening in Woolston is not restricted to main bus routes though which is why the number of cars parked on our streets at night has increased dramatically. I urge Council to act before it is too late to stop multiple houses being crammed onto small sections in working class suburbs. If council genuinely believes in secure and equitable housing for all its citizens it must halt the insanity **of building future slums for the benefit of the building and rental industries and start protecting existing local residential communities.**

### **Future Slum Housing**

I have owned and lived in multi storied units in Christchurch in the past, on Bunyan Street and on Hastings Street East and I felt compelled to move once homes around me went rental. Both those areas are now dominated by cheap rental housing leaving me relieved that I escaped when I did. I am not a fan of incorporating bulk rental units in residential areas populated by privately owned homes. In my experience renters do not generally share the same values or habits of private home owners who have invested life savings into their homes. Renters stay an average of two to three years in any one property whereas home owners tend to put down roots and connect with local communities. I once had a family of skinheads living next-door to me, in a brand new home. The owners had split up and they took their eye off the property long enough for the skinheads to trash the house. After that there was so much damage that the owners either didn't see the point or lacked the courage to terminate the tenancy. The skinheads stayed a long time and I moved out before they did. Not all home owner/tenant interactions are negative, I had one experience of living near a thoughtful couple with a school aged child renting a house close by but they were in the minority and eventually moved on to buy their own home.

I suspect that few builders or landlords of multi storied co-joined units have ever lived in such places themselves. Hearing neighbours using their toilets through shared walls and hearing sex through adjoining bedroom walls can be challenging. I am now too old to pack up a third time to escape an area becoming inundated with multiple units and I don't have the resources to avoid another area where unsatisfactory housing is being crammed onto tiny sections. When I was younger I was better able to adapt to living in difficult circumstances. My biggest fear now is being forced into a retirement village where I will be restricted to community contact with other old people who have lost control over their assets and lifestyle choices. I have contributed my share in life and deserve the opportunity to live a safe and inclusive retirement in the community I have lived in for the past 20 years.

### Addington Example

Walking around Addington in the Selwyn Street area offers an example of what Woolston is destined to become if current building practices continue. Over half of the homes there are multi storey connected units with little or no enclosed outside private space. People sit outside in the cemetery or wander the streets because they cannot enjoy the outdoors at home. The signature shopping trolleys are abandoned around the neighbourhood, electric scooters block footpaths and the creek alongside the cemetery and park contains assorted rubbish; bottles, cans, packets and various paraphernalia among the grasses. I saw two separate elderly people walking the streets alone, both were surprised when I said hello. I don't want to end up isolated in a rental community like them. The shopping trolleys began to appear in Woolston in 2022, it is now common to see half a dozen daily on McKenzie Ave and the same number on Hopkins Street. Smith Street attracts even more. The electric scooters too are regularly left on our narrow footpaths for unsuspecting older residents to trip on. I have been walking the parks and rivers of Woolston, Waltham, Sydenham and Beckenham for over 30 years and am recently witnessing a huge increase in rubbish in and around the river and in parks.

### Flooding Management

Council proposes to protect future homes from stormwater flooding in Woolston but nothing in Council's proposal will protect existing homes from increased stormwater run-off from multiple housing units being built on surrounding properties. You intend "To limit the quantity of stormwater from all new development sites *to pre-development levels*, and minimise stormwater increases from re-development sites through consent conditions." This proposal will purportedly "Protect houses from flooding during and after development by having controls on new floor levels. [And] continue to improve flood models and [your] knowledge of flood risks." I do not see however how the proposal will prevent flooding from encroaching onto streets and footpaths and overflowing existing drainage systems which have repeatedly proven to be inadequate over the past 10 years. Several single home sites are under development in Woolston at present and all but one (52 McKenzie Ave) are being replaced by four or five individual units. Your proposals to manage flooding by raising housing floor levels do not stand up to scrutiny; five new houses will undoubtedly contribute more stormwater pressure on existing systems than the original one home surrounded by permeable land.

Development taking place in Woolston in late 2022 and early 2023 contain multiple units, up to five homes per section (six in one Smith Street development) on land originally consented for one residential dwelling. These multiple units are surrounded by impermeable surfaces which are likely **to contribute to increased surface flooding which will not prevent new homes from being flooded, even on higher foundations**. Existing Smith Street residents have already experienced severe flooding which may not have entered homes but damaged vehicles, garages and everything else outside the homes. Flooding is flooding, residents are trapped in their homes unable to go to work or attend medical or other appointments. Council has a responsibility to try to prevent flooding not raise the floor levels of new homes and **abandon existing, long term residents to floodwaters**.

New regulations on three storied apartments with lots of shared permeable spaces to provide gardens and social areas have been corrupted in Woolston by fast, cheap building to make a quick buck from the lack of adequate protections. **Someone will have to pay for this business as usual botch-up** and if local residents have any say in the matter it will be the authorities, local and central government, who will have to fix the mess that is occurring on their watch. We know enough now to stop building in places and in a manner that will leave residents living in flood prone homes as the impacts of global warming increase. This year's flooding from Cyclone Gabrielle should be a warning to councils and central government not to ignore the needs of residents who find themselves stranded in flood prone areas.

### Low Lying Land

Fear of being surrounded by cheap rental complexes is upsetting enough but the major threat to homes in Bluebell Lane is our vulnerability to flooding. Post earthquake LiDAR readings identified that our lane had sunk relative to surrounding properties. The Earthquake Commission [EQC] made lump sum offers to buy out our increased flooding risk. I attempted to negotiate on the issue on the grounds that the buyout was not sufficient to raise our homes

above the new flood levels. EQC refused to bargain and when I raised the matter with the Minister for Earthquake Recovery she told me the issue had been settled. It was certainly not settled with me or my neighbours but EQC sent their offer to my bank which was still mentioned as an “interested party” in my property after I had paid my mortgage off years earlier. I instructed the bank to invest the money while I waited for a fair offer to raise my home above the newly designated flood levels. That money remains as a separate investment in my bank. Council has overlooked this planning opportunity to protect homes on sunken land **which should be identified as a “Qualifying Matter” under the MDRS for Woolston.**

### **Tsunami Risk**

Bluebell Lane is also inside a “Tsunami Management Area” It is irresponsible to allow infill housing in that same zone thus allowing new homes to be built in the path of a tsunami. Perhaps councillors and staff should lose their indemnity so they can be held personally liable for the consequences of poor planning decisions. The potential danger to existing homeowners could be exacerbated if increased housing density is allowed in a tsunami management area. Bluebell Lane and other Woolston residents must depend on council to protect our homes and communities from floods and tsunami. We also need our local communities to remain functionally connected and not disrupted by mass rental housing.

I submit that Council is ignoring the plight of existing home owners who had liquefaction flood onto their properties from surrounding land following the 2010 and 2011 earthquakes. Council has also failed to address the issue of land that sank during the earthquakes and left existing home owners vulnerable to flooding from surrounding properties. Indeed Council has concealed the increased flooding vulnerability behind higher foundation requirements for new or rebuilt homes **leaving existing homes increasingly vulnerable to flooding on foundations lower than Council considers safe from flooding.**

### **Lack of Council Communication**

Although council maps show our area as requiring new higher foundation levels Council has not contacted home owners to advise them of how existing homes might be protected from flooding or tsunami. Council has an obligation to clearly identify any flooding vulnerability to existing homes; and to mitigate the possibility of surrounding new homes on higher foundations and less permeable surrounding land channelling floodwater into lower lying areas. Residents on flood vulnerable land must be able to rely on Council to protect them. It is arguable that owners of houses sitting below safe floor levels should retreat, surely we have learnt that much post Cyclone Gabrielle. Combine our lower flooring levels with our homes being in a tsunami management area and the fact that ground water in Woolston is just below the surface, I am stunned that Council has not seen the need to, if not retreat from this area, at least restrict more housing. It is possible we may not need to retreat if any further infill development was restricted in this high risk area. Ignoring this issue and proposing increased housing density with higher foundations is irresponsible in the circumstances.

I appreciate the work performed by Council post earthquakes to provide holding ponds to alleviate flooding but as Council’s own proposals indicate, new houses crammed together on impermeable land need to be built with higher foundations than we and other existing homes in this area have. It seems inevitable that we will be flooded when the waters rise. **What existing residents need is much better drainage, less crammed in housing and more permeable surfaces** if we are not to slip under future floodwaters. Existing home owners cannot do anything about their land having slumped but it would be a grave injustice if our homes were to be flooded because greater housing density contributed to water flooding into lower lying houses. Council has this one chance **and** the responsibility to protect residents from future disasters by identifying Bluebell Lane and other land that has sunk as a “Qualifying Matter” due to it being a “...High Flood Hazard Management Area [and] Flood Ponding Management Area...”. In addition to **addressing existing drainage problems, the high water table, and ensuring the retention of adequate surrounding permeable land, Council needs to restrict housing density in Woolston around homes already experiencing increased flooding vulnerability.**

## Housing Developments Woolston 2022 and 2023

1. **6 Manning Place:** Four two storey units surrounded by mainly impermeable paved surfaces.
2. **5 Manning Place:** Contains four single storey units surrounded mainly by impermeable hard surfaces. Both Manning place developments shot up without my even being aware of any demolition or building.
3. **38 Wildberry Street:** Locals heard the original house being demolished, it is being replaced with five two storey units. This property sits behind Bluebell Lane which has been identified post earthquakes as having an increased vulnerability to flooding. When impermeable surfaces are poured around these units the likelihood of flooding in Bluebell lane will further increase. EQC's payout to home owners was based on LiDAR information post 2010 and 2011 earthquakes. Increasing sealed surfaces around Bluebell Lane will undoubtedly increase our flooding risk.
4. **54 & 56 Wildberry Street:** This development proposes the demolition of two houses to be replaced by nine two storey units. The bill board shows impermeable surfaces and **the sign promotes the houses as investment opportunities, in other words rental properties.**
5. **79 Wildberry Street:** One house has been replaced with 5 units surrounded by the usual impermeable surfaces.
6. **100 Wildberry Street:** Single storey units of an unknown number.
7. **112 Wildberry Street:** Another five units replacing one house, these new units are two storied.
8. **456 Ferry Road:** Temporary social housing of 11 single storey units which appear to have one bedroom each.
9. **6, 8, & 10 Hopkins Street:** These five units are older community housing and residents change continually.
10. **15 Hopkins Street:** Four single storey units.
11. **18 Hopkins Street:** Four units.
12. **22 Hopkins Street:** Number of units as yet unknown.
13. **24 Hopkins Street:** Number of units also as yet unknown.
14. **5 Findlay Place:** Six single storey units surrounded by large paved areas.
15. **52 McKenzie Ave:** Single home on generous section, the only single home newbuild neighbours have observed.
16. **84 Richardson Terrace:** There was a single red brick house on the site which has been empty since before the 2010 earthquakes. The house has subsequently been rebuild and the garden has returned to its unkemp state as the house remains empty. This is land banking at it's worst. Woolston suffers some of the worst extremes of housing policy, nobody does anything about it and aside from residents who walk the area, no one cares.
17. **McKenzie Ave Foot Bridge:** Rats are breeding rapidly near the seat on the Richardson Ave site where people feed bread to the ducks. One recently arrived resident sits on the seat daily and openly feeds the rats! Again nobody seems to care.

A cycle ride round the above mentioned streets on 19 April 2023 revealed a number of surrounding properties on the market and several others appear to be unoccupied as residents begin to abandon the area. I wish I could join them but the challenge is beyond my means.

Cheryl Horrell  
 10 Bluebell Lane  
 Woolston  
 8023  
**20 April 2023**

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 22/04/2023

**First name:** Guy and Anna **Last name:** Parbury

**Preferred method of contact** Email

**Postal address:** 35 Berry Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** guyparbury@me.com

**Daytime Phone:** 021 664 403

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

N/A

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 2.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

19 Radnor Street, St Albans, Christchurch

**My submission is that**

As Christchurch city continues to grow, housing intensification is essential for creating a sustainable environment. The research shows that intensifying the housing supply in a city can reduce costs for both the government and residents. It can also create a stronger sense of community, encourage walkability, and promote sustainability. With our governments smart housing intensification solutions, we help Christchurch city become more livable, vibrant, and affordable for all!

I oppose the sunlight access qualifying matter that is part of Christchurch Councils proposed plan as it is delaying new construction to the new standards within our city for such an extended long period which impacts our economy and our desire for a vibrant new Christchurch city.

With the qualifying matter proposed by Christchurch council, the height restrictions would not majorly differ from the existing limits on residential building heights currently imposed on the city, and particularly in our city fringe suburbs such as St Albans, Sydenham Edgware and Addington, where site widths are typically less than the 15m 'common dimension' assumed in the Section 32 Sunlight report. Therefore not achieving the outcomes intended by the government housing intensification legislation.

---

**Attached Documents**

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 23/04/2023

**First name:** Andrew **Last name:** Tulloch

**Preferred method of contact** Postal

### Postal address:

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Daytime Phone:** 0275057848

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :

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### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 3.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Full notice given to entire residents of a street regarding any new house development that is outside the norm

**My submission is that**

Affects well being of existing residents by loss of privacy, sunlight and overcrowding

Attached Documents

File

No records to display.



# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 23/04/2023

**First name:** Kathryn **Last name:** Collie

**Preferred method of contact** Email

**Postal address:** Unit 4, 274 Manchester

Street

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8013

**Email:** kathryn\_collie@hotmail.com

**Daytime Phone:** +64275649309

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

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**Would you like to present your submission in person at a hearing?**

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 4.1

- Support
- Oppose

Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Less restrictive recession plane rules to enable the increased density intended by the Government

Prioritise and make an early determination on the recession plan qualifying matter

**My submission is that**

As Christchurch's population increases, housing intensification is essential for creating a sustainable and liveable city. Research shows that intensifying the housing supply in a city can create a stronger sense of community, encourage alternative transport modes (such as walking, cycling and public transport), and promotes sustainability through efficiency of resources. Increasing the number of people living close to existing commercial and community centres is essential to prevent urban sprawl and to ensure adequate housing is available and affordable.

While I support the intent of the Plan Change 14, being to increase the density of housing, I disagree with the proposed sunlight access qualifying matter. The recession plane rules proposed will not have a material impact as they are only slightly less restrictive than the rules under the current District Plan. The case study assumed in the Section 32 Sunlight report states that 15m is a common site width in the city. This is not the case in city fringe suburbs such as St Albans, Sydenham and Addington, where site widths are typically narrow and therefore the additional height required to increase density cannot be achieved. The proposed recession plan rule will therefore not enable the outcomes intended by the government housing intensification legislation.

The process to date has also been very unclear and lengthy, resulting in significant cost to those wanting to develop and protracting the programme of residential building the city by years. I request that the Independent Hearings Panel make an early determination on the recession plane qualifying matter given the Council's stance has removed the intent of the MDRS having immediate legal effect and to provide certainty to those that have been blindsided by the u-turn and have plans that are compliant with the MDRS ready (or already) lodged for building consent.

---

**Attached Documents**

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 23/04/2023

**First name:** Martin **Last name:** Jones

**Preferred method of contact** Email

**Postal address:** 41 Cashmere View Street

**Suburb:** Somerfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** marty.chris13@gmail.com

**Daytime Phone:** 021747104

I could not  
Gain an advantage in trade competition through this submission

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directly affected by an effect of the subject matter of the submission that :  
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**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 5.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Cashmere View street is very close to Cashmere High School and as such is very much in demand for families with several children to be in zone for their future schooling. High density housing is not conjusive to these larger family groupings.

**My submission is that**

I support my street becoming a heritage value residential character zone. Also I would like resource consent be a requirement before any development can take place.

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 23/04/2023

**First name:** Andrea **Last name:** Heath

**Preferred method of contact** Email

### Postal address:

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** jagheath@yahoo.com

### Daytime Phone:

I could not  
Gain an advantage in trade competition through this submission

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### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 6.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

### My submission is that

Buildings up to 14m (generally 4 storeys) that are constructed without resource consent would significantly impact on our quality of life, further infill housing/ and buildings more than 2 storeys high would significantly impact on both our sunlight access and increase noise pollution as well as having significant negative impact on road usage, street parking and overall wear and tear on roads. Sunlight is vital to health homes and improved mental health

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 23/04/2023

**First name:** Jane **Last name:** Murray

**Preferred method of contact** Email

### Postal address:

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8013

**Email:** janelmurray@hotmail.com

### Daytime Phone:

I could not  
Gain an advantage in trade competition through this submission

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### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 7.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

**My submission is that**

I strongly oppose the plan change which allows easier intensification of residential land. This level of intensification is detrimental to the city, will force families out of the city and allow developers to build future ghettos. It is not appropriate for christchurch.

**Original Submitter:**

**Original Point:****Points:** 7.2

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council***If seeking to make changes to a specific site or sites, please provide the address or identify the area***My submission is that**

I strongly oppose the plan change that will make residential intensification easier. This level of intensification will be detrimental to the city as it will reduce tree cover, block sunlight to neighbouring properties, force families out and allow developers to build future ghettos. It is not appropriate for our city and Councillors should have voted against it.

---

**Original Submitter:****Original Point:****Points:** 7.3

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council***If seeking to make changes to a specific site or sites, please provide the address or identify the area***My submission is that**

I strongly oppose the plan change that will make residential intensification easier. This level of intensification will be detrimental to the city as it will reduce tree cover, block sunlight to neighbouring properties, force families out and allow developers to build future ghettos. It is not appropriate for our city and Councillors should have voted against it.

---

Attached Documents

File
No records to display.



# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 24/04/2023

**First name:** Rex **Last name:** Drummond

**Preferred method of contact** Email

**Postal address:** Unit 3, 19 Fairview Street

**Suburb:** Somerfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** drummonds@gmail.com

**Daytime Phone:** +64224134437

I could not  
Gain an advantage in trade competition through this submission

I am  
directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

---

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 8.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**My submission is that**

My area/house should be a suburban character area

---

**Original Submitter:**

**Original Point:**

**Points:** 8.2

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**My submission is that**

Resource consent should be required before ANY development can proceed.

The area/house should be a suburban character area.

---

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 & 14)

## Submitter Details

**Submission Date:** 24/04/2023

**First name:** Patricia **Last name:** Dench

**Preferred method of contact** Email

**Postal address:** Unit 2, 19 Fairview Street

**Suburb:** Somerfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** trish.dench@gmail.com

**Daytime Phone:** +64221583001

I could not  
Gain an advantage in trade competition through this submission

I am  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 9.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

that resource consent should be required before ANY development can proceed on Plan Change 13/14

my area/house should be a suburban character area;

on Plan Change 13/14

**My submission is that**

my area/house should be a suburban character area;

---

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 25/04/2023

**First name:** Les **Last name:** Drury

**Preferred method of contact** Email

**Postal address:** Unit 1, 19 Fairview Street

**Suburb:** Somerfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** les.drury@yahoo.co.nz

**Daytime Phone:** 0212613800

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
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Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 0.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

I ask that a resource consent be required before any development can proceed. My street should be a heritage value residential zone.

**My submission is that**

My area house at 1/19 Fairview St should be a zoned suburban character area.

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 25/04/2023

**First name:** Grant **Last name:** McGirr

**Preferred method of contact** Email

**Postal address:** 214C Springfield Road

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** grantmcgirr@hotmail.com

**Daytime Phone:** 02108118663

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
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### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 1.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

**My submission is that**

I oppose any changes that allow for higher buildings to be built in residential areas than currently exist, this includes any changes to the recession plane which lessen the amount of sunlight a property receives.

If the proposed changes go through I will lose sunlight coming into my living area and other rooms if developers build to the new height maximums. Many others face the same kind of problem. The loss of sunlight would be a major blow to my mental health and happiness. The proposed changes are not needed in Christchurch and would be a blow to the cities livability.

My submission is that no changes are allowed that may lessen the amount of sunlight that any property (house and land) currently receives.

---

Attached Documents

File
No records to display.



## Our proposed Housing and Business Choice Plan Change (PC14)

### Submitter Details

**First name:** Peter **Last name:** Beck

**Preferred method of contact** Email

**Postal address:** Unit 102, 277 Kilmore Street

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** peterjbecknz@gmail.com

**Daytime Phone:** 021654445

**Age:** 65-79 years

**Gender:** Male

**Ethnicity:** New Zealand European

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

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### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

### Attached Documents

File

Submission to CCC Heritage Plan change 14

**Submission to the Christchurch City Council on Heritage Plan change 14**

**By: Peter Beck**

24.04.2022

Contact: [peterjbecknz@gmail.com](mailto:peterjbecknz@gmail.com)

**My submission asks the City Council reaffirm the amendment that it passed at its meeting of 13 September 2022: that the special heritage and character of Chester Street East include the whole of Chester Street East not merely 3/4 of the street.**

I wish to reference the submission of Bosco and Helen Peters on 12 April 2023. I strongly support their submission and wish to add the following comments.

As the owner of 6/173 Chester Street East it is clear that the consultant who provided his/her recommendation is completely mistaken in that the argument against including the whole of the street used a percentage-of-historic-dwelling calculation system that counted the seven historic units at 173 only as 'one' building. In fact they are and have always been each under separate title. Astonishingly the consultant states that 'because it has been partly rebuilt, its heritage values are compromised'. On the basis of this logic then such buildings as the Cathedral in the square [of which I was Dean from 2002 to 2012] clearly has its heritage value compromised!!.

The consultant clearly did not realise that historically [and currently] these units were mixed-use commercial and residential from their construction. It is simply wrong to state that they are simply 'a non-residential building converted to residential use.'

This incorrect analysis has resulted in the belief that the high standard required by the legislation has not been reached in our street. In fact this is because of the underestimation of both the numbers and the historical nature of the buildings. This result of this mistaken analysis is that already two buildings over 100 years old have already been demolished. It is my view that this should not be allowed to continue.

I respectfully ask the City Council to include the whole of Chester Street East in preserving and enhancing areas of special heritage and character and so leave a legacy for current and future generations.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 26/04/2023

**First name:** Linda **Last name:** Barnes

**Preferred method of contact** Email

**Postal address:** 2 Hurst Seager Lane

**Suburb:** Clifton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8081

**Email:** tonyfullmoon1@hotmail.com

**Daytime Phone:** 0221088562

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
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### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 3.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

If it is possible to increase the meterage from boundary fences to new builds, I support that, so that there could be increased sunlight to lower levels. If it is possible to decrease the heights allowed of new builds, I support that for the same reason.

**My submission is that**

That the Schedule of Significant and Other Trees, currently included in the District Plan, becomes a Qualifying Matter.

That the Sunlight Access Qualifying Matter is further changed to allow sunlight to go lower in the winter months. The CCC's changes are good but they don't stop ground floors losing sunlight for five months a year, which is extremely unfair and unnecessary in Christchurch

---

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 24/04/2023

**First name:** John **Last name:** Hurley

**Preferred method of contact** Email

**Postal address:** 89 Suva Street

**Suburb:** Upper Riccarton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** John.hurley2018@yandex.com

**Daytime Phone:** 0210518212

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
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Note to person making submission:

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### Would you like to present your submission in person at a hearing?

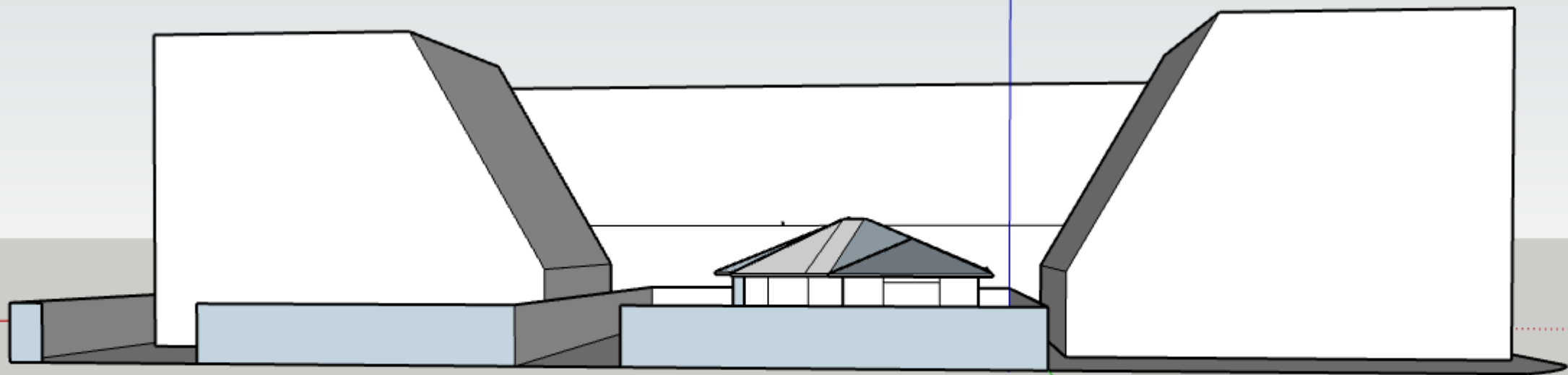
- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

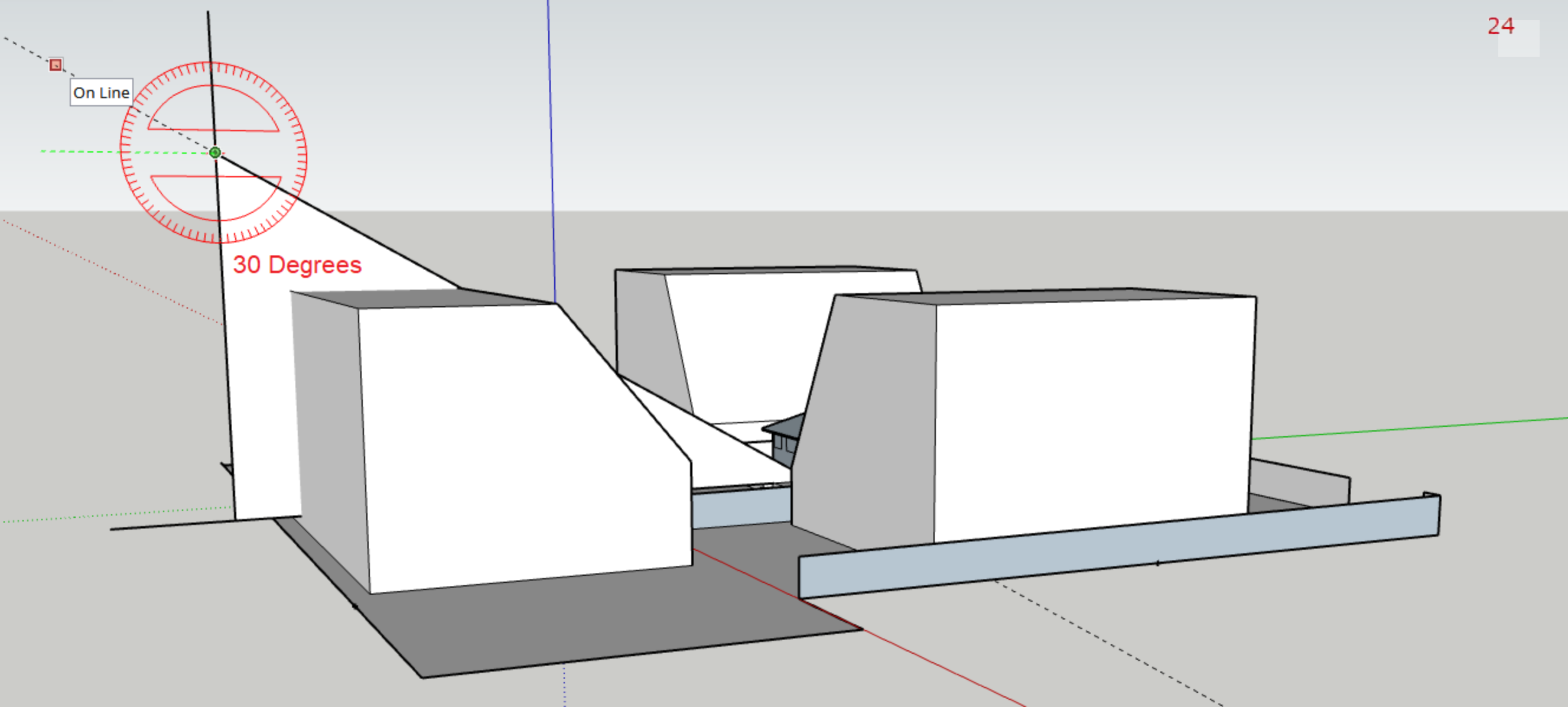
Additional requirements for hearing:

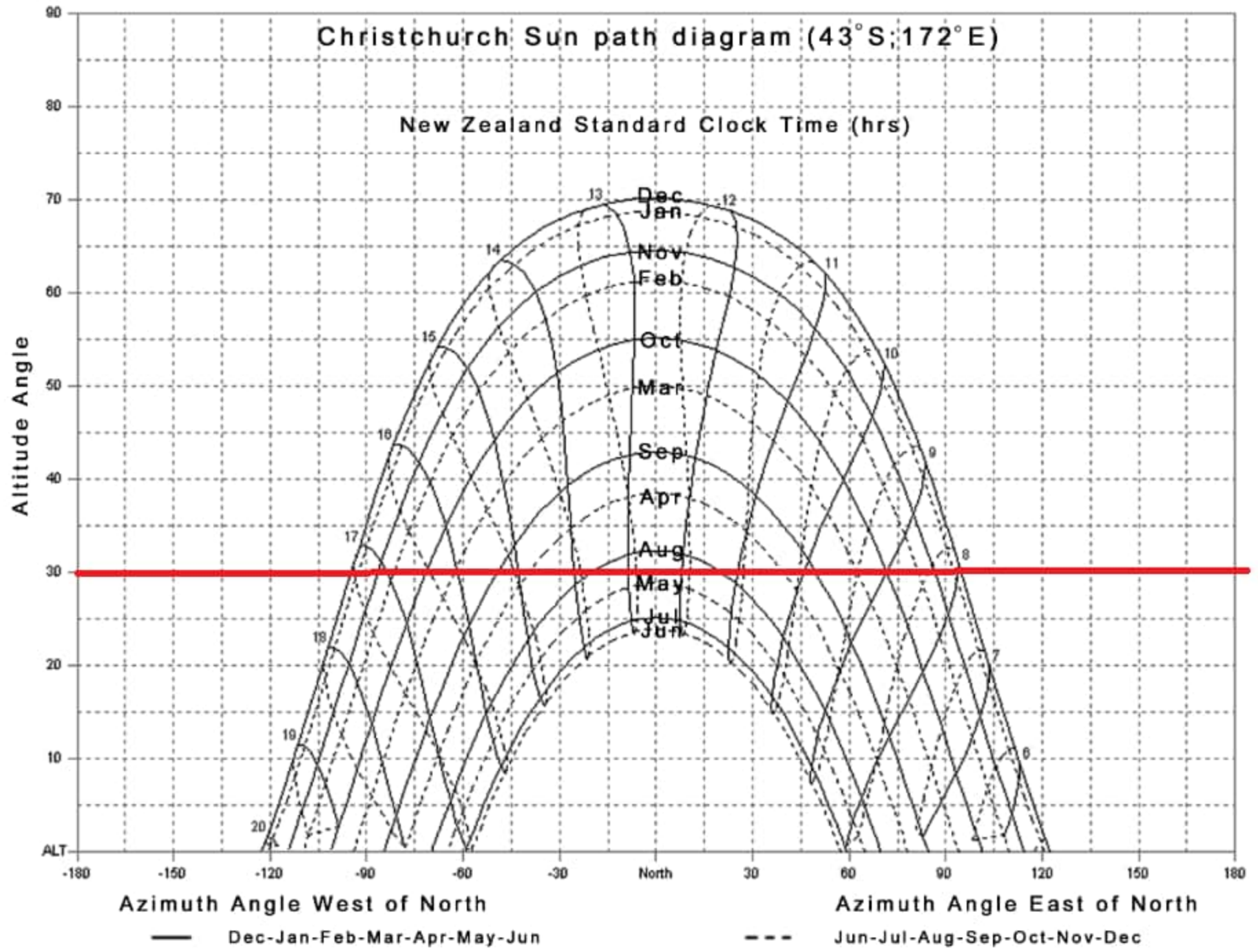
## Attached Documents

File

89 Suva Street









Subject: Re: Submission decision sought and reasons

The diagram shows the potential effect on my house. It allows grid ironing by a developer.

I misunderstood the submission process but it appeared to be largely a fait accompli.  
This was my original submission:

I wish to make a submission on Plan 14 changes. I live at 89 Suva Street Upper Riccarton (proposed as High Density Residential).

The plan changes mean I could loose all afternoon and morning sun to the East and West.

Form about now (20/04/23), the 30 degree angle begins to shade my north facing french doors as shade creeps across the floor.

A clothes line will no longer be effective and the use of the log burner will increase and/or electricity consumption.

This is a 3 bedroom house more suited to a young family than a 71 year old (and wife), however I spent a lot of time renovating it as I didn't want to pay a premium to move elsewhere.

My neighbor also looked around but found alternatives unaffordable. "Down sizing" is a myth because small is (often) a box without amenities.

I would support a system such as that suggested by Dr. Susan Krumdieck. In Singapore they would knock down a whole block (paying fire-sale prices) and rebuild with flair. Developers, however, have too much incentive to squeeze as many houses as possible on one site. If you look around Christchurch we have shoddy infill and badly cited housing. I also note that 30% of developments have faults (inconsistent with previous plan).

<https://www.youtube.com/watch?v=fTrj2f9t3So&t=2028s>

There seems to be a prioritising of openness (immigration) and a deprioritising of livability as for the less well, off as though it is a luxury we cannot afford. In 1936 Michael Joseph Savage stated: *"We have visions of a new age, an age where all people will have beauty as well as space and convenience in and about their homes"*. The people holding up signs saying "More Houses" appear to also favour *Open Borders* as a philosophy. The "brain drain" of nurses etc to Australia might also reflect the perceived reality of declining urban form.

In the 1990's I was living in (nearby) Acacia Avenue and had a family with a 2 year old from Japan stay. When they got back to Osaka and unlocked the apartment the two year old cried. She missed the lawn; the space; the beauty. A young Japanese replied with a sweeping gesture what he would do if he had a lot of money: "this". I have heard talk of Paris, Barcelona, "most livable city" [for highly paid trans-nationals] but the evidence is clear that people value amenities like sunlight and space and small cities (<250,000).

<https://www.sciencedirect.com/science/article/pii/S1877916621000059>

As for "Centrals" edict

*The extra million in population added in a space of 15 years up to 2017 – that is an increase of either a quarter or a fifth depending on which starting point you use – came as a surprise to me, and I suspect to most people who did not have a policy perspective on demography, population, migration. It is astonishing to me that this policy decision to grow New Zealand at this speed and with almost no adequate preparation was never debated. That reflects badly on the political class, but also on the relevant public service, and on the universities. I remember no public report or briefing paper from INZ, and the impact of this new million has hardly been mentioned in the debate on rising house prices.*

Peter Davis, Emeritus Professor of Population Health and Social Science, University of Auckland

12 December 2021

<https://www.productivity.govt.nz/assets/Submission-Documents/immigration-settings/DR-110-Peter-Davis.pdf>

The whole system is based on a lie contained in "skills-based migration program". We have *expression of interest* plus *chain migration* such that a wealthy middle class from India and China who are "escaping a degraded environment and overpopulation" [George Megalogenis to ANZSOG], bomb the economy with their spending. Meanwhile they displace locals (as they land at the *top*) and livability suffers. The benefits are concentrated while the costs are dispersed - productivity hasn't improved.

Prove me wrong.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 25/04/2023

**First name:** Christine **Last name:** Parkes

**Preferred method of contact** Email

**Postal address:** 14 Cashmere View Street

**Suburb:** Somerfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** christine.parkes@gmail.com

**Daytime Phone:** 02102203227

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 5.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

That the area of Cashmere View St, Fairview St and nearby Ashgrove Tce be made a suburban character area.

The resource consent be required before ANY development can proceed.

**My submission is that**

We live in an area with well maintained character housing, large front set backs, beautifully maintained gardens and minimal front fencing. This is a special area of neighborhood honoring the original 'garden city' culture of Christchurch.

We have all strived to maintain the original character following our EQC repairs to maintain the old character of Christchurch.

This area also provides a lovely transition from the beautiful near by green space of the Heathcote Opawo River.

To allow the proposed medium density residential zone in this area would be a loss to our neighborhood and the local area.

---

Attached Documents

File
14



# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 27/04/2023

**First name:** Rosemary **Last name:** Fraser

**Preferred method of contact** Email

**Postal address:** 9 Frome Place

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

**Email:** RoseyDF@xtra.co.nz

**Daytime Phone:** 0221397035

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
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**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 6.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Please make sure that wind+winter conditions are also taken into consideration along with changes in sea level which you are taking into consideration.

**My submission is that**

I oppose change to height limits. Wind tunnels occur between taller buildings as happens on Colombo Street between the library and TePai. As Christchurch experiences strong winds and is flat, it could create dangerous situations if there are tall buildings on both side of street.

I oppose having buildings 90 m tall. Even with appropriate foundations they would still sway terrifying people on the higher floors. Also, the taller the building the more difficult it would be to escape if there was a fire. Also, with increased shading, there is likely to be for ice on paths for longer in winter.

---

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 25/04/2023

**First name:** Steve **Last name:** Parkes

**Preferred method of contact** Email

**Postal address:** 14 Cashmere View Street

**Suburb:** Somerfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** steve.christine.parkes@gmail.com

**Daytime Phone:** 02102285520

I could not  
Gain an advantage in trade competition through this submission

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**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 7.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

That the area of Cashmere View St be designated as a suburban character area.

That resource consent should be required before ANY development can proceed.



**My submission is that**

Whilst I support Medium density residential zones, to limit urban sprawl, however feel that not all areas of Christchurch urban area should be zoned this way.

We are some distance from shops and business and adjacent to the beautiful green space of the Heathcote Opawaho River.

Our street is characterised by a number of original well maintained character houses, with large well maintained gardens, large front set backs and a number of unfenced front boundaries. The character of this area should be preserved to maintain the original 'Garden City' development of Christchurch and provide a transition between the green outdoor space of the river and hills towards the denser housing near the city.

---

Attached Documents

File
14



# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 25/04/2023

**First name:** Alastair **Last name:** Grigg

**Preferred method of contact** Email

**Postal address:** 295C Sainsbury Road

**Suburb:**

**City:** Puketaha

**Country:** New Zealand

**Postcode:** 3281

**Email:** adgrigg@gmail.com

**Daytime Phone:** +6421623866

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

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### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 8.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

1. Change the current Residential Medium Density (RMD) zone at the eastern end of Rugby Street to the new Medium Density Residential (MRZ) zone, rather than the proposed change to the new High Density Residential (HRZ) zone.
2. Retain an 11m height limit for this new Medium Density Residential (MRZ) zone, as per the limit in the current RMD zone.

**My submission is that**

We strongly object to the proposed increased height limits on the current Residential Medium Density Zone (RMD) in Merivale - in particular the increased residential development height limit of 14m in the proposed High Density Residential (NRZ) Zones (Local Centre Intensification Precinct areas). While we understand that there is a need for more housing in our community, we believe that this plan will have a negative impact on our community in several ways. See attached documents for more details.

Attached Documents

File
Shading Analysis 110 Rugby Street
District Plan PC14 submission - A Grigg

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 25/04/2023

**First name:** Alastair **Last name:** Grigg

**Preferred method of contact** Email

**Postal address:** 295C Sainsbury Road

**Suburb:**

**City:** Puketaha

**Country:** New Zealand

**Postcode:** 3281

**Email:** adgrigg@gmail.com

**Daytime Phone:** +6421623866

I could not  
Gain an advantage in trade competition through this submission

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### Would you like to present your submission in person at a hearing?

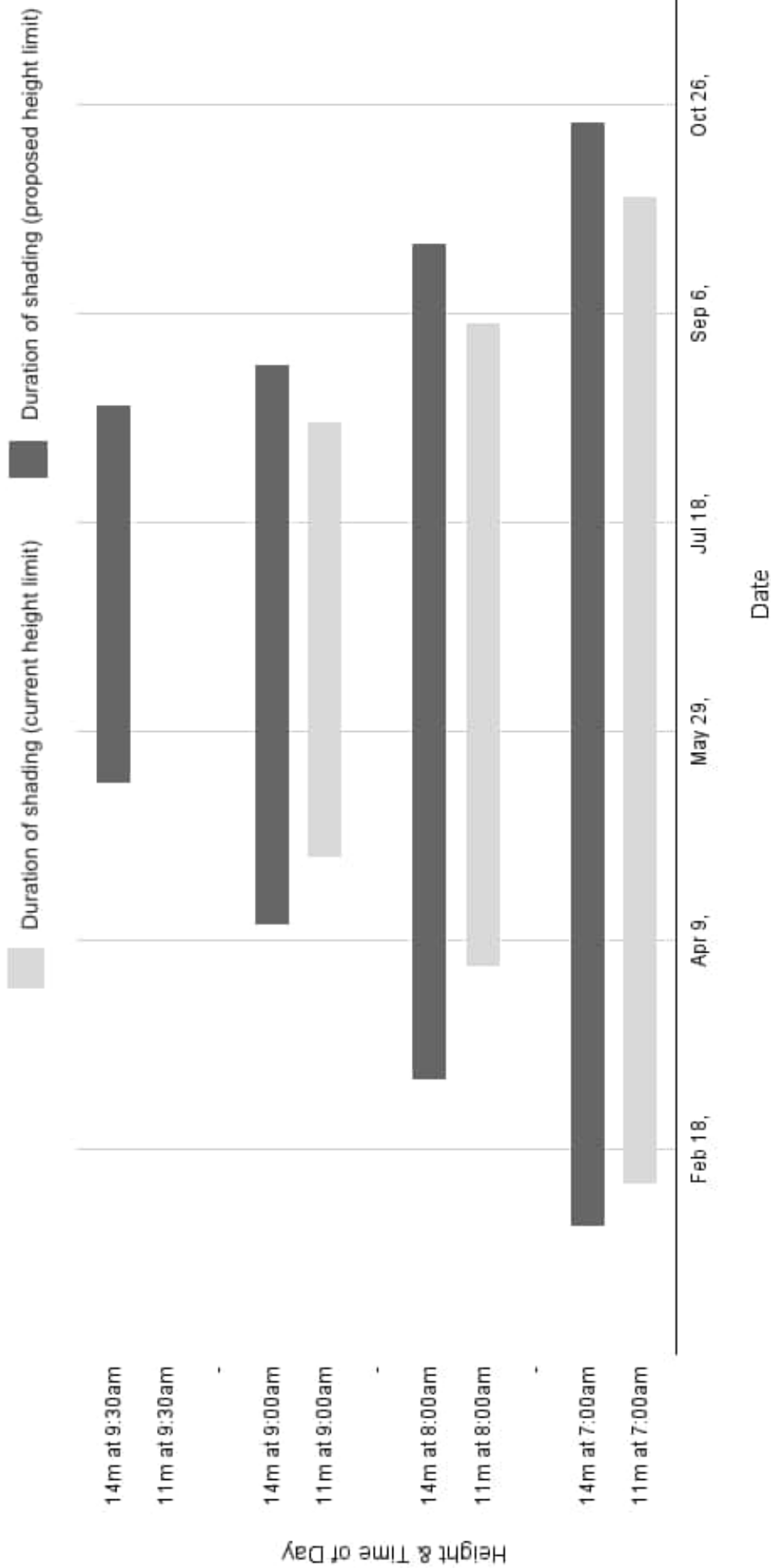
- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

## Attached Documents

File

Shading Analysis 110 Rugby Street



### **Submission from Alastair Grigg**

We strongly object to the proposed increased height limits on the current Residential Medium Density Zone (RMD) in Merivale - in particular the increased residential development height limit of 14m in the proposed High Density Residential (NRZ) Zones (Local Centre Intensification Precinct areas). While we understand that there is a need for more housing in our community, we believe that this plan will have a negative impact on our community in several ways.

### **Shading**

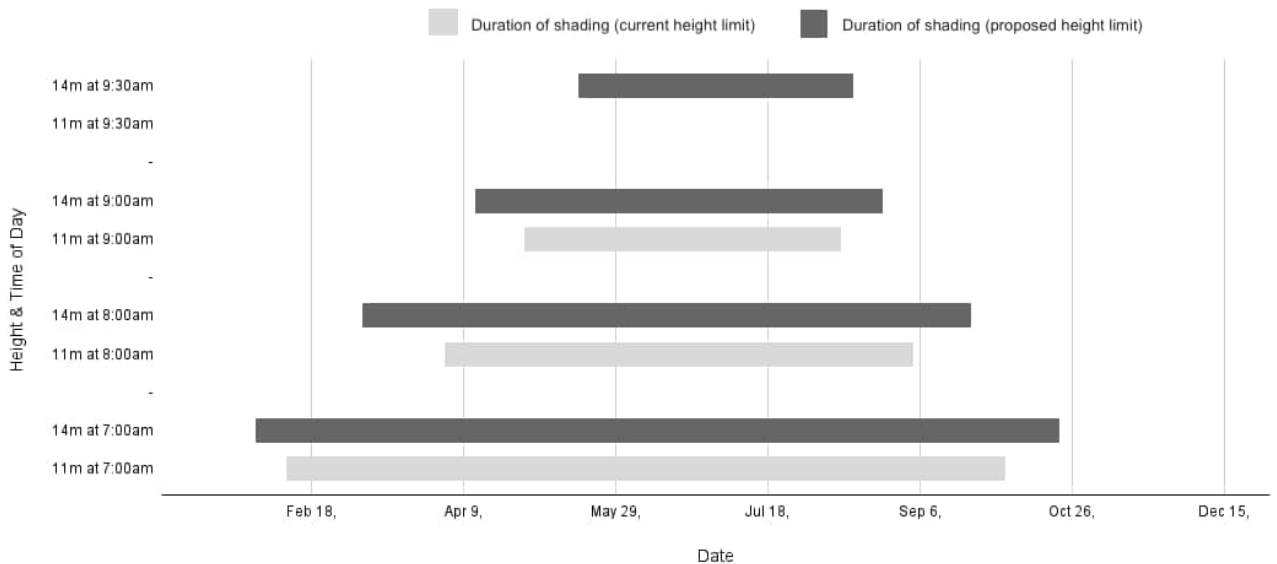
Firstly, the increased height of the buildings will result in significant shading and loss of sun heating for surrounding properties. This will have a detrimental effect on the liveability of the area and negatively impact the quality of life for residents.

To illustrate the impact of the proposed changes we have modelled the shading that would result from the development of three 4 story (14m high) residential buildings on the currently vacant section at 122 Rugby Street, which is 40m east of our family's two story residential property at 110 Rugby Street.

This modelling has shown that the increased height limit from the current 11m limit to the proposed 14m for this development would have the following shading impacts on our property;

- Cause significant shading at 8am to occur for 200 consecutive days of the year, from 9 March until 24 September. This is an increase of 46 days or 30% longer compared with shading under the current height limit
- Cause significant shading at 9am to occur for 134 consecutive days of the year, an increase of 30 days or 29% longer compared with shading under the current height limit
- This significant shading would continue to occur after 9am and through until at least 9:30am for 90 consecutive days of the year, compared with no significant shading past 9am under the current height limit

See attached chart illustrating the increased duration of significant shading at different times of the morning throughout the year.



Obviously this significant shading impact would be even worse for properties located any closer to a new 4 story development of this nature.

### **Parking & Wastewater**

Secondly, we are concerned that there is not enough consideration being given to the provision of adequate car parking for residents of such high density developments. Merivale is already facing significant parking pressures and increasing the number of residents without adequate parking provision will exacerbate this issue.

Similarly, we are concerned that there has been insufficient in-depth analysis and stress testing of the waste water system capacity in the Merivale area to cope with the level of additional residential development that would be possible under the proposed High Density Residential Zone.

### **Character and Aesthetics**

Furthermore, four-story buildings are not inline with the character of the Merivale community. This will result in a negative visual impact on the area and detract from the community's overall aesthetic.

In conclusion, we strongly object to the proposed increased height limits on the residential medium density zone in Merivale. We urge the Christchurch City Council to reconsider this plan and take into account the concerns of local residents.

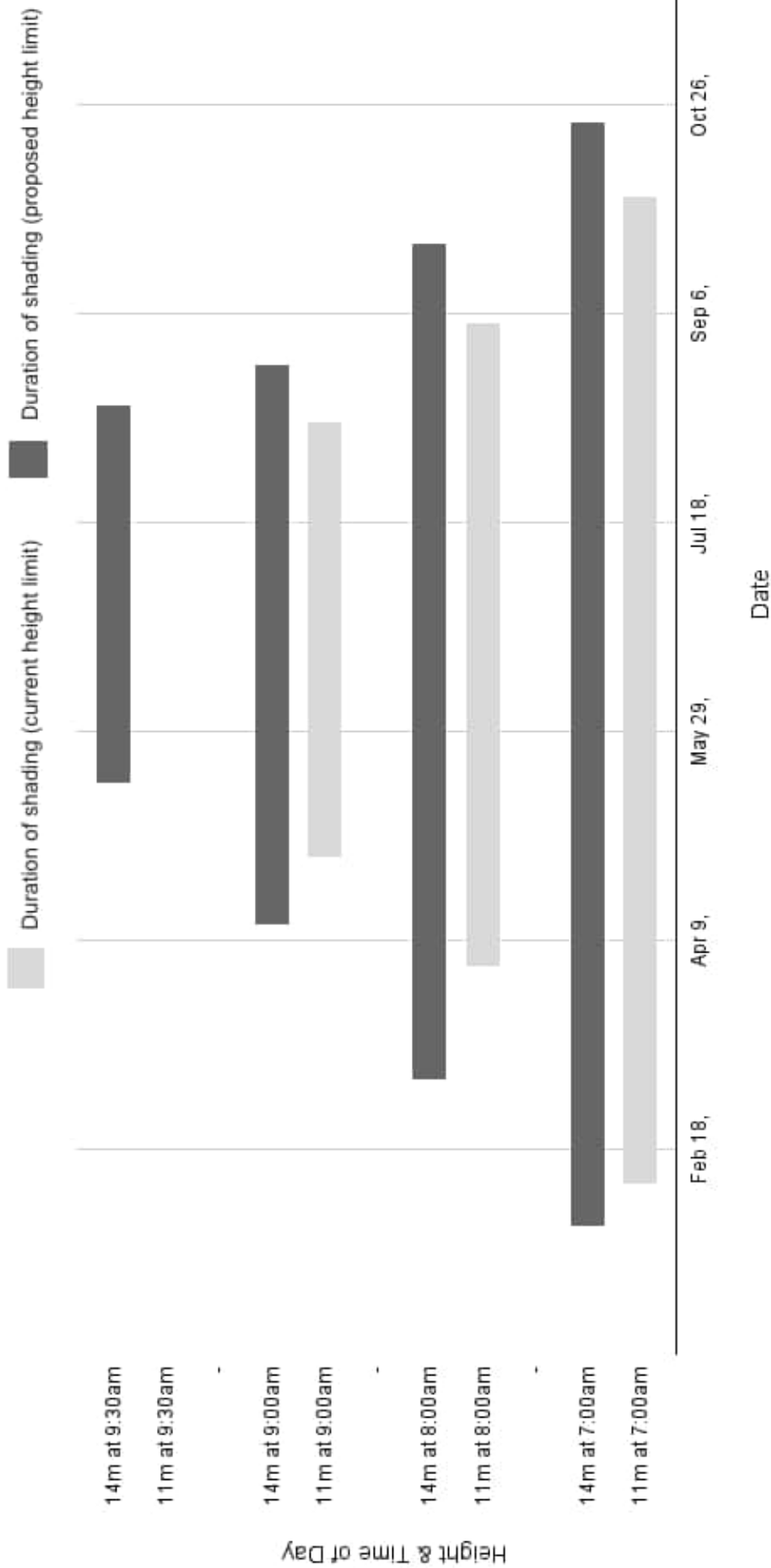
Thank you for your time and consideration.  
Sincerely,



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**What do we want the Council to do**

1. Change the current Residential Medium Density (RMD) zone at the eastern end of Rugby Street to the new Medium Density Residential (MRZ) zone, rather than the proposed change to the new High Density Residential (HRZ) zone.
  2. Retain an 11m height limit for this new Medium Density Residential (MRZ) zone, as per the limit in the current RMD zone.
-



# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 25/04/2023

**First name:** Malcolm **Last name:** Leigh

**Preferred method of contact** Postal

**Postal address:** 30 Blair Avenue

**Suburb:** Papanui

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

### Daytime Phone:

I could not

Gain an advantage in trade competition through this submission

I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 9.1

Support

Oppose

Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

The classification of Blair Avenue in Papanui as a High Density Residential Zone be rescinded, and re-classified as Medium Density.

**My submission is that**

Blair Avenue and similarly limited dead-end streets in Papanui are incorrectly zoned as High Density Residential.

See attachment for detailed reasons: esp. traffic, trees, flooding, visual character.

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Attached Documents

File
Council submission 2023

## Submission to the Housing and Business Choice Plan Change 14

### Introduction

Many of the comments in this submission were previously submitted in our submission for the Draft Housing and Business Choice Plan Change. However as many of the concerns we raised don't appear to have been adequately addressed, they now relate directly to the Housing and Business Choice Plan Change 14 document.

Since I am not privy to current District Plan constraints and the fact that many of these may be intended to be carried over to the current council Plan Change 14 proposal for higher density residential housing, some of the comments included in this submission may already be included, and therefore may not constitute changes to the proposal

### Extent of proposal:

Very little reference is made in the "Have your say" documents to any concerns regarding the influence of the proposed housing changes on **existing services, traffic density, street access and other similar issues which already exist** and will be considerably further exacerbated by the current proposals. (Some reference is made to sewerage servicing limitation and tree removal, the latter is commented on further in this submission). No confirmative/investigative data appears to have been provided to support many of the suppositions made in the Plan 14 proposal. e.g

The assumption in the Housing Choice document appears to be that the majority of residents in the High Residential Zones **will walk** to the suburban commercial centres. *On what data analysis/survey has this assumption been derived?*

Personal observation of living within one of these suburbs, i.e. Papanui, indicates that this assumption **is not correct**, as a large proportion of the local inhabitants of the current social demographic residents do not actually walk to the business areas or work there-in. Many are long term, generational persons who are less inclined for multiple reasons, to walk. Social engineering by discouraging the retention of the aging population exacerbates the problem further, as the younger population replacements are also less likely to walk.

*Where is the research justification for the assumption that **jobs will be provided locally** to accommodate the expected population density increase associated with infill housing?*

This seems very optimistic since currently most local inhabitants in employment move out of the local area for their employment. Even if the business community does increase job opportunities to some degree, the proposed increase in high density housing occupation will far surpass this increase in job opportunities, hence generating more traffic to move these people to their places of work.

Any as yet, unspecified practical rapid transit solutions to an already overloaded transportation system are very unlikely to change these local issues raised above, either road, rail or a combination of both.

Although the issues registered below are primarily and initially specific to aspects of how these housing proposals impact Blair Avenue in Papanui, they may be present in a number of other areas of Papanui, and possibly other regions citywide.

In an existing well-established (developed) non-greenfield location infill housing developments within the city are not generally the result of local job opportunities or the prime concern of the developer: who is generally motivated by profit margins. There appears to be a wide disjoint between local job opportunities and where you reside. This is obvious in areas already under

development in Christchurch where large populations have very little opportunity to be employed in the same locale as they are residing. However, such diverse communities avoid the very unsatisfactory stratification i.e narrow uniformity, which can otherwise occur for groups within society. The infill housing recommendations gives no recognition of such negative societal changes on existing suburbia.

In this submission the following suggestions / modifications have been assumed to be required to be included as qualifying matters, but this should not limit their consideration if there are more relevant part(s) of the document where they would individually be encompassed.

In respect specifically to Blair Avenue and its environs, but not necessarily in order of priority

### 1. Traffic

Blair Avenue is indicated in the Plan 14 document as being in a high density residential zone, subjected to a possible increase of height / 20 metres. The number of vehicles associated with the increase in local residency resulting from the proposed housing changes is likely to be at least 3-4 times what it is currently. This is for an existing one entrance, dead-end street, where current residential motor vehicle numbers are high (with employment locations predominantly in other parts of the city) and in which local street parking is regularly fully utilised by the Harcourts Real Estate business (located at the East end of the street) for the purposes of facilitating the holding of multiple auctions on currently up to 3 days of the week (though this was not included in the original consenting process). Added to these traffic movements is the traffic egress from the KFC fast food business drive-thru on to Papanui Road via Blair Ave; and the rear parking and access to/from additional shopping activities adjacent to Harcourts i.e. BP petrol station, Animates and Art Metro. Street parking spaces are currently being utilised daily as long term parking by people working elsewhere in other parts of Papanui. Such a high density housing development as being proposed in Plan 14 will completely overload the capacity of this street to cope safely with the volume of traffic for most periods of the day (even if off-street parking were to be reintroduced as a requirement of any future residential development in this street). There appears to be no recognition of **parking needs, traffic flow volumes in and out of the street**, and any satisfactory resolution of these (and any other associated Papanui road traffic concerns) in the proposals as presented. Papanui Road in the Papanui area has already become a very congested, difficult to access, slow moving local traverse, and main arterial thoroughfare during much of the day. With the proposed increase of commercial building height allowance, to 22 metres within the suburban commercial centres, there appears to be no requirement for sufficient additional onsite parking within such developments. Hence such developments will add further parking pressures on nearby high density zoned streets, as is already occurring, see above.

### 2. Demographic make-up

The proposed housing changes will subtly encourage older aged residents out of their existing homes into accommodation such as retirement villages etc. This is contrary to recognised World Health advice to retain these people in their own homes for as long as possible to enhance and prolong their end-of-years quality of life and their contribution to their local community. Considerable changes to the current mixed demography of the street will be an irreversible deleterious consequence to the social interaction between and within different age groups within the local populations, if the high density zone housing proposal proceeds without modification. Such a narrow population sanitised age-band will destroy or

considerably limit the interactive social support that a more diverse demographic can provide and could lead to undesirable social discord.

### 3. Trees

With developers prone to profit making rather than having a genuine concern for the long term environmental benefits of trees, replanting of trees on site will not generally be seen as a viable option when endeavouring to maximise space on the allotment given to housing. From technical documentation used to support the “Have your say” document, a figure of 20 years is used as the time required for a replacement tree sapling to mature into a size similar to that which was removed. For most of this “growing” time the allotments will be deprived of the mature tree coverage. Hence a 20% onsite tree canopy will take years to develop (a generational loss). Since this is likely to occur over a large area of the street, the area realistically becomes denuded of trees for extended periods of time. During this extended time the social and visual environmental benefits of the original tree coverage is non-existent.

The proposal for future developers to be required to provide **financial contributions** for the planting of trees in other locations of council land, in lieu of, and to compensate for, removal and non-replacement of existing trees on the development site, while a useful adjunct to maintaining tree coverage in the city and placating paper statistics, **does not necessarily mean that tree coverage in the local area is not completely and permanently removed**. In the case of Blair Avenue this is starkly evident already, where tree removal from development sites has almost been par for the course without any apparent requirement for any tree replacement on the site itself. Such tree removal, even if site-replaced, also results in a growing long-term disruption / dislocation of the tree canopy corridor potentially available for the movement of native birds in the district. The current lack of tree retention accountability has also resulted in total denudation of trees in some areas of this street. This has become increasingly evident over the last decade and not just in Blair Avenue. If one compares aerial photographs of the region from a decade ago with now, the loss of tree canopy is quite evident. With no current requirement for local replacement of said trees, I strongly suggest that no further substantial-tree removal be allowed for Blair Avenue, and that some way of restoring equivalent canopy to that already lost be implemented as soon as possible.

Gardens, including trees, are considered to be an important holistic requirement for social wellbeing. By the removal and non-local replacement of trees of equivalent size such action contributes, as a direct consequence, to permanent changes to the characterisation of the locale. Unlike any new green-field housing development, infill housing changes to existing suburban streets will take place over a considerable number of years and thus intensifies and prolongs or permantises these negative consequences raised in this submission.

Provision of trees in lieu, in another part of the city, (although maintaining the citywide proportion of tree canopy) does not compensate for breaking an existing corridor.

Maybe a better “carrot” for **tree retention** would be to encourage some form of carbon-credit based benefit to the home owner/developer. Such a provision would also assist in achieving the intentioned national/local zero carbon status whilst encouraging the retention of existing mature trees.

Previous attempts by Christchurch City council staff to encourage street beautification by planting tree saplings in the street berm itself have not been as successful as anticipated. Since the street is adjacent to a commercial zone it is subjected to a very high personal

mobility presence. Tree vandalism, damage caused by cars and similar actions have ended up with such restoration attempts being discontinued after a number of repeat replantings. Such negative anti-social behaviour is likely to be exacerbated and to intensify the difficulty of retaining street tree plantings due to the projected considerable increase in population density if Plan 14 is proceeds unaltered.

#### **4. Recreational facilities**

By only giving emphasis to increasing the number of new houses in an area, no commensurate measures appear to have been made to providing for the social needs of the increasing number of inhabitants thereby added to the area, i.e playgrounds, provision for outdoor sports, recreational facilities and the like. Overseas experience would emphatically suggest that lack of such nearby resources and facilities rapidly leads to a decline in social wellbeing and the increase in many aspects of unacceptable antisocial behaviour (as occurred in, and is still affecting, many earlier New Zealand social housing developments, including those in Christchurch, where lack of open spaces was and is found to be a major contributor to such behaviour). Therefore increased housing density, in conjunction with the corresponding decreasing available allotment size, should not be considered on its own before AND ONLY AFTER such issues are satisfactorily addressed and co-jointly implemented. Without such facilities family orientated activities (including the recognised well-being needs of children, their guardians and their pets) are inadequately supported and are detrimentally influenced permanently.

#### **5. Flooding**

With the increase in proportion of impenetrable non-absorbent surface within the wider local area of the Dudley Creek catchment, arising from infill housing, the propensity for occasions when storm water runoff volumes are large will increase considerably. The Dudley Creek walled waterway channel currently DOES NOT provide adequate capacity to prevent street flooding in Blair Avenue in current excessive storm events, even with repeated current Council attempts to alleviate the problem. The number of such events will be exacerbated by climate change. It will not be just a matter of keeping the existing waterway clear, as this action is currently provided, yet still results in overflow and flooding of neighbouring properties. When the creek bed is full of water any below ground discharge of water to the creek (e.g from field drains) is impaired thereby adding to the local flooding problems.

#### **6. Neighbourhood visual character**

The removal of or assumed non-need for resource consents, and also the associated elimination of neighbourhood notification for proposed developments means that the neighbourhood loses the ability to have an input into influencing the final outcome of the proposed development, its impact on the neighbourhood social well-being and the degradation of local visual character e.g number of such structures close together. In the artist impression page 22 for a Medium Density Residential Zone, the effects of multitude box-like structures, very close together, with very little relief, and lack of variety in style, all have a negative effect on the visual appearance throughout the street. The omission of buildings from the adjacent rear street, i.e the blank grey area in the middle of the picture, provides a more optimistic impression than if that area (as is more than likely) were filled with multi-storey residences. These negative effects are further amplified when considering 6 storey buildings in high density residential locations.



As a result there is a propensity for the area to eventually become a middle class slum/ghetto, particularly if in all probability the housing ends up becoming rental accommodation, where there is generally a priority present for concerns with \$ outlay or \$ return by both tenant and landlord rather than with social well-being or house pride. Similarly long-time residents who have spent many decades enhancing their dwellings could suddenly find themselves effectively boxed in on all sides and being overlooked by multiple 4-6 storey units, with no ability to raise concerns such as loss of privacy, lack of sunshine, diminished view. An average tree, planted to soften the visual impact, may be a conciliatory solution for existing neighbours towards a new 2 storey structure but would be a wasted gesture for structures exceeding that height. Most residents who have toiled creating their own pocket of sanctuary wish to be able to enjoy the fruits of their labour without having their every movement visible from a 5 storey window next door.

Most street frontages, if the High Density Zone ideas are enshrined without considerable modification, will remove large trees in these areas as portrayed by the scant, non-concealing shrubbery and absence of any substantial trees illustrated in the High Density Residential Zone illustration page 10b.

*What is the proportion of residential suburban streets in the Papanui High Density Residential Zone that are 4 car-wide with large berms and footpaths, as portrayed in the illustration on page 10b?* Not many, given that many of those streets were narrowed when the existing berms were widened.

The High Density Residential Zone should not be applied blanketly either to a single street or to properties sharing a back fence. Restricting such developments would avoid the imposition of 20 metre or higher structures right alongside and surrounding the boundaries of a single storey residence as depicted on page 10b. Such a situation represented as on page 10b (and also is inferred for the Medium Density Residential illustration on page 22) for a single storey property would impose a considerable perverse outlook for the residents of the single storey residence in both instances with deprivation of privacy, compromised environmental amenities and elimination of other social well-being factors.

The suggestion that “such degradation of existing social values would be filtered out at the resource consenting stage” does not appear to provide sufficient safeguard to prevent such situations arising.

*What assurances are there that Restricted Discretionary Activities, as listed in previous Christchurch City Council documentation, have been eliminated from Change Plan 14 and the requirements of Change Plan 14 will not be allowed to be over-ruled?*

Similar discretionary situations are already occurring and causing ongoing neighbourhood angst throughout many parts of the city currently, even when involving the building of multiple 2-3 storey infill structures.

Consideration also needs to be given to limiting the number of 20metre structures in a single street, or adjacent streets in the High Density Residential Zone to ensure and provide for a well-mixed variety of different styles and outlooks to retain existing long standing visual, social well-being and neighbourhood aspects of a locality.

Some urgency needs to be given to ensuring the prevention of further desecration of the social character of existing locations which is already occurring under the current consenting process.

## 7. Subdividing existing sections

It is noted, that when subdividing an existing property containing an existing house, there is no minimum allotment size required or off street parking needed. However, important consideration needs to be given to the above points raised in this submission to alleviate the deleterious long term impact that the removal of existing safeguards will have; beyond the provision of so called more affordable housing and reduction in consenting requirements.

### Changes suggested for the resource consenting process

With the removal of the need for resource consent and of neighbour notification in many instances when subdivisions of existing residential housed sites are being planned (as long as the planning stays within regulations) a layer of additional accountability when assessing the type, style, extent of the proposed development is lost. The inclusions of these provisions when included in current legislation has meant that some contribution by local inhabitants has often been available when considering the desirability / acceptability of the proposed developments for the area. If these opportunities for input are excluded or denied the onus for processing the building consent then becomes primarily an in-house town planning activity which, even with the best intentions, may not be in agreement with locale character as recognised by the inhabitants near the actual location of the development ; as opposed to those perceived in the planning office using the building code only as their guide. Under the current subdivision regulations there have been many instances throughout the city recently where developments have been strongly opposed by local inhabitants who by then have had little or no recourse for having their concerns to be effectively included in the outcome of the development (e.g style and extent of barn type constructions, the number of such structures close together, the proximity to boundaries and similar contentious matters). The artist impression on page 22 for Medium Density Residential Zone developments captures, to some extent, the underlying negative impacts that such developments are already having on neighbourhood well-being. As mentioned in section 6 of this submission, long-time residents could have spent many decades enhancing their dwellings and now suddenly find themselves effectively boxed in on all sides and being overlooked by multiple 3-4 storey units, with no ability to raise concerns like loss of privacy, sunshine, diminished view and similar. In the proposed High Density Zone as illustrated on page 10b the preferred retention of most of the mature or large trees is not adequately catered for. Such areas will end up like those portrayed for Medium Density Zone development as illustrated on page 22 – scant shrubbery with an absence of any substantial tree coverage but with the imposition of 4-6 construction.

The Change Plan 14 anticipates that a long gestation time-frame measured in a number of years, for the infill housing to occur, will be par for the course of the introduction of these Higher Density Zones. During that extended period of time (at least 20 years if replacement tree-growth is realistically included) degradation of the social values associated with an existing area are slowly being destroyed or deleteriously permanently modified and thus become irrecoverable (like the outcomes of many cancers or creeping gangrene)

### Reflections

- While not necessarily disagreeing with the presumptive need to provide for a higher density of residents in the city remember that a one-solution-fit-all e.g conforming all berms to be the same, may not be desirable. High density housing in New Zealand is only a recent

concept being introduced from overseas where long historical periods of social adjustment have evolved. Therefore the translocation of such architectural societal practices is not always from a most appropriate source of compatibility.

- One would hope that due diligence has already been done on the projected ability of the current city services networks of water supply, electricity, reticulation, etc to cope with the obvious greater capacity-take by the intended x4 or greater increase in location use of these services throughout particularly the proposed High Density Zones. Any ongoing weaknesses or lack of capacity to handle maximum demands in these areas should be overcome or rectified PRIOR to the housing regulations being further changed from the existing. Similarly a more cohesive approach to aligning required service upgrades for these future developments would provide a more effective use of available finances as well as causing less disruption to the inhabitants affected.
- The Change Plan 14 document paints a much more rosy and over-optimistic view of the impact that these house regulation changes will have on the benefits (if any) or contribute positively to achieving / retaining a more holistic and satisfactory well-being of an existing diverse demographic local community. Little recognition appears to have been given to the social well-being factors which will be considerably and negatively affected by the provision of cheaper and more numerous housing opportunities. There is the distinct possibility, if this proposal goes ahead without major changes that deficiencies that have arisen from community orientated housing developments in the past, which had emphasis on cheapness and affordability, will be repeated with the consequential, already demonstrated, societal dislocation.

In conclusion, it is requested that the aspects raised, concerning

- Traffic,
- Demographic make-up,
- Trees,
- Recreational facilities,
- Flooding,
- Neighbourhood visual character,
- Subdivision of existing sections,
- Changes suggested for the resource consenting process

be given serious consideration during the assessment process, and that given the number of issues directly impacting Blair Avenue, **that Blair Avenue (a relatively short street, with only one access onto a congested major arterial road and a dead-end) be given a Qualifying Matter status of exclusion from the High Density Zoning requirements, and if possible no further increase in residential housing density be permitted in the street. Further, the subtle commercial zone creep which is occurring or being allowed currently by local business activity at the East end of Blair Avenue should now be curtailed.**

Thankyou.

Submitter:

Malcolm Leigh,  
30 Blair Avenue, Papanui 8053

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 26/04/2023

**First name:** Doug **Last name:** Latham

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** mailto:douglatham@gmail.com

**Daytime Phone:**

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 0.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

I seek the following change: bring back the acceptable solution method

**My submission is that**

Seek amendment to 6.1.7.2.1 sensitive activities near roads and railways

My submission is to bring back the acceptable solution method as another means of compliance instead of having to engage an acoustic engineer

**Original Submitter:**

**Original Point:**

**Points:** 0.2

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

I seek the following change: reduce canopy cover to 10%, avoid applying rule to single dwellings

**My submission is that**

Seek amendment to 6.10A.4.1.1 tree canopy cover

My submission is that a 20% minimum threshold for canopy cover is too high, should be 10%. The tree canopy cover requirements should not apply to single dwellings, only to multi-units.

**Original Submitter:**

**Original Point:**

**Points:** 0.3

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

I seek the following change: add option to use rateable land value in lieu of valuation

**My submission is that**

Seek amendment to 6.10A.4.2.2 financial contributions

My submission is re the method for calculating the land value, having to engage an independent registered valuer each time this is required is potentially time consuming and costly. Given there is already established information on land values by way of the rateable value assessments, suggest that an option is added to use the rateable land value as a basis as an alternative to a registered valuation.

**Original Submitter:**

**Original Point:**

**Points:** 0.4

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

I seek the following change: remove requirement for a consent notice

**My submission is that**

Oppose 6.10A.4.2.3 tree canopy consent notice

My submission is I oppose the need to have a consent notice registered on the title. This is very inflexible and if an owner wanted to make changes to their landscape design in future they would need to update their title along with the associated legal costs, this is even more onerous than making changes to a building. Suggest instead that the tree canopy can be an ongoing condition of the resource consent similar to how the current landscaping provisions are dealt with. This still gives the council the ability to enforce the rules if not followed

**Original Submitter:****Original Point:**

**Points:** 0.5

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

I seek the following change: revert back to current provisions for 1-3 units

**My submission is that**

Seek amendment toandnbsp;Table 7.5.7.1 access design

My submission is the proposed minimum legal width for 1-3 units is excessive, the existing provisions are adequate. When there are only 1-3 dwellings there are not going to be a significant number of vehicles, pedestrians, cyclists etc so low likelihood for any conflict and safety issues. The more common scenario for this number of dwellings are single houses or when a second dwelling is added to the back yard of an existing house. The driveway width is often constrained when working around an existing dwelling.

**Original Submitter:****Original Point:**

**Points:** 0.6

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

I seek the following change: increase the 20m<sup>3</sup> threshold

**My submission is that**

Seek amendment toandnbsp;8.9.2.1 Table 9 earthworks

My submission is to increase the 20m<sup>3</sup> threshold for residential sites, this is too low and most developments exceed the threshold therefore creating the need for a resource consent which would otherwise be unnecessary. Could add standard controls eg having a sediment control plan in place within the permitted activity status.

Please see the attachment for more feedback. Thank you.

**Attached Documents**

File
Doug Latham- PC 14 submission

## Doug Latham-PC 14 submission

### Seek amendment to Table 7.5.7.1 access design

My submission is the proposed minimum legal width for 1-3 units is excessive, the existing provisions are adequate. When there are only 1-3 dwellings there are not going to be a significant number of vehicles, pedestrians, cyclists etc so low likelihood for any conflict and safety issues. The more common scenario for this number of dwellings are single houses or when a second dwelling is added to the back yard of an existing house. The driveway width is often constrained when working around an existing dwelling.

I seek the following change: revert back to current provisions for 1-3 units

### Seek amendment to 8.9.2.1 Table 9 earthworks

My submission is to increase the 20m<sup>3</sup> threshold for residential sites, this is too low and most developments exceed the threshold therefore creating the need for a resource consent which would otherwise be unnecessary. Could add standard controls eg having a sediment control plan in place within the permitted activity status.

I seek the following change: increase the 20m<sup>3</sup> threshold

### Seek amendment to 14.5.2.9 and 14.6.2.6 fences

My submission is the proposed maximum fence heights are too low to provide adequate privacy. The existing rules requiring 50% transparency provide more flexibility whilst still achieving the goal of openness to the street

I seek the following change: revert to current provisions

### Seek amendment to 14.5.2.13 and 14.6.2.11 internal storage

My submission is the proposed storage volumes are excessive if bedroom wardrobes and garages cannot be included. The need for storage is acknowledged however as an actual example, a decent hallway cupboard might be 1.5m wide x 0.6m deep x 2.4m high = 2.1m<sup>3</sup>. The proposed rule would require 3 of these just for a 1 bedroom unit. Or 4 or 5 of these equivalent cupboards for a 2 bed or 3 bed unit. For higher density units there is typically minimal hallway to be able to locate storage outside of the excluded spaces. No issue having a rule but the requirements are too high.

I seek the following change: reduce storage volumes and/or allow bedroom & garage storage to be included

### Seek amendment to 14.6.2.1.b minimum height

My submission is it is possible to have a 2 storey building less than 7m eg a flat roof or low pitch roof. If the intent is that 2 storey housing is mandatory in the high density zone then make the rule that you must build 2 storey rather than a minimum height.

I seek the following change: change height limit to minimum 2 storey

### Seek amendment to 14.16.2 recession planes

My submission is the recession plane angles should be higher in the high density residential zones. Also recommend reinstating the previous exclusion allowing gutters to protrude up to 200mm in height. Also recommend reinstating the exclusions for chimneys, spires, aerals etc. These exclusions do not have a significant impact on shading. The provisions for measuring the recession plane at the midpoint of walls and roofs which was applicable to the residential hills zone has been removed, this is potentially an error as 14.7.2.4.b still refers to this method.

I seek the following change: increase recession planes in high density zone. Reinstate previous exclusions.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 26/04/2023

**First name:** Mike **Last name:** Currie

**Preferred method of contact** Email

**Postal address:** 32 Howe Street

**Suburb:** New Brighton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8083

**Email:** currance@xtra.co.nz

**Daytime Phone:** +64 24 239 11129

I could not  
Gain an advantage in trade competition through this submission

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Note to person making submission:

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### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Attached Documents

File

Proposed MDRS Shading Effects - 32 Howe St New Brighton



# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 26/04/2023

**First name:** Mike **Last name:** Currie

**Preferred method of contact** Email

**Postal address:** 32 Howe Street

**Suburb:** New Brighton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8083

**Email:** currance@xtra.co.nz

**Daytime Phone:** 027 239 1129

I could not  
Gain an advantage in trade competition through this submission

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**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 1.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

In order to ensure provision for sunlight access at all levels of a building the current District Plan Southern boundary angle of 33 degrees from a height of 2.3m at the boundary must be retained along with a building height restriction of 8m. If the building height restriction is increased to 12m, then the Southern boundary angle must be decreased to 29 degrees. Similarly, if the reference height at the boundary is increased, the Southern boundary angle must be decreased accordingly to give the same

sunlight access as provided for above.

### **My submission is that**

My submission is in relation to the Sunlight Access Qualifying Matter and I do not agree with the proposed amendments to the MDRS. The Plan Change 14 amendment states that 'The Sunlight Access Qualifying Matter proposes to modify this approach to better reflect Christchurch' specific latitude and climate. It ensures a more equitable outcome across Tier 1 councils, providing for sunlight access at all levels of a building, increasing sun exposure, whilst better protecting and enhancing property values.'

I have done an analysis of the affects on sunlight access on my own property at 32 Howe Street, New Brighton as proposed by the CCC proposed amendments to the MDRS and advise that they do not provide for sunlight access at all levels of the building. Please refer to the attached file 'Proposed MDRS Shading Effects - 32 Howe St New Brighton'. This gives a comparison of shading effects of the MDRS and the proposed CCC amendments to the MDRS to the current District Plan recession planes and building height restriction. This also takes into account the effect on solar panels.

My findings are:

#### Current District Plan

- Partial sun to ground floor for 1 month, full sun for remainder of year
- Year round sun to solar panels

#### MDRS

- No sun to ground floor for 5 months, partial sun for 2 months
- No sun to solar panels for 5 months

#### Proposed Sunlight Access Qualifying Matter (CCC)

- No sun to ground floor for 5 months
- No sun to solar panels for 3 months

The overriding conclusion from this analysis is that the proposed CCC amendments to the MDRS do not provide for sunlight access at all levels of the building. Furthermore, there is no sun to the solar panels for 3 months. Many people have invested in solar panels and they will not be happy to lose 3 months use, even in winter.

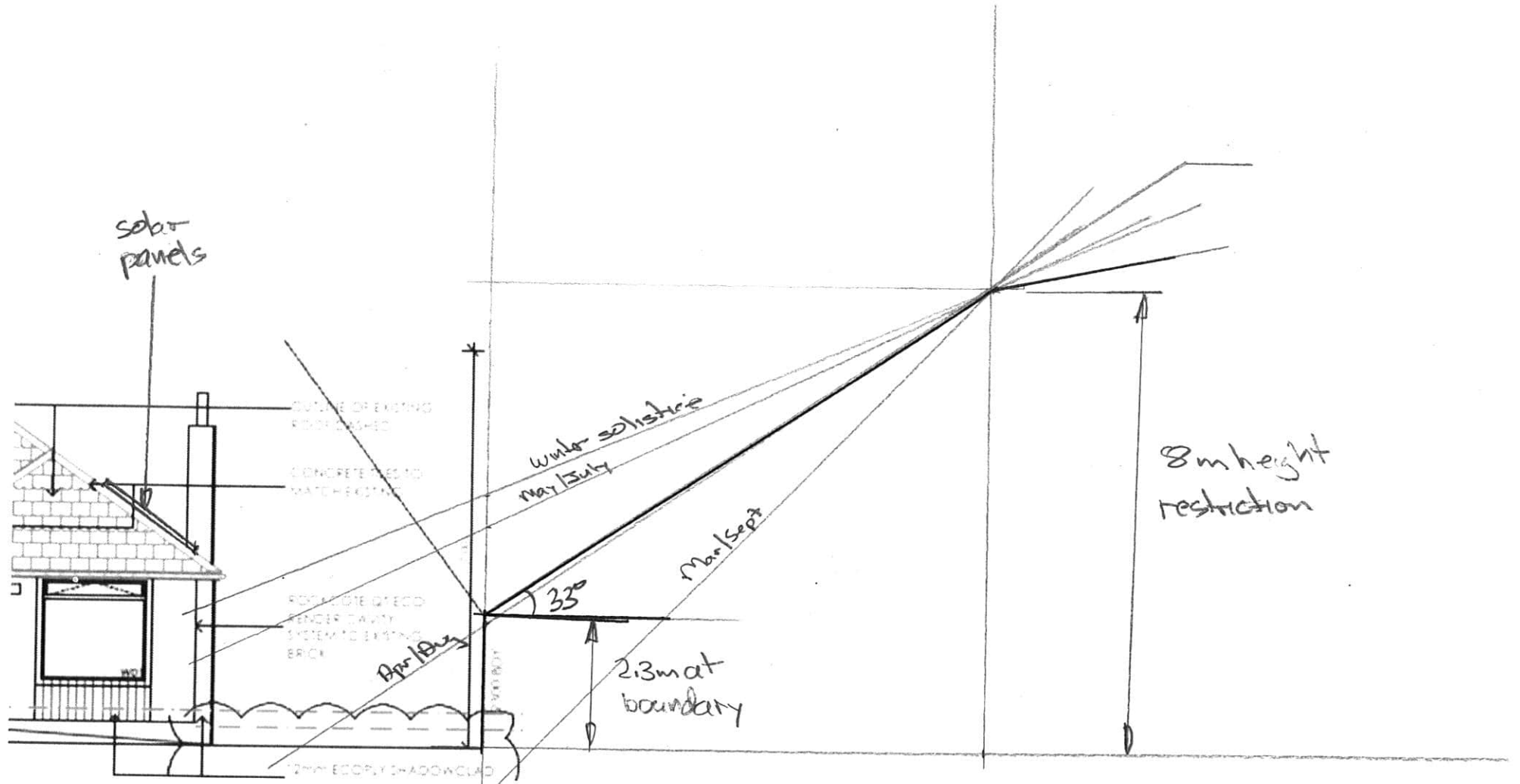
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#### Attached Documents

File
Proposed MDRS Shading Effects - 32 Howe St New Brighton

# Conclusion

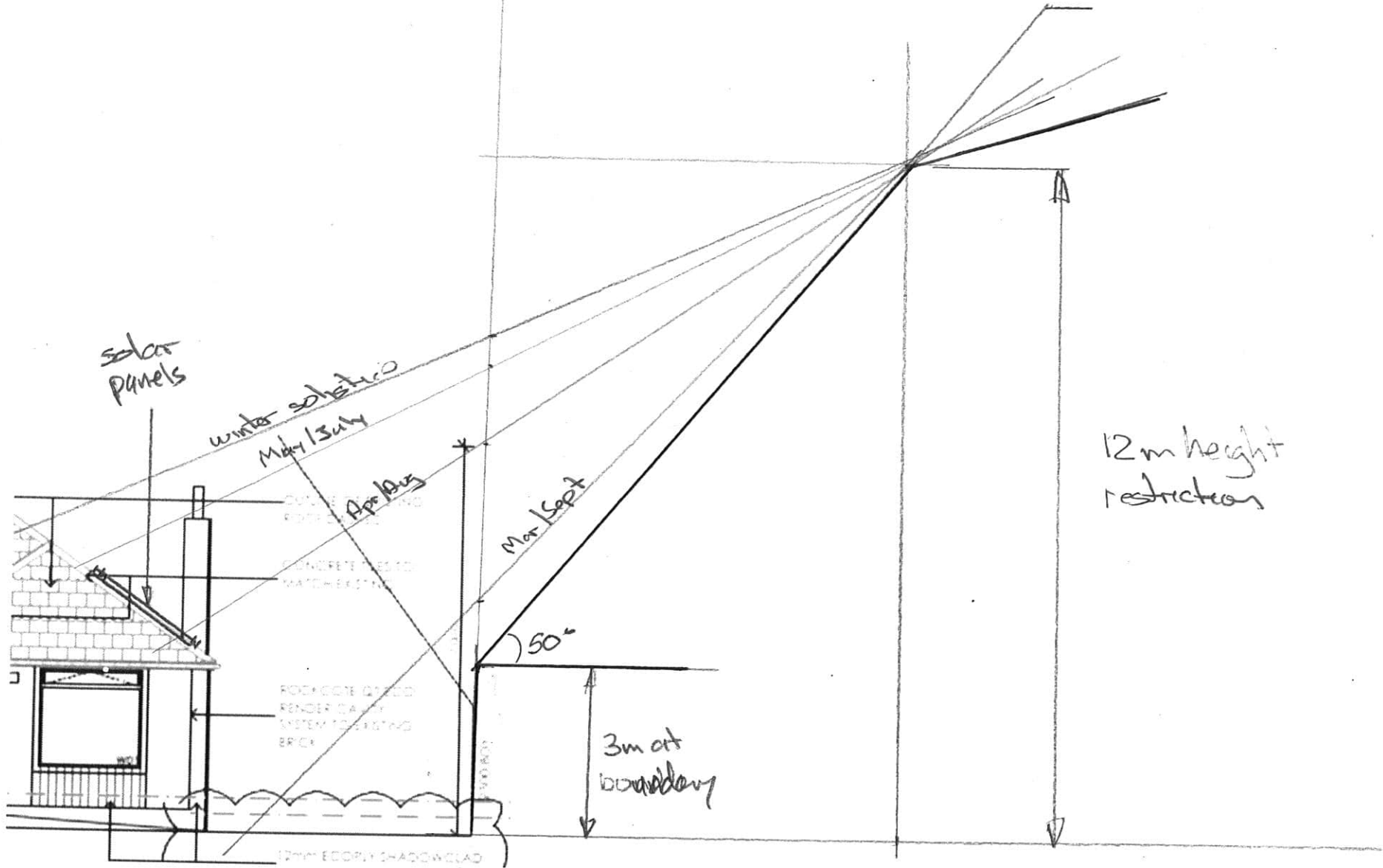
Partial Sun For 1 month to ground floor  
Year round sun to solar panels



Current Situation  
32 Howe St New Brighton

Conclusion

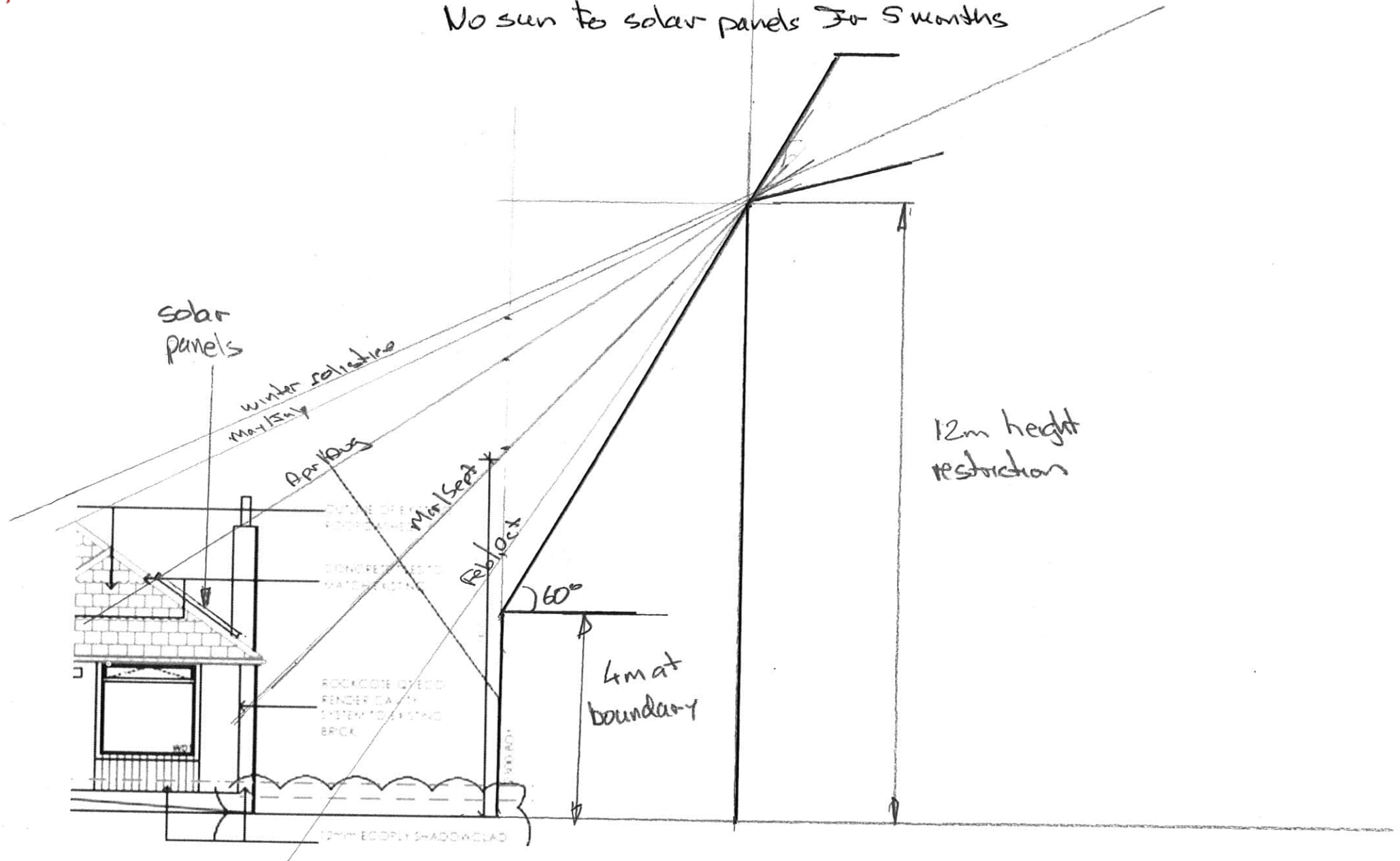
No sun to ground floor for 5 months  
No sun to solar panels for 3 months



Proposed Sunlight Access Qualifying Matter (CCQ)  
32 Howe St New Brighton

Conclusion

No sun to ground floor for 5 months, partial sun for 2 months  
No sun to solar panels for 5 months

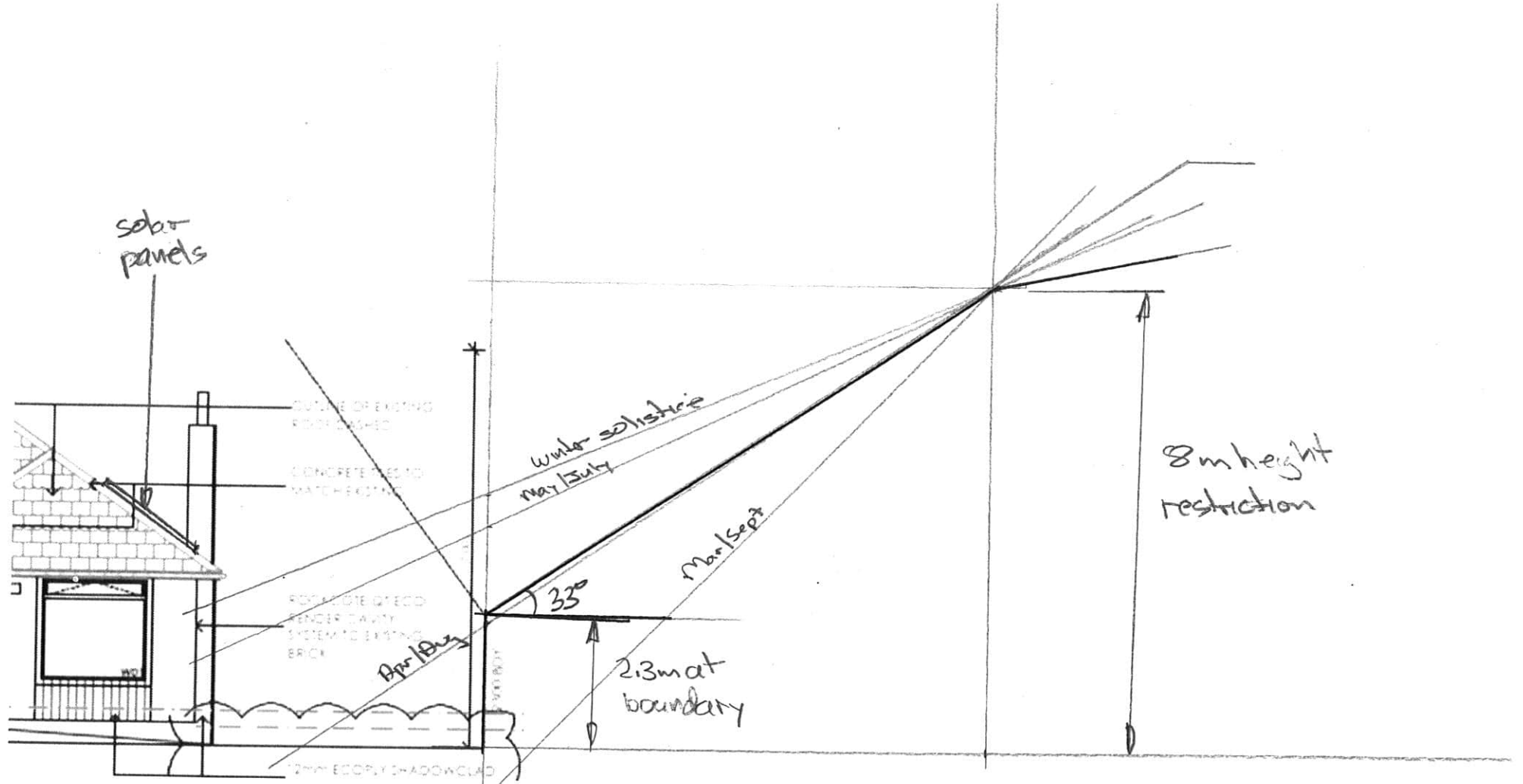


Proposed MDRS (RMA amendment)

32 Howe St New Brighton

# Conclusion

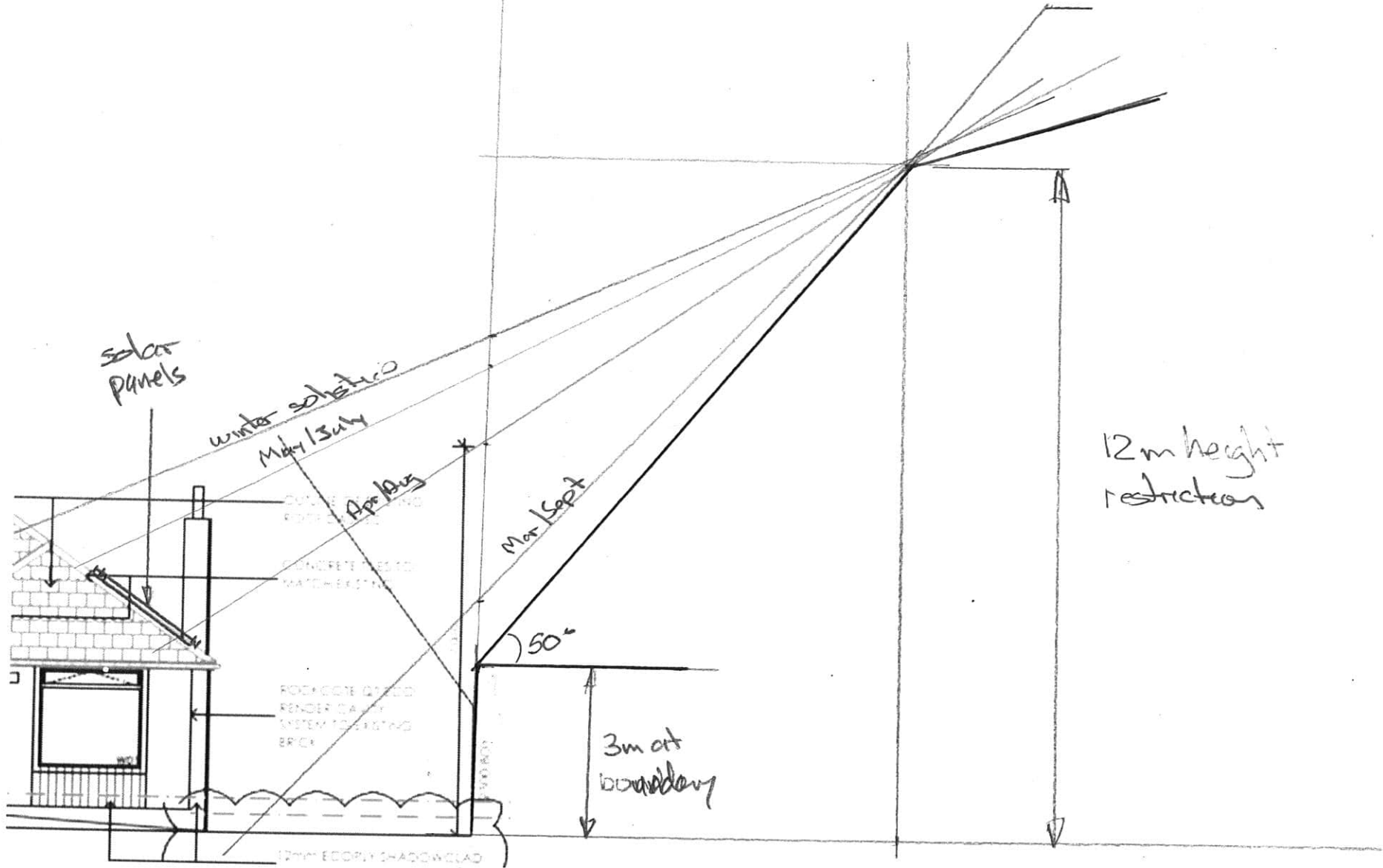
Partial Sun For 1 month to ground floor  
Year round sun to solar panels



Current Situation  
32 Howe St New Brighton

Conclusion

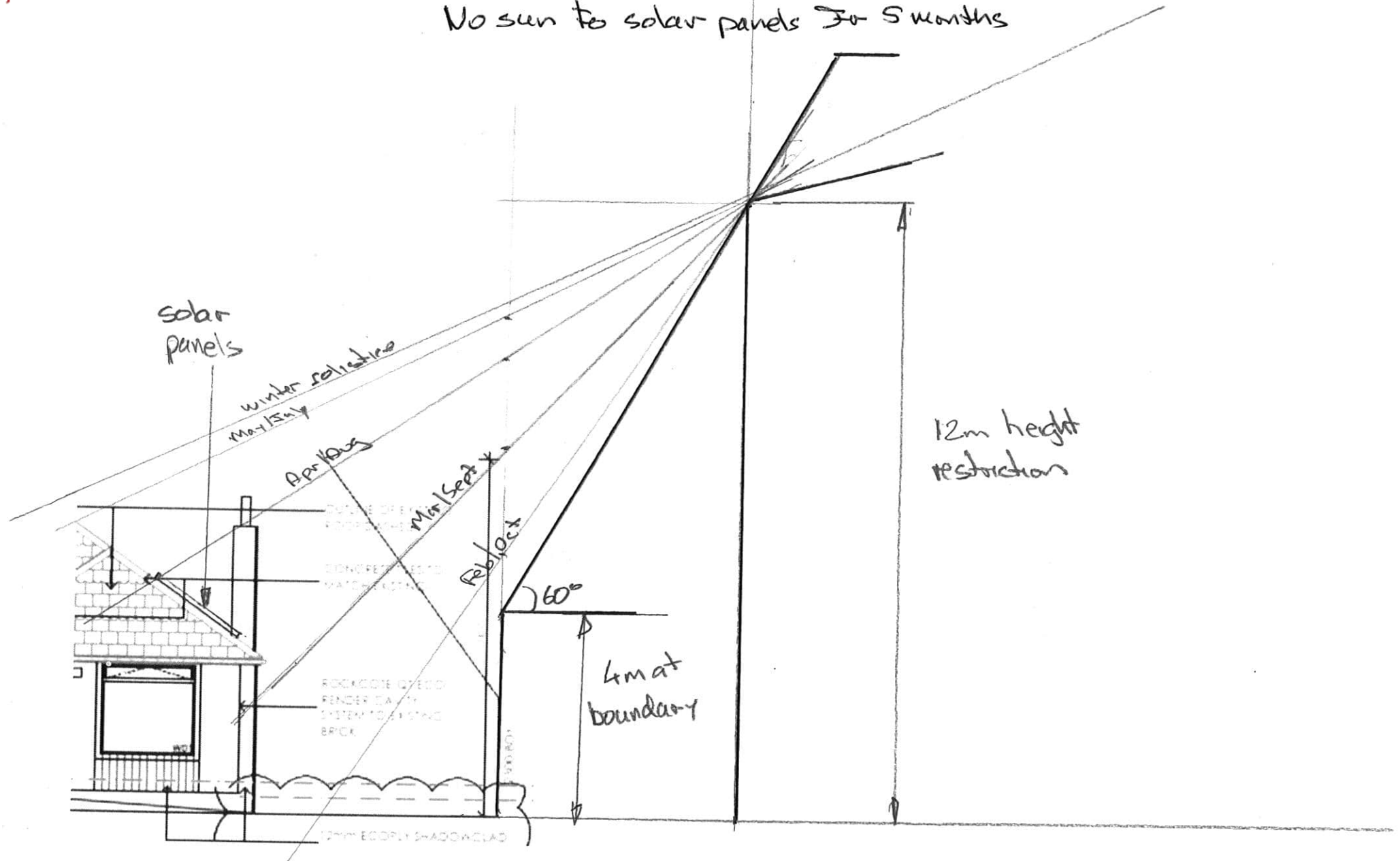
No sun to ground floor for 5 months  
No sun to solar panels for 3 months



Proposed Sunlight Access Qualifying Matter (CCQ)  
32 Howe St New Brighton

Conclusion

No sun to ground floor for 5 months, partial sun for 2 months  
No sun to solar panels for 5 months



Proposed MDRS (RMA amendment)

32 Howe St New Brighton



# Our proposed Housing and Business Choice and Heritage Plan Changes (13 & 14)

## Submitter Details

**Submission Date:** 27/04/2023

**First name:** Guy **Last name:** Mortlock

**Preferred method of contact** Email

### Postal address:

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** guy@mortlocks.co.nz

**Daytime Phone:** 033799222

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
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Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 2.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

The block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street should be zoned either MRZ or RSDT

**My submission is that**

The Airport Noise qualifying matter is being given too much emphasis with the result that areas of Christchurch that should be available for higher density housing are inappropriately being excluded from such development.

In particular the block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street should be zoned either MRZ or RSDT. I work in an office on the corner of Ilam Road and Creyke Road and hardly ever hear airplanes. I also live in a property closer to the airport (on the boundary of the noise qualifying matter) and hardly ever hear airplanes - which suggests that the boundary is unnecessarily conservative. There is steady demand for all the rentals in this area (not only from University students but also University employees and visitors) and re-development with higher density would help fill that demand. I note that Ilam Road is going to have its speed limit reduced and cycle lanes installed making it a more pleasant residential area - so it makes sense to have as many people living in this area as possible (rather than living further away and having to commute to the University). Airplanes are getting quieter over time - but the airport noise zones are not getting smaller.

---

#### Attached Documents

File
------

No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 & 14)

## Submitter Details

**Submission Date:** 27/04/2023

**First name:** Joanne **Last name:** Knudsen

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** tojos@outlook.co.nz

**Daytime Phone:** 0274279595

I could not  
Gain an advantage in trade competition through this submission

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Note to person making submission:

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**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 3.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

To make Bewdley Street and Evesham Crescent along with Roker and Ryan Streets Character Areas.

To have in the district Plan re retaining tree canopy at least 25% tree canopy for new developments.

To modify the sunlight access qualifying matter to accommodate Christchurch's colder climate and less daylight hours.

**My submission is that**

I support that Bewdley and Evesham Crescent be a Residential Character area and agree that any subdividing be more restrictive. Definitely keeping the same set back from the street to keep with the character area ie at least 3-4 metres. I agree a resource consent with neighbour notification for these areas. I agree the larger gardens and existing trees be retained - unless a health and safety hazard due to a weather event.

I agree the sunlight access needs to be modified for Christchurch so all floor levels have sunlight access to allow for sun exposure on all floor levels.

I agree and was surprised that until now there was nothing in the District Plan retaining our tree canopy. We are known all around the world as the Garden City and we don't want to be losing anymore canopy.

---

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 28/04/2023

**First name:** Andrew **Last name:** McNaught

**Preferred method of contact** Email

**Postal address:** 45 Rayburn Avenue

**Suburb:** Papanui

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

**Email:** andyjmcnaught@gmail.com

**Daytime Phone:** 0226745919

I could not  
Gain an advantage in trade competition through this submission

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Note to person making submission:

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### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 4.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Completely redraft the submission because it is plainly ridiculous

**My submission is that**

Your suggestion that 4 storey buildings are acceptable in the area that I live is just laughable. The majority of homes are single level and there will be no privacy for the neighbors and will stick out like a sore thumb.

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 28/04/2023

**First name:** Keith **Last name:** Shaw

**Preferred method of contact** Email

**Postal address:** 23 Birdwood Avenue

**Suburb:** Beckenham

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Email:** keith.shaw@window-treatments.co.nz

**Daytime Phone:** 0272261585

I could not  
Gain an advantage in trade competition through this submission

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directly affected by an effect of the subject matter of the submission that :  
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### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 5.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

23 Birdwood Avenue, Beckenham

**My submission is that**

I support retaining the Qualifying Matters in Plan Change 14 as it affects my property at 23 Birdwood Avenue, Beckenham

Attached Documents

File

No records to display.



# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 28/04/2023

**First name:** Alana **Last name:** Harper

**Preferred method of contact** Email

**Postal address:** 2 McCullough Lane

**Suburb:** Cracroft

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** alanapottinger@hotmail.com

### Daytime Phone:

I could not  
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### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 6.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Cashmere Estate in Cracroft should stay zoned as it is or go to Future Urban Zone. Cashmere Hills should all stay as Residential Hills Zone.

**My submission is that**

The areas that are being expanded to include MDRZ housing should not include areas such as residential hills and newly developed areas such as large scale subdivisions that were originally zoned as res suburban. There are plenty of areas changing to MDRZ that are closer to the city, on flat land and in older suburbs that are ready for the dwellings to be replaced. In our area (Cashmere Estate) there are great views around and up to the hills. Its going to look very odd having a scattering of 3 storey multi unit dwellings in between these, especially where the land area is small. For the residential hills zoned areas people have purchased on the hills to get a view and if its changed to MDRZ then over time these views will be lost. The look of the port hills covered in multistorey and multi unit dwellings would change the look of our city in a bad way. The greenery would be lost and this could be seen from across the whole city.

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Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 28/04/2023

**First name:** Susanne **Last name:** Trim

**Preferred method of contact** Email

**Postal address:** Flat 1, 26 Leander Street

**Suburb:** Northcote

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

**Email:** swithans@outlook.co.nz

**Daytime Phone:** 0273522263

I could not  
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**Would you like to present your submission in person at a hearing?**

Yes

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## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 7.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**My submission is that**

Much as I dislike the idea of intensification I see it is a must for the future and agree with the general direction of the Council's proposals. I support the modifications proposed to the National MDRS under the qualifying matters

provision.

Special consideration to intensification proposals needs to be given due to flooding potential as areas of Christchurch are so low lying and in the Waimakariri flood plain and mapping of areas subject to liquefaction in the event of an earthquake. Residential intensification should not occur in these areas.

In terms of the increased heritage coverage, I support most of the proposed areas except Heaton St. There has been so much change down that road already I think it would be a waste of time. Personally, I think streets such as Mary and Rayburn Streets probably show off that mid 20th century suburban architecture more appropriately.

And I know you may not be taking submissions on this, but I fully support the proposed, agreed and now put on hold, development of the Harewood Road cycleway. That is truly THE most dangerous street I have cycled down in Christchurch.

---

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 28/04/2023

**First name:** Richard **Last name:** Bigsby

**Preferred method of contact** Email

**Postal address:** 40 Koromiko Street

**Suburb:** Saint Martins

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** bigsbynz@gmail.com

**Daytime Phone:** 0204244729

I could not  
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**Would you like to present your submission in person at a hearing?**

Yes

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## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 8.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

The submitter seeks that Clause C of 14.5.2.4 is deleted in entirety.

andnbsp;Eaves and roof overhangs up to 300mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation.

**My submission is that**

The submitter opposes standard 14.5.2.4 - Site coverage. Clause C 'Eaves and roof overhangs up to 300mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation'. This clause is inconsistent with the National Planning Standard definitions of 'building coverage' and 'building footprint'.

The clause has the potential to cause confusion for users/practitioners using District Plans that will give effect to theandnbsp;National Planning Standards.

**Original Submitter:****Original Point:****Points:** 8.2

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

It is recommended that the standard include a clarifying note within the table to confirm if there is no rear boundary setback that applies to corner sites.

**My submission is that**

The submitter opposes 14.5.2.7 - minimum building setbacks, Clause a, i. The building setback standard for rear boundaries on corner sites is unclear and difficult to interpret. This may have significant implications for site re-development and preparation of building plans.

**Original Submitter:****Original Point:****Points:** 8.3

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

The submitter seeks that the provision is amended to allow for a fence of a greater height as a permitted activity, provided that visual transparency/interaction/engagement with the street is still achieved. Further, the provision makes no concession for corner allotments, where sites have greater lengths of frontage. The fencing provisions need to allow for a solid section of 1.8m tall fencing to be established to provide visual and acoustic privacy to living areas.

It is recommended that the existing fencing provisions are retained.

**My submission is that**

The submitter opposes standard 14.5.2.9 - street scene amenity and safety - fences, clause a, i. The 1.5m & 1m height combination for a non-arterial road as notified is inadequate for children, pets, security etc, particularly for corner allotments.

The submitter also acknowledges that the proposed provision will affect existing residential properties (i.e. with appreciable lengths of road frontage) and not just sites that are subject to infill development. 1.5m is considered inadequate for visual & acoustic privacy from the public realm, particularly for corner allotments (i.e. on the southern side of the street).

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 28/04/2023

**First name:** Dr Lynette **Last name:** Hardie Wills

**Preferred method of contact** Email

**Postal address:** 15 Parkstone Avenue

**Suburb:** Ilam

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** lynettehardiewills@xtra.co.nz

**Daytime Phone:** 0273 390 390

I could not  
Gain an advantage in trade competition through this submission

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directly affected by an effect of the subject matter of the submission that :  
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Note to person making submission:

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### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 9.1

- Support
- Oppose
- Seek Amendment



**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

1. It is for this reason that we ask that Bush Inn which is the smaller commercial centre in size be excluded from adherence to any new Building Intensification which involves the new building heights to six storey buildings with no car parks.
2. Ilam and Upper Riccarton Residents' Association, Inc., includes a very large educational zone and such proposals and developments are clearly not suitable to this area.
3. The Ilam and Upper Riccarton Resident's Association, Inc., wishes to speak at any hearing concerning the Changes re Building Intensification and Car-Parking in our area.
4. Mental Health concerns have the IURRA's highest priority.
5. We also wish for the Ilam and Upper Riccarton Residents' Assoc. (IURRA, Inc.,) to speak at any Hearings concerning these matters

**My submission is that**

I wish it to be noted that the **Ilam and Upper Riccarton Residents' Association, Inc.**, strongly objects to the present plans for greater Building Intensification in the BUSH INN Shopping and Commercial Centre in Upper Riccarton.

1. The residents' boundaries for the members of the Ilam and Upper Riccarton Residents' Association, Inc., are all on the northern side of Riccarton Road.
2. The IURRA understands the Residential Suburban Density Transitional RSDT that relates to medium density and Residential Suburban {Low density}. The IURRA, Inc., do not think it acceptable to go beyond medium density!
3. The IURRA area is densely populated with joined housing. Older people live individually or in couples in these units. There are no complaints regarding the current density.
4. Why would Central Government wish to impose high density on these residents, affecting their community and potentially forcing them to move away from the IURRA area?
5. We note that presently Riccarton Commercial & Shopping Centre and the Bush Inn Commercial & Shopping Centre are very close together.

We understand that nowhere else in New Zealand are two shopping centres located so near to each other.

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 28/04/2023

**First name:** Steven & Diana **Last name:** Marshall

**Preferred method of contact** Email

**Postal address:** 11 Desmond Street

**Suburb:** Merivale

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** marshalls.chch@gmail.com

**Daytime Phone:** 0274330401

I could not  
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**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 0.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall)**

That the proposed unnecessary high density zoning be dumped!! Medium density could be acceptable if the Council enforces rules to maintain the character of the area.

**My submission is that**

### **Helmores/ Desmond/Rhodes precinct**

We live at 11 Desmond Street, and have happily done so for almost 26 years.

We chose this area for its quiet family-friendly atmosphere with all homes being on full sections, and its quiet residential nature made even more appealing since the closure to vehicles of the Helmores Lane bridge post the earthquakes.

We are horrified that PC 14 could allow much higher density development, tower blocks,, increased traffic, more competition for parking (already at a premium due to Hagley Park walkers, and yes commuters, leaving their vehicles for long periods of time); such a change would irreparably change the whole atmosphere of this special part of the city.

Allowing intensive development will be the death knell for the few remaining character houses in the Helmores/Desmond/Rhodes precinct, - those very character houses which have contributed to the very marketable garden city image which all of Christchurch proudly proclaims. Why would the council wish to destroy that diminishing heritage?

The Council must surely be aware of the huge numbers of residential units unsold in the CBD with many more either planned or already under construction.

This precinct is definitely not suitable for high density zoning.

---

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 28/04/2023

**First name:** Sharina **Last name:** Van Landuyt

**Preferred method of contact** Postal

**Postal address:** 38 Ryan Street

**Suburb:** Phillipstown

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Daytime Phone:** 0221708187

I could not  
Gain an advantage in trade competition through this submission

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directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 1.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

I SUPPORT RYAN STREET BEING DESIGNATED AS A RESIDENTIAL CHARACTER STREET. We have a beautiful street with nearly every house being a character bungalow and feel it is incredibly special to Christchurch.

**My submission is that**

I OPPOSE Ryan Street being designated as a medium density residential zone. We have a beautiful street filled with character bungalows and want to keep it that way!!!!

Attached Documents

File

No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 & 14)

## Submitter Details

**Submission Date:** 29/04/2023

**First name:** Michael **Last name:** Down

**Preferred method of contact:** Postal

**Postal address:** 43 Evesham Crescent

**Suburb:** Spreydon

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Daytime Phone:** 0204448866

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

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### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 2.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

I wish to see Evesham Crescent and Bewdley Street made a Residential Character Area under Plan Change 14.

**My submission is that**

I'm a resident on Evesham Crescent and I welcome the proposed designation of my area as being a 'Residential Character Area'.  
While I'm not against development, I'd love to ensure this is done in a way that maintains the special character of my street.

---

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 28/04/2023

**First name:** Rhys **Last name:** Davidson

**Preferred method of contact** Postal

**Postal address:** 38 Ryan Street

**Suburb:** Phillipstown

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Daytime Phone:** 02102616779

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

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### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 3.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

I SUPPORT RYAN STREET BEING DESIGNATED AS A CHARACTER STREET.

**My submission is that**

I OPPOSE Ryan Street being designated as a medium density residential zone!!

Attached Documents

File



No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 05/05/2023

**First name:** Shona **Last name:** Willis

**Preferred method of contact** Email

**Postal address:** 16 Kahu Road

**Suburb:** Fendalton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** manager@riccartonhouse.co.nz

**Daytime Phone:** +64275440462

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 4.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council*****If seeking to make changes to a specific site or sites, please provide the address or identify the area***

That the changes under PC14 for the protection of Pūtaringamotu are made, including:

- a. the introduction of the Riccarton Bush Interface Area:
- b. the imposition of a 8m height limit (within the interface area)
- c. retention of the 35% site coverage rule for the RS zone (within the interface area)

**My submission is that**

That the changes under PC14 for the protection of Pūtaringamotu are made, including:

- a. the introduction of the Riccarton Bush Interface Area:
- b. the imposition of a 8m height limit (within the interface area)
- c. retention of the 35% site coverage rule for the RS zone (within the interface area)

**Original Submitter:****Original Point:****Points: 4.2**

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council*****If seeking to make changes to a specific site or sites, please provide the address or identify the area***

That the error identified in the Board's submission is corrected, in favour of the status quo. That is, the re-insertion of the 10m buffer, measured from the foot of the predator proof fence and subject to the existing exceptions.

That provision be made for the notification to the Board (at least) of resource consents for non-compliance with the above standards and the matters of discretion at 9.4.6 (l).

Any further or other relief that enhances the protection of Pūtaringamotu, or that is required as a consequence of the relief sought.

**My submission is that**

There appears to be an inadvertent error in the rules at **9.4 Significant and Other Trees**. The Board believes the discretionary protections also maintained from the current Plan settings, would be strengthened by enabling the Board's input on resource consent applications within the interface area. Meaning that the Board should be notified when resource consents are applied for in this area.

The apparent error

The amendments proposed to the District Plan at 9.4.4.1 include the introduction of a tree protection zone based on individual trees. This is an unnecessary change to the status quo, introduced under Plan Change 44 (PC44) to remove the very issue that the current amendment will re-introduce. Namely that tree protection based on buffer of (at least 10m) from the base of the predator proof fence that indicated the "significant tree area" is superior as it protects all the trees within the area including saplings and other smaller (or thinner) trees.

In contrast PC14 has introduced the 'Tree protection zone radius' which is defined as meaning:

...the protection area around a scheduled tree, which is equivalent to 15 times the trunk diameter at 1.4m, where activities and development are managed to prevent damage to a scheduled tree. The maximum extent of a tree protection zone radius is restricted to 15m.

The rationale for the change is that:

- Existing rules refer to works within the first 10 metres of the base of any tree within the Riccarton Bush Significant Tree area. However, instead of an arbitrary 10m, PC14 has introduced the above concept to ensure that the setback is relative to the scale of trees – up to a maximum of 15m.

As noted above, the 10m distance was not arbitrary but deliberate. It was chosen for a purpose. It was also arrived at in the course of PC44, and agreed to by neighbours involved in that process.

Further enquiries with CCC indicated that this appeared to be an administrative error and CCC staff are aware of the unworkability of the changes. The officer contacted by the Board commented:

*“I have enquired further about this rule to better understand its genesis and reasoning. The phrasing proposed for RD6 appears to have been an oversight, for the simple reason that there is no ability to measure a tree trunk when the rule specifies that the trunk is the predator-proof fence. The original rule deliberately used the predator-proof fence as the base for measurement to make the measurement easier and uniform, and apply to mature trees as well as saplings that, without disturbance or damage will eventually grow and mature contributing to the sustainability of Putaringamotu. Another reason for using the predator-proof fence as a “base of a tree” within the old City Plan rules was that Riccarton Bush is logically treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps.*

*In this respect, a more appropriate control may simply be retaining the current controls due to the unique circumstances under which the Bush is protected in the Plan. I would encourage you to make a submission on this particular part of the proposal.”*

This submission is therefore made requesting that the status quo be restored in relation to the buffer area.

Further concern

Of further and particular concern to the Board is 9.4.4.1.3 RD6 that details:

*Any application for this activity shall not be limited or publicly notified.*

Consequently, there is no ability for a resource consent application to be notified to potentially affected parties and Council would apply its discretion to consider the effects associated with such an application. The Board, particularly given its statutory role in protecting the Bush, believes this is provision inadequate.

It means that the Board would not have the ability to formally comment on or have input regarding the listed matters of discretion, which remain as follows:

#### 9.4.6 Rules – Matters of discretion

...

#### Riccarton Bush

I. For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a ‘Protected Trees Area’ symbol identified as a ‘Significant Trees Area’ on Planning Map 38B, the Council shall additionally have regard to the following matters:

- The effects of any building, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees;
- The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees; 20
- The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil

aeration and hydrological balance; and

iv. Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow;

So, while there are no planned changes to these matters under PC 14 it remains uncertain as to how the regard to be had to them is managed. This includes who determines the impact and how, or whether, the Board can provide any feedback.

The Board considers that even if wider notification of resource consent applications within the Riccarton Bush Interface is not to occur (including further limited notification), the proper management of the matters of discretion should involve notification on the Board. This does not mean that the Board will need to be involved in every resource consent application, especially if the effects (if any) on Pūtaringamotu are negligible. But the Board should be made aware and given the option of submitting any concerns where necessary.

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#### Attached Documents

File
RBT Submission PC 14 40522



## RICCARTON HOUSE & BUSH PŪTARINGAMOTU

16 Kahu Road  
P O Box 8276  
CHRISTCHURCH 8440

Phone: 03 341 1018

[www.riccartonhouse.co.nz](http://www.riccartonhouse.co.nz)

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*“But do those to whom it belongs- not the people of the district alone but all New Zealanders- recognise how beyond price is this piece of ancient forest. Do they understand it is the last tree-association of the kind in the whole world. Do they know if destroyed it can never be replaced.....”*

*Dr Leonard Cockayne 1906*

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The Riccarton Bush Act 1914 details that the Mayor of Christchurch accepted the gift of Riccarton Bush to the people of Canterbury, with inter alia, the condition that the said property shall be used and kept for all time for the preservation and cultivation of trees and plants indigenous to New Zealand.

There is simply no other similar combination of indigenous trees and shrubs on the face of the earth; let alone anything similar in New Zealand. It is the largest remnant of alluvial podocarp forest on the lower Canterbury Plains and Banks Peninsula, a forest type that today only covers a tiny fraction of its former extent. It is a key mahinga kai site for Ngāi Tūāhuriri, and the place of first permanent European settlement in Ōtautahi. The Riccarton Bush Board was established in 1914 and one of its key roles is to *Protect and enhance the indigenous flora, fauna and ecology of Pūtaringamotu /Riccarton Bush, including mahinga kai and taonga species.*

Pūtaringamotu/Riccarton Bush has exceptionally high ecological and cultural values that housing intensification has the likelihood to adversely impact. These values are clearly recognised through the site being protected by its own Act of Parliament, the site meeting Section 6(b), 6(c) and 6(e) criteria in the RMA and by the site being mapped as a Site of Ecological Significance in the Christchurch District Plan.

The Riccarton Bush Trust (**Board**) acknowledges the work that the Council has done on proposing a Riccarton Bush Protection Zone that covers approximately 180 properties surrounding the Riccarton Bush Property. The Council commissioned reports from Manu Whenua and from Heritage Landscape expert, Dr Wendy Hodinott to inform its decision. It is disappointing that no consideration was given to any report on the impact of intensification on the health and longevity of the Bush, which is of great concern to the Board.

While any housing intensification will not take place within Pūtaringamotu, the scale and extent of such intensification, in such close proximity, continues to raise the following concerns:

- 1.1 *Ground disturbance associated with building adjacent to Pūtaringamotu.* Construction of buildings will require foundations which have the potential to impact Pūtaringamotu by:
- a) Affecting mature tree root systems, both structurally and in terms of the volume of soil from which they are able to absorb nutrients and water, leading to tree ill-health and potentially dieback in Pūtaringamotu.
  - b) Affecting soil hydrology and particularly the lateral movement of water through the soil, which will lead to reduced water available for native vegetation within Pūtaringamotu.
- 1.2 *Loss of greenspace adjacent to Pūtaringamotu through increasing site coverage and reducing the minimum site size.* With intensification it is proposed to increase site coverage from a maximum of 35% to 50% (in the MRZ), and to reduce minimum lots sizes from 450 m<sup>2</sup> to 400 m<sup>2</sup>. In addition, the intensification rules suggest that the area of green space only needs to be 20% of the site. In total this will have adverse impacts on Pūtaringamotu including in the following ways:
- a) It will reduce the amount of habitat (especially trees) for native fauna, especially as corridors for bird movement. This will have significant impacts on mobile fauna such as kereru, korimako and tui which require areas larger than Pūtaringamotu for viable populations.
  - b) Further affect soil hydrology by reducing the amount of soft/green permeable surfaces through which rainfall can percolate into the ground, with a much greater area of water being lost via hard surfaces into the storm water system. This will lead to reduced water available for native vegetation within Pūtaringamotu.
- 1.3 *Increased intensification adjacent to Pūtaringamotu altering local microclimates.* This will have direct impacts on the vegetation and hence habitat quality for fauna proportional to the height of structures by:
- a) Shading parts of the bush, thereby reducing photosynthesis.
  - b) Creating potentially strong wind funnelling effects that can cause increased transpiration from foliage and potentially cause physical damage.
  - c) Leading to increased air temperatures due to urban heat island effects. This again can affect plant photosynthesis and respiration in the bush.
  - d) Increased light pollution from taller buildings impacting bird, gecko and insect behaviour within the bush.
- 1.4 *Reverse sensitivity effects towards Pūtaringamotu.* Caused by people living close to the bush perceiving the bush as having adverse effects on them resulting in:
- a) Residents placing pressure on the Council to have trees trimmed, thinned or even removed because they cast shade on their apartments, thus reducing the values of Pūtaringamotu.
  - b) Residents placing pressure on the Council to prune roots or have trees removed for their perceived or actual damage to infrastructure (below ground utilities, paved areas, fence and building foundations).

The Board is laser focussed on the health and longevity of the Bush. It is why the Board exists. Its management practices and plans for the future **begin** and **end** with protecting and enhancing the indigenous flora, fauna and ecology of the Bush.

The Board remains concerned that the significance and importance of Pūtaringamotu/Riccarton Bush is still not being sufficiently considered under the proposed plan change leading to a gradual and inevitable diminution of the values of the bush.

Therefore, as part of the relief sought, the Board requests that prior to any decisions being made on housing intensification resource consent applications within the proposed Riccarton Bush interface, that (a) the Board be notified (see below) and (b) the Council ensures evidence is provided that the increased intensification proposed will have no detrimental impact on Riccarton Bush. If that is unable to be shown, there is clearly a breach of the undertaking of the Mayor of Christchurch in accepting the gifting of the Bush as enshrined in the Riccarton Bush Act 1914, that Riccarton Bush will be kept for all time for the preservation and cultivation of trees and plants indigenous to New Zealand.

Pūtaringamotu is a taonga for Mana Whenua and the people of Canterbury and is simply too unique and fragile to authorise adjacent intensification without robust evidence.

### ***Current District Plan protection for Pūtaringamotu***

The existing District Plan zones Pūtaringamotu *open space – natural* which recognises (if only partially in the Board’s view) it’s importance. However, the tangible protections for Pūtaringamotu, in respect of development on surrounding properties, are relatively limited. They consist of a requirement for resource consent for earthworks within an effective buffer area of 10m, as follows:

#### Rule 9.4.4.1.3

#### Restricted Discretionary Activities

#### RD6

- a. Any of the following within 10 metres of the base of any tree in the Significant Trees area at Riccarton Bush:
  - i) works (including earthworks, other than as provided for by Rule 9.4.4.1.1 P12);
  - ii) vehicular traffic;
  - iii) sealing or paving (excluding earthworks);
  - iv) storage of materials, vehicles, plant or equipment; or
  - v) the release, injection or placement of chemicals or toxic substances.
- b. In the case of the property at 48 Rata Street (legally described as Lot 375 DP 11261) the 10 metre restriction shall only apply to the northern boundary of that property.
- c. For the purposes of this rule, the outer boundary defining the Significant Trees Area (*which follows the predator-proof fence surrounding the forest remnant*) shall be deemed to be the base of the tree.
- d. Any application arising from this rule shall not be limited or publicly notified

[underlining in original, *italics* added]

The Council’s discretion is then restricted to the matters in Rule 9.4.6 a – o.



Relevantly, in addition to the matters that the Council must generally have regard to when considering restricted discretionary applications relating to significant trees, the following (matter “1”) have also applied specifically in respect of Pūtaringamotu:

*Riccarton Bush*

- i. For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a ‘Protected Trees Area’ symbol identified as a ‘Significant Trees Area’ on Planning Map 38B, the Council shall additionally have regard to the following matters:
  - i) The *effects of any building*, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees;
  - ii) The *effects of any works* on the extensive surface and sub-surface root systems of the kahikatea trees;
  - iii) The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance; and
  - iv) Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow;

[underlining in original, *italics* added]

As will be apparent, these matters of discretion, recognised in the District Plan, effectively mirror the concerns that the Board has regarding the enabling of *more* intensive development on properties adjacent to Pūtaringamotu.

### ***Proposed District Plan protection for Pūtaringamotu under PC14***

#### **New and Modified Qualifying Matters**

In response to the Board’s concerns expressed during the consultation period for PC14 the Council has introduced additional controls to better recognise Putaringamotu, which the Board acknowledges and appreciates.

However, while the creation of the **Riccarton Bush Interface**, which makes the following changes:

**14.5.2.3** Medium Density Residential Zone – Building height max 8m (14.5.2.4 site coverage 50%)

**14.4.2.3** Residential Suburban Zone – Building height 8m (14.4.2.4 site coverage 35%)

– is welcomed, there does appear to an inadvertent error in the rules at **9.4 Significant and Other Trees** and, as noted above, the Board believes the discretionary protections also maintained from the current Plan settings, would be strengthened by enabling the Board’s input on resource consent applications within the interface area. Meaning that the Board should be notified when resource consents are applied for in this area.

### The apparent error

The amendments proposed to the District Plan at 9.4.4.1 include the introduction of a tree protection zone based on individual trees. This is an unnecessary change to the status quo, introduced under Plan Change 44 (PC44) to remove the very issue that the current amendment will re-introduce. Namely that tree protection based on buffer of (at least 10m) from the base of the predator proof fence that indicated the “significant tree area” is superior as it protects all the trees within the area including saplings and other smaller (or thinner) trees.

In contrast PC14 has introduced the ‘Tree protection zone radius’ which is defined as meaning:

*...the protection area around a scheduled tree, which is equivalent to 15 times the trunk diameter at 1.4m, where activities and development are managed to prevent damage to a scheduled tree. The maximum extent of a tree protection zone radius is restricted to 15m.*

The rationale for the change is that:

- Existing rules refer to works within the first 10 metres of the base of any tree within the Riccarton Bush Significant Tree area. However, instead of an arbitrary 10m, PC14 has introduced the above concept to ensure that the setback is relative to the scale of trees – up to a maximum of 15m.

As noted above, the 10m distance was not arbitrary but deliberate. It was chosen for a purpose. It was also arrived at in the course of PC44, and agreed to by neighbours involved in that process.

Further enquiries with CCC indicated that this appeared to be an administrative error and CCC staff are aware of the unworkability of the changes. The officer contacted by the Board commented:

*“I have enquired further about this rule to better understand its genesis and reasoning. The phrasing proposed for RD6 appears to have been an oversight, for the simple reason that there is no ability to measure a tree trunk when the rule specifies that the trunk is the predator-proof fence. The original rule deliberately used the predator-proof fence as the base for measurement to make the measurement easier and uniform, and apply to mature trees as well as saplings that, without disturbance or damage will eventually grow and mature contributing to the sustainability of Putaringamotu. Another reason for using the predator-proof fence as a “base of a tree” within the old City Plan rules was that Riccarton Bush is logically treated as one entity, rather than a collection of individual trees within, and is shown as such on the maps.*

*In this respect, a more appropriate control may simply be retaining the current controls due to the unique circumstances under which the Bush is protected in the Plan. I would encourage you to make a submission on this particular part of the proposal.”*

This submission is therefore made requesting that the status quo be restored in relation to the buffer area.

### Further concern

Of further and particular concern to the Board is 9.4.4.1.3 RD6 that details:

*Any application for this activity shall not be limited or publicly notified.*

Consequently, there is no ability for a resource consent application to be notified to potentially affected parties and Council would apply *its* discretion to consider the effects associated with such an application. The Board, particularly given its statutory role in protecting the Bush, believes this is provision inadequate.

It means that the Board would not have the ability to formally comment on or have input regarding the listed matters of discretion, which remain as follows:

#### 9.4.6 Rules – Matters of discretion

...

#### Riccarton Bush

- I. For the lowland kahikatea forest remnant at 16 Kahu Road, which forms part of the greater Riccarton Bush and House Reserve, and is defined by a 'Protected Trees Area' symbol identified as a 'Significant Trees Area' on Planning Map 38B, the Council shall additionally have regard to the following matters:
  - i. The effects of any building, including the type of foundation used, and/or shading by the building on the existing trees and the supporting ecosystem of the forest remnant, including the juvenile regenerating trees;
  - ii. The effects of any works on the extensive surface and sub-surface root systems of the kahikatea trees; 20
  - iii. The effects of any impervious surfaces on the health and viability of the trees and the supporting ecosystem including soil aeration and hydrological balance; and
  - iv. Whether constructing a building in close proximity to the forest remnant is likely to give rise to reverse sensitivity regarding shading, branch overhang, encroaching tree roots or windthrow;

So, while there are no planned changes to these matters under PC 14 it remains uncertain as to how the regard to be had to them is managed. This includes who determines the impact and how, or whether, the Board can provide any feedback.

The Board considers that even if wider notification of resource consent applications within the Riccarton Bush Interface is not to occur (including further limited notification), the proper

management of the matters of discretion should involve notification on the Board. This does not mean that the Board will need to be involved in every resource consent application, especially if the effects (if any) on Pūtaringamotu are negligible. But the Board should be made aware and given the option of submitting any concerns where necessary.

### ***Relief sought***

The Board seeks:

1. That the changes under PC14 for the protection of Pūtaringamotu are made, including:
  - a. the introduction of the Riccarton Bush Interface Area:
  - b. the imposition of a 8m height limit (within the interface area)
  - c. retention of the 35% site coverage rule for the RS zone (within the interface area)
2. That the error identified in the Board's submission is corrected, in favour of the status quo. That is, the re-insertion of the 10m buffer, measured from the foot of the predator proof fence and subject to the existing exceptions.
3. That provision be made for the notification to the Board (at least) of resource consents for non-compliance with the above standards and the matters of discretion at 9.4.6 (I).
4. Any further or other relief that enhances the protection of Pūtaringamotu, or that is required as a consequence of the relief sought.

Dated: 4 May 2023



---

On behalf of the Riccarton Bush Trust

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 29/04/2023

**First name:** Kelvin **Last name:** Lynn

**Preferred method of contact** Email

**Postal address:** 1 Weston Road

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

**Email:** k-c.lynn@xtra.co.nz

**Daytime Phone:** 0274376542

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 5.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**My submission is that**

How will the proposal to have no parking on major arterial routes such as Papanui Road together work with most high-rise buildings in HDR areas likely to not have garages?

Not everyone is going to want to give up their vehicle just because they are on a transport route.

The proposals for HDR areas will mean that there will be a substantial loss of tree canopy. Trees make places pleasant to live in, cool environments and sequester carbon. The CCC has declared a Climate Crisis. To deal with this we need more rather than fewer trees.

Has there been consideration of the provision of pocket parks in the HDR areas?

We live at the nexus of St Albans, Strowan and Merivale. The proposed new rules would allow new buildings to be up to 14 metres in height, subject to a recession plane. I am concerned that the increased value of such buildings, relative to these existing, will result in the unnecessary demolition of perfectly sound residences.

The sketches in the proposal showing examples of HDR areas are misleading as they relate to a green field development. Can we see what an established central suburb would look like with a significant number of new HDR dwellings?

The proposed sunlight recession planes would result in a quarter to a third of residents in our area, given the average site size, having no winter sun. This together with the high-rise housing will result in a lack of social cohesion and wellbeing.

---

#### Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 & 14)

## Submitter Details

**Submission Date:** 29/04/2023

**First name:** Rachel **Last name:** Best

**Preferred method of contact** Email

**Postal address:** 73 Country Palms Drive

**Suburb:** Halswell

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8025

**Email:** rachelabest1@gmail.com

**Daytime Phone:** 0220230321

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

### Would you like to present your submission in person at a hearing?

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 6.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

If this policy proceeds outer Christchurch suburbs should be exempt due to transport congestion causing increased time spent in transit and therefore contributing to air pollution.

**My submission is that**

Please do not allow housing rules to cut sunlight from neighbours homes. The amendments do not go far

enough to protect this natural resource. Maximising sunlight in a property helps to create a dry warm home that keep residents healthy boosting hauora/well-being. Lack of winter sun will create cold damp homes which are known to have negative health outcomes particularly on children and the vulnerable.

Removing the cheapest natural source of energy from people's property's is detrimental to the planet and people's budgets. A sunny home requires less energy to heat so is more environmentally sustainable. Maximising sun in winter means residents energy costs are minimised.

The ability to grow fruit and vegetables at home helps keep residents costs down and is the most environmentally sustainable way of eating as well as providing residents with the freshest produce.

In order to be environmentally sustainable and to preserve resident's health and well-being we should be doing all we can to maximise sunlight in homes particularly in winter when Christchurch gets very cold.

The inequities in this policy is also something to consider. Those living in older poorer housing are more likely to have developers buy adjacent properties to develop multi-storey housing which will block sunlight from surrounding residents and bring down neighbours property prices substantially without any compensation or ability to object. Where is the fairness in this? Developers should pay fair compensation to effected neighbours if this policy proceeds.

Building medium/high density housing in outer suburbs will only add to congestion on the roads increasing time spent in transit around the city which will add to costs and contribute to air pollution. Inner city suburbs should be the focus for this policy.

There is enough land available in Christchurch to NOT bring in this policy whilst still develop enough housing for a growing population. Urban planners are professionals and should be given the task of planning medium or high density housing in suitable areas where there are not detrimental impacts.

You have the opportunity now to save Christchurch from this shortsighted policy. I believe that most residents have no real idea how this policy will effect them if a developer moved in next door to them. If this policy passes it will be only then that residents will see the negative impacts for themselves, but by that time there will be nothing they can do.

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#### Attached Documents

File
No records to display.



# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 29/04/2023

**First name:** Laura **Last name:** Cary

**Preferred method of contact** Email

**Postal address:** 4 College Avenue

**Suburb:** Strowan

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

**Email:** caryfamily@xtra.co.nz

**Daytime Phone:** 0278641240

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 7.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

**My submission is that**

The proposed Plan Change 14 will significantly reduce the amenity values, character and current quality of the current neighbourhood. already a blend of traditional and new homes.

Both MRZ and HRZ do not have a requirement for on-site parking for residents. This will add to the problematic street parking which is already significant due to the increasing students, teachers, visitors and construction workers associated with the expanding St Andrews College, Preparatory School, Pre School, Gymnasium, Sports fields, new Performing Arts building and Chapel. These school facilities are all used well beyond 9:00-3:00 school hours.

Both MRZ and HRZ will contribute to greater traffic congestion, already problematic at the intersections at both ends of Normans Road.

Both MRZ and HRZ will bring increased pressure on the local infrastructure and increased stormwater runoff, adding to the flooding which occurs on College Ave in heavy rain.

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Attached Documents

File
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No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 29/04/2023

**First name:** Russell **Last name:** Vaughan

**Preferred method of contact** Email

**Postal address:** 52 Norrie Street

**Suburb:** Redwood

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8051

**Email:** rusncar@gmail.com

**Daytime Phone:** 033529246

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
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**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 8.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

*If seeking to make changes to a specific site or sites, please provide the address or identify the area*

**My submission is that**

There is little one can do if 3 houses each with 3 stories overlooks our property and takes our sunlight for up to 5 hours per day in winter. When I drew up plans for our house extensions in the 1980's the roof ridge had to fit into

a plane which caused little interferences with neighbours.

In areas like ours in Redwood with mostly single stories the total ambience and streetscape would be destroyed. (keep these for major commercial areas and central city areas.)

The Government is applying a nation-wide regulation, seemingly for Auckland to intensify (which should have been done last century) Consideration should be tweaked for middle and southern South Island cities.

---

Attached Documents

File
No records to display.

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 27/04/2023  
**First name:** Ryan **Last name:** Brosnahan  
**Organisation:** Holly Lea Village

**Preferred method of contact** Email

**Postal address:** PO Box 908

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:** ryan@rmgroup.co.nz

**Daytime Phone:** 0272470240

I could not  
 Gain an advantage in trade competition through this submission

I am not  
 directly affected by an effect of the subject matter of the submission that :  
 a. adversely affects the environment, and  
 b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

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**Would you like to present your submission in person at a hearing?**

Yes

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 9.1

- Support  
 Oppose  
 Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

Amend the Planning Maps to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream at 123 Fendalton Road.

**My submission is that**

See attached submission for full details.

#### Planning Maps - Water Body Setback Qualifying Matter

Fendalton Stream intersects the site, but the proposed Water Body Setback Qualifying Matter does not reflect the current alignment of the stream. The current alignment is shown (in light grey) on the Planning Maps for PC14 but this does not reflect the qualifying matter.

The submitter therefore seeks that the Planning Maps are amended to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream.

---

#### Attached Documents

File
Holly Lea Village Submission on PC14

# Our proposed Housing and Business Choice and Heritage Plan Changes (13 & 14)

## Submitter Details

**Submission Date:** 27/04/2023

**First name:** Ryan **Last name:** Brosnahan

**Organisation:** Holly Lea Village Limited

**Preferred method of contact** Email

**Postal address:** PO Box 908

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8140

**Email:** ryan@rmgroup.co.nz

**Daytime Phone:** 0272470240

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Note to person making submission:

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### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

None.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 9.2

- Support
- Oppose

Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

**Amend** the Planning Maps to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream at 123 Fendalton Road.

**My submission is that**

**See attached submission for full details.**

### **Planning Maps - Water Body Setback Qualifying Matter**

Fendalton Stream intersects the site, but the proposed Water Body Setback Qualifying Matter does not reflect the current alignment of the stream. The current alignment is shown (in light grey) on the Planning Maps for PC14 but this does not reflect the qualifying matter.

The submitter therefore seeks that the Planning Maps are amended to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream.

---

#### Attached Documents

File
Holly Lea Village Submission on PC14



**SUBMISSION ON HOUSING AND BUSINESS CHOICE PLAN CHANGE (PC14) TO THE CHRISTCHURCH DISTRICT  
PLAN**

(Clause 6 First Schedule Resource Management Act 1991)

**TO:** Housing and Business Choice Plan Change  
Christchurch District Council  
PO Box 90  
Rolleston 7643

*Submission lodged by email – [engagement@ccc.govt.nz](mailto:engagement@ccc.govt.nz)*

**SUBMISSION ON:** Housing And Business Choice Plan Change (PC14) to the  
Christchurch District Plan

**SUBMISSION BY:** Holly Lea Village Limited

**TRADE COMPETITION  
STATEMENT:** The submitter could not gain an advantage in trade competition  
through this submission.

**SUBMITTER ADDRESS:** Holly Lea Village Limited  
c/- Graham Wilkinson  
PO Box 3861  
Christchurch 3861

*Please note the different address for service below.*

**INTRODUCTION**

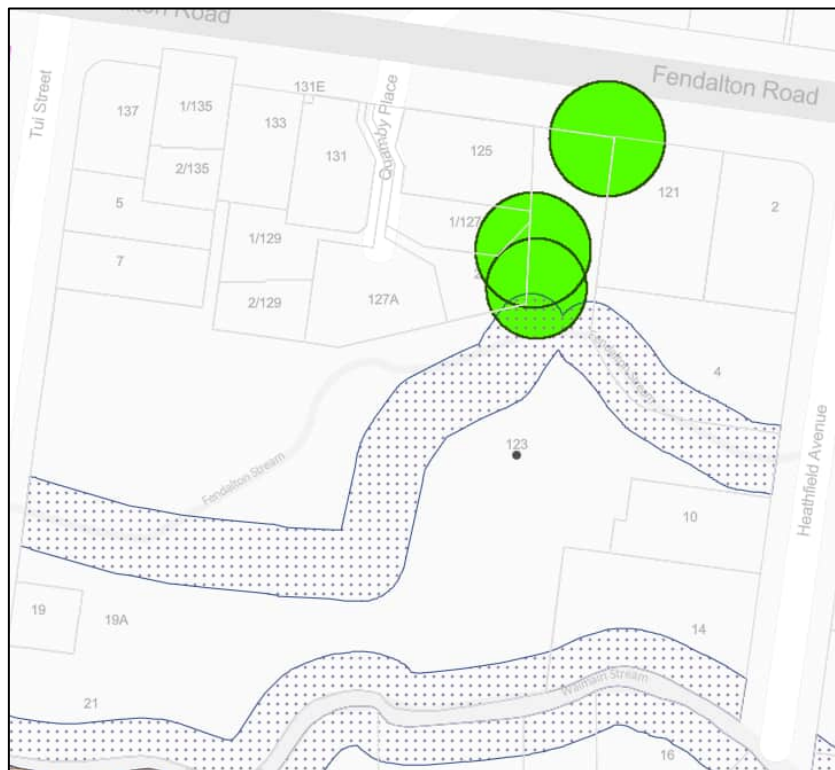
1. Holly Lea Village Limited lodges a submission on the Housing and Business Choice Plan Change (PC14) to the Christchurch District Plan.
2. Holly Lea Village is an existing retirement village at 123 Fendalton Road (Pt Lot 11 DP 2528, Lots 12,13,14,16 DP 2528, Lot 2 DP 504692, Lot 1 DP 80748, Lot 2 DP 9117) managed by Generus Living Group. The village was originally established in 2004 and provides a range of retirement village living, including a main lodge building and serviced apartments. The village current comprises 66 apartments and a soon-to-open 37 suite Aged Care Facility providing both hospital and memory assistance levels of care. Holly Lea Village Limited is seeking to further develop the site in the immediate future.
3. Various resource consents have been obtained in previous years for the existing Holly Lea Village at the site. Importantly, RMA/2020/2605 approved the realignment of Fendalton Stream as part of a large expansion to the village. The stream realignment has since occurred and differs to the previous alignment

on the site in some sections. This matter is discussed later.

4. The submitter's specific relief sought is contained in **Appendix One** of this submission.

### SUBMISSION SUMMARY

5. The Holly Lea Village site is zoned Residential Suburban in the Operative District Plan. Under PC14, the site is to be rezoned to Medium Density Residential. The site is also proposed to be subject to a Water Body Setback and Protected Tree Qualifying Matter.
6. The submitter seeks to resolve a mapping error whereby the actual alignment of Fendalton Stream, which intersects the site, does not match the proposed Water Body Setback Qualifying Matter. As noted earlier, part of Fendalton Stream underwent a realignment on the site as authorised by RMA/2020/2605. That realignment resulted in some areas of the stream remaining open and some piped, and a section of the stream being shifted slightly north-west. The current alignment is accurately recorded on Council's Advanced Three Waters Asset Network Map<sup>1</sup>, and is also shown (in light grey) on the Planning Maps for PC14 but not reflective of the qualifying matter (see *Figure 1* below).
7. The submitter therefore seeks that the Planning Maps are amended to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream.



**Figure 1:** Discrepancy in planning maps between qualifying matter and alignment of Fendalton Stream  
(Source: PC14 Planning Maps)

<sup>1</sup> <https://ccc.govt.nz/services/water-and-drainage/three-waters-advanced-asset-network-map>

**HEARING**

10. The submitter wishes to be heard in support of the submissions.
11. If others make a similar submission, the submitters will consider presenting a joint case with them at the hearing.

Submission signed for and on behalf of Holly Lea Village Limited.



Ryan Brosnahan  
Consultant Planner  
027 247 0240

[ryan@rmgroup.co.nz](mailto:ryan@rmgroup.co.nz)



Darryl Millar  
Director  
(03) 962 1740

[darryl@rmgroup.co.nz](mailto:darryl@rmgroup.co.nz)

Resource Management Group Limited  
27 April 2023

**Address for Service:**

Holly Lea Village Limited  
C/- Resource Management Group Ltd  
PO Box 908, Christchurch Box Lobby  
Christchurch 8140

Email: [darryl@rmgroup.co.nz](mailto:darryl@rmgroup.co.nz)

Email: [ryan@rmgroup.co.nz](mailto:ryan@rmgroup.co.nz)

## APPENDIX ONE - RELIEF SOUGHT

## General Relief Sought

Holly Lea Village Limited seek amendments to the Housing and Business Choice Plan Change (PC14) to the Christchurch District Plan as detailed in the table that follows, and including any additional, alternate and/or consequential amendments to the issues, objectives, policies, rules, maps and other methods required to give effect to the relief sought.

Provision	Submission	Relief Sought
<b>Planning Maps - Water Body Setback Qualifying Matter</b>	<p>Fendalton Stream intersects the site, but the proposed Water Body Setback Qualifying Matter does not reflect the current alignment of the stream. The current alignment is shown (in light grey) on the Planning Maps for PC14 but this does not reflect the qualifying matter.</p> <p>The submitter therefore seeks that the Planning Maps are amended to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream.</p>	<p><b>Amend</b> the Planning Maps to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream at 123 Fendalton Road.</p>

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(Clause 6 First Schedule Resource Management Act 1991)

**TO:** Housing and Business Choice Plan Change  
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Rolleston 7643

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**SUBMISSION BY:** Holly Lea Village Limited

**TRADE COMPETITION  
STATEMENT:** The submitter could not gain an advantage in trade competition  
through this submission.

**SUBMITTER ADDRESS:** Holly Lea Village Limited  
c/- Graham Wilkinson  
PO Box 3861  
Christchurch 3861

*Please note the different address for service below.*

**INTRODUCTION**

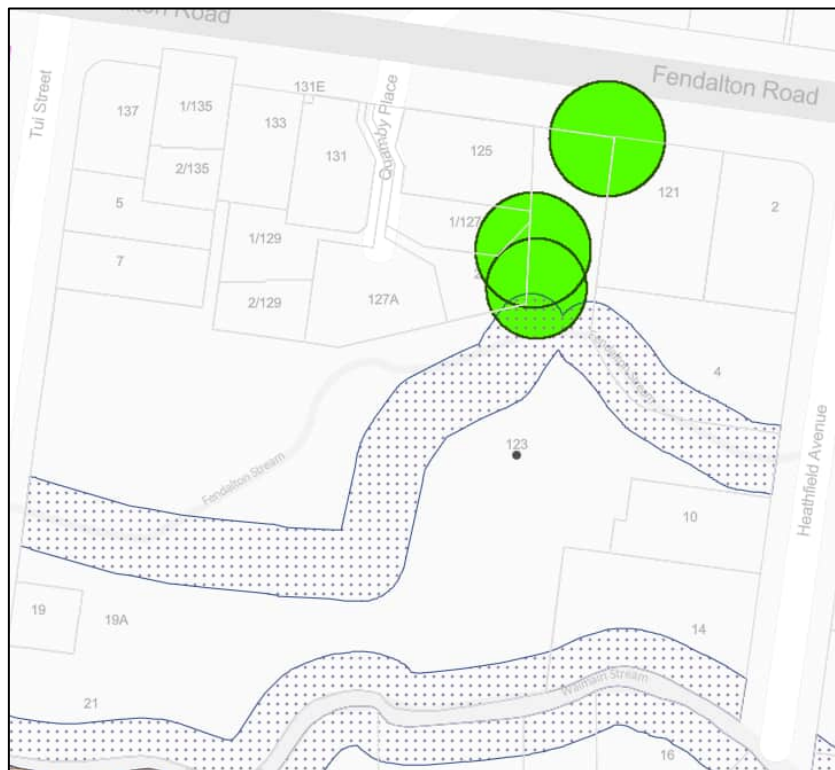
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7. The submitter therefore seeks that the Planning Maps are amended to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream.



**Figure 1:** Discrepancy in planning maps between qualifying matter and alignment of Fendalton Stream  
(Source: PC14 Planning Maps)

<sup>1</sup> <https://ccc.govt.nz/services/water-and-drainage/three-waters-advanced-asset-network-map>

**HEARING**

10. The submitter wishes to be heard in support of the submissions.
11. If others make a similar submission, the submitters will consider presenting a joint case with them at the hearing.

Submission signed for and on behalf of Holly Lea Village Limited.



Ryan Brosnahan  
Consultant Planner  
027 247 0240

[ryan@rmgroup.co.nz](mailto:ryan@rmgroup.co.nz)



Darryl Millar  
Director  
(03) 962 1740

[darryl@rmgroup.co.nz](mailto:darryl@rmgroup.co.nz)

Resource Management Group Limited  
27 April 2023

**Address for Service:**

Holly Lea Village Limited  
C/- Resource Management Group Ltd  
PO Box 908, Christchurch Box Lobby  
Christchurch 8140

Email: [darryl@rmgroup.co.nz](mailto:darryl@rmgroup.co.nz)

Email: [ryan@rmgroup.co.nz](mailto:ryan@rmgroup.co.nz)

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## General Relief Sought

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Provision	Submission	Relief Sought
<b>Planning Maps - Water Body Setback Qualifying Matter</b>	<p>Fendalton Stream intersects the site, but the proposed Water Body Setback Qualifying Matter does not reflect the current alignment of the stream. The current alignment is shown (in light grey) on the Planning Maps for PC14 but this does not reflect the qualifying matter.</p> <p>The submitter therefore seeks that the Planning Maps are amended to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream.</p>	<p><b>Amend</b> the Planning Maps to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream at 123 Fendalton Road.</p>



# Our proposed Housing and Business Choice and Heritage Plan Changes (13 &14)

## Submitter Details

**Submission Date:** 29/04/2023

**First name:** Oliver **Last name:** Comyn

**Preferred method of contact** Email

**Postal address:** 12 Ngahere Street

**Suburb:** Fendalton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** olivercomyn@doctors.org.uk

**Daytime Phone:** 0223080105

I could not  
Gain an advantage in trade competition through this submission

I am not  
directly affected by an effect of the subject matter of the submission that :  
a. adversely affects the environment, and  
b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

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### Would you like to present your submission in person at a hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 0.1

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

To include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter

**My submission is that**

The whole of Ngahere Street be included in the Riccarton Bush Interface Qualifying Matter.

Appendix 43 to PC14 identifies Riccarton Bush as a site of important landscape heritage and proposes a qualifying matter around it that would limit Medium Density development, thus preserving views of the bush.

However, only the southern side of Ngahere Street (odd numbers) is included in this QM, meaning that MDRS could still be applied to the northern side of the street which would adversely impact views for residents living slightly further north on Kahu Road and Girvan Street.

None of Ngahere Street is suitable for MDRS for the following reasons:

- Parking is at a premium on the street – there are really only spaces for 3 regular sized cars and another 3 or so for smaller cars. These spaces are often filled with people going into Deans Bush or work nearby. There are also some Ngahere St residents who have limited space up their driveways who leave their cars on the road on a semi-permanent basis. This shows that intensification in the street is going to exacerbate the limited parking issue further
- The street is already yellow lined on one side to keep things as safe as possible for the cycleway which goes past our street. Additional density will add to the number of people illegally parking on the yellow lines, causing reduced visibility and possible accidents. This includes tradespeople and courier vans, who are frequently parked on yellow lines already
- Speed is regularly an issue. It is only a 30km/hr zone but this is regularly exceeded because people come down our street on a frequent basis and then turn around and leave, obviously mistaking Ngahere Street for Kahu Road and not realising it is a dead end street
- Surface flooding has been an issue on the street during heavy rain (such as heavy rain experienced in 2022 winter). The end of the street turns into a pond, possibly exacerbated by the gutters which block easily and are the old fashioned deep gutters, and this also means things get blocked underneath the gutter bridges

The ‘even’ side of Ngahere Street borders the Avon river. Given recent climatic events it seems irresponsible to add density to an area that immediately borders a river, is already designated as a flood zone with TC3 land and has a low water table.

MDRS in Ngahere Street will see increased traffic and population which could have an adverse effect on birdlife supported by Riccarton Bush, especially if further cats move into the street.

**Original Submitter:****Original Point:**

**Points:** 0.2

- Support
- Oppose
- Seek Amendment

**I seek the following decision from the Council**

***If seeking to make changes to a specific site or sites, please provide the address or identify the area***

To approve the Airport Noise Contour Qualifying Matter as shown on the interactive planning map, to include the whole of Ngahere Street within this QM and thus exempt the whole street from MDRS.

**My submission is that**

The proposed Airport Noise Contour Qualifying Matter be approved, ensuring that Ngahere Street is included within the boundaries of this QM.

Ngahere Street is a small residential cul-de-sac leading to the heritage landscape area of Putaringamotu/Riccarton Bush.

It suffers from the following problems:

- Limited parking already

- Poor infrastructure: out of date drains, frequently blocked gutters
- Flooding in heavy rain
- Proximity to the Avon River
- It is on the 'Unicycle' cycle route so has heavy cycle and pedestrian traffic

This means that none of the street is suitable for MDRS. Under the current council proposals, the whole of the street falls within the Airport Noise Contour QM and I support this remaining the case.

---

Attached Documents

File
No records to display.