

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 08/08/2023

First name: Fiona **Last name:** Aston

Organisation: Aston Consultants

On behalf of: Trojan Properties Limited and
Troy Lange

Preferred method of contact

Postal address: PO Box 1435, Christchurch

Suburb:

City:

Country: New Zealand

Postcode: 8140

Daytime Phone: 033322618

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:

Attached Documents

File

2261_Final Addendum Further_Submissions_Trojan and Troy Lange

**FURTHER SUBMISSION ON BEHALF OF TROJAN PROPERTIES LTD AND TROY
LANGE ON SUBMISSIONS SUMMARY ADDENDUM - CHANGE 14 OF THE
CHRISTCHURCH DISTRICT PLAN**

To: Christchurch City Council
Name: Trojan Properties Ltd and Troy Lange
Postal Address: Aston Consultants PO Box 1435 Christchurch 8140
Ph: 03 3322618
Email: fiona@astonconsultants.co.nz

1. Trojan Properties Ltd and Troy Lange opposes/supports or opposes/supports in part the submissions of the parties listed in the attached schedule that forms part of this further submission.
2. The particular parts of the submissions that are opposed/supported are as detailed in the attached schedule that forms part of this further submission.
3. The reasons for opposing the submissions are as detailed in the attached schedule that forms part of this further submission.
4. Person of interest declaration: Trojan Properties Ltd and Troy Lange have an interest in the proposal which is greater than the general public. They are ratepayers in the Greater Christchurch Area and have an interest in land affected by the Christchurch International Airport Ltd airport noise contours.
5. We do wish to be heard in support of its further submission.
6. If others are making a submission or further submission we would consider presenting a joint case with them at the hearing.



Signed Fiona Aston, Principal

Date: 7th August 2023

**FURTHER SUBMISSIONS BY TROY LANGE AND TROJAN BUILT PROPERTIES LTD ON SUBMISSIONS
SUMMARY ADDENDUM - CHANGE 14 TO THE CHRISTCHURCH DISTRICT PLAN**

This submission is in relation to the submission of (name & #)	The submission point I/we support/oppose is	I/we support in full or part/ oppose in full or part	Reasons for my/our support/opposition are:	Decision I/we wish the Council to make
ECAN – 689.79	That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].	Oppose	Inconsistent with relief sought by our submission on PC 14 ie that the Airport Qualifying Matter apply at the 57 not 50 dBA Ldn airport noise contour – see submission for full details	Reject submission
Summerset Group Holdings Ltd – 443.13	Amend the air noise contour identified in relation to the Summerset on Avonhead village (120Hawthornden Road, Avonhead, Christchurch),Avonhead, and legally described as Lot 1 DP516385 and Lots 1 and 2 DP 486786 (records of title 804889 and 802079) on all related planning maps in accordance with that shown on existing zoning maps forming part of the Christchurch District Plan	Oppose	Inconsistent with relief sought by our submission on PC 14 ie that the Airport Qualifying Matter apply at the 57 not 50 dBA Ldn airport noise contour – see submission for full details	Reject submission

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 08/08/2023

First name: Fiona **Last name:** Aston

Organisation: Aston Consultants

On behalf of: Equus Trust

Preferred method of contact: Email

Postal address: PO Box 1435, Christchurch

Suburb:

City:

Country: New Zealand

Postcode: 8140

Email: fiona@astonconsultants.co.nz

Daytime Phone: 03322618

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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:

Attached Documents

File

2267_final Further_Submission_PC14 Addendum - Equus Trust

**FURTHER SUBMISSION ON BEHALF OF EQUUS TRUST ON SUBMISSIONS
SUMMARY ADDENDUM - CHANGE 14 OF THE CHRISTCHURCH DISTRICT PLAN**

To: Christchurch City Council
Name: Equus Trust
Postal Address: Aston Consultants PO Box 1435 Christchurch 8140
Ph: 03 3322618
Email: fiona@astonconsultants.co.nz

1. Equus Trust opposes/supports or opposes/supports in part the submissions of the parties listed in the attached schedule that forms part of this further submission.
2. The particular parts of the submissions that are opposed/supported are as detailed in the attached schedule that forms part of this further submission.
3. The reasons for opposing the submissions are as detailed in the attached schedule that forms part of this further submission.
4. Person of interest declaration: Equus Trust have an interest in the proposal which is greater than the general public. They are ratepayers in the Greater Christchurch Area and own 76 Hawthornden Road Christchurch which is affected by the Christchurch International Airport Ltd airport noise contours.
5. We do wish to be heard in support of its further submission.
6. If others are making a submission or further submission we would consider presenting a joint case with them at the hearing.



Signed Fiona Aston, Principal

Date: 7th August 2023

**FURTHER SUBMISSIONS BY EQUUS TRUST ON SUBMISSIONS SUMMARY ADDENDUM - CHANGE 14 TO
THE CHRISTCHURCH DISTRICT PLAN**

This submission is in relation to the submission of (name & #)	The submission point I/we support/oppose is	I/we support in full or part/ oppose in full or part	Reasons for my/our support/opposition are:	Decision I/we wish the Council to make
ECAN – 689.79	That the Airport Noise] Contours as included in the current CRPS [are used] as a Qualifying Matter [until] the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel [have been introduced to the CRPS via a review process].	Oppose	If an Airport Qualifying Matter is to apply, it should apply at the 57 not 50 dBA Ldn airport noise contour.	Reject submission
Summerset Group Holdings Ltd – 443.13	Amend the air noise contour identified in relation to the Summerset on Avonhead village (120Hawthornden Road, Avonhead, Christchurch),Avonhead, and legally described as Lot 1 DP516385 and Lots 1 and 2 DP 486786 (records of title 804889 and 802079) on all related planning maps in accordance with that shown on existing zoning maps forming part of the Christchurch District Plan	Oppose	If an Airport Qualifying Matter is to apply, it should apply at the 57 not 50 dBA Ldn airport noise contour.	Reject submission

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 08/08/2023

First name: Stuart **Last name:** Pearson

Organisation: Waka Kotahi NZ Transport

Agency

On behalf of:

Preferred method of contact

Postal address:

Suburb:

City:

Country: New Zealand

Postcode:

Daytime Phone:

I could 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:

Attached Documents

File

Submitter Number 805 - Waka Kotahi Further Submission - CCC Plan Change 14

Form 6

Waka Kotahi NZ Transport Agency further submission on Plan Change 14 of the Proposed Christchurch District Plan under Clause 8 of Schedule 1 of the Resource Management Act 1991

7 August 2023

Christchurch City Council
PO Box 73012
Christchurch 8154

Via email: engagement@ccc.govt.nz

This is a further submission on the Housing and Business Choice Plan Change 14 by Christchurch City Council.

Submitter ID number: Waka Kotahi NZ Transport Agency (Waka Kotahi) #805

The Waka Kotahi further submission is:

1. Waka Kotahi NZ Transport Agency (Waka Kotahi) is a Crown entity that takes an integrated approach to transport planning, investment and delivery. The statutory objective of Waka Kotahi under the Land Transport Management Act 2003 (LTMA) is to undertake its functions in a way that contributes to an effective, efficient, and safe land transport system in the public interest. Our vision is for a sustainable, multi-modal land transport system where public transport, active or shared modes are the first choice for most daily transport needs.
2. Waka Kotahi also has a role in giving effect to the Government Policy Statement on Land Transport 2021 (GPS). The GPS is required under the LTMA and outlines the Government's strategy to guide land transport investment over the next 10 years. The four strategic priorities of the GPS 2021 are safety, better travel options, climate change and improving freight connections. A key theme of the GPS is integrating land use, transport planning and delivery. Land use planning has a significant impact on the transport policy, infrastructure and services provision and vice versa. Once development has happened, it has a long-term impact on transport. Changes in land use can affect the demand for travel, creating both pressures and opportunities for investment in transport infrastructure and services, or for demand management. For these reasons, Waka Kotahi seeks full utilisation of the tools available to Council to enable development in the most accessible urban areas.
3. Overall, Waka Kotahi has an interest in the Housing and Business Choice Plan Change 14 by Christchurch City Council as a result of its role as:
 - A transport investor to maximise effective, efficient and strategic returns for New Zealand.
 - A planner of the land transport network to integrate one effective and resilient network for customers.
 - Provider of access to and use of the land transport system to shape smart efficient, safe and responsible transport choices.
 - The manager of the State Highway system and its responsibility to deliver efficient, safe and responsible highway solutions for customers.

4. For these reasons it is considered that Waka Kotahi has an interest which is greater than the general public.
5. Further submission points are summarised in Table 1 and form the bulk of our submission.
6. Waka Kotahi could not gain an advantage in trade competition through this submission.
7. Waka Kotahi has served a copy of the submission on the original submitter.

We seek the following decision from the local authority:

Amend the provisions of Proposed Plan Change 14 in the Christchurch District Plan as detailed in Table 1 (attached) including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this further submission.

It is acknowledged that this is a late submission. However, the original submission of which this further submission is being served on could have potential issues that would impact the residential density and associated infrastructure to support such density that were not anticipated.

Waka Kotahi would like to be heard in support of its submission. If others make a similar submission, Waka Kotahi will consider presenting a joint case with them at a hearing.

Signature of person authorised to sign on behalf of Submitter:



Stuart Pearson
Senior Planner – Environmental Planning
Waka Kotahi NZ Transport Agency

Address for Service of person providing feedback:

Waka Kotahi NZ Transport Agency
Contact: Stuart Pearson
Email: Stuart.Pearson@nzta.govt.nz

Table 1: Further Submission on Plan Change 14

Submitter Name/Contact	Submission Number	Chapter	Support or oppose	The particular parts of the submission I support or oppose are:	The reasons for my/our support or opposition are:	I seek that the whole or part (describe part) of the submission be allowed or disallowed:
Christchurch International Airport Limited (CIAL)	852.5	6- General Rules and Procedures > 6.1 – Noise >6.1.9 – 6.1A – Qualifying Matters > 6.1.9.1 – 6.1A.1 Application of qualifying matters	Oppose	The submitter is seeking to introduce updated 50 dB Ldn Air Noise Contours as the Airport Noise Influence Area.	Waka Kotahi considers that the amended airport noise contours sought by CIAL is seeking to pre-empt the outcomes of the Canterbury Regional Policy Statement review. The amended airport noise contours are considerably larger in area than the existing noise contours, which would impact the ability for land owners to intensify in accordance with the medium density residential standards and will have an impact on future infrastructure delivery projects to support such density across Christchurch. Waka Kotahi does not entirely oppose the air noise contours being amended, but it considers that the implications to the policy framework below this, that seek to enable residential intensification, needs to be further investigated. Options such as providing for intensification in high density residential zones could occur where they have limited outdoor living space and the indoor air noise could be appropriately addressed through building design and insulation.	That the submission point be rejected.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 08/08/2023

First name: Stuart **Last name:** Pearson

Organisation: Waka Kotahi NZ Transport

Agency

On behalf of:

Preferred method of contact

Postal address:

Suburb:

City:

Country: New Zealand

Postcode:

Daytime Phone:

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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

Submitter Number 805 - Waka Kotahi Further Submission on Additional Points - CCC Plan Change 14

Form 6

Waka Kotahi NZ Transport Agency further submission on Plan Change 14 of the Proposed Christchurch District Plan under Clause 8 of Schedule 1 of the Resource Management Act 1991

7 August 2023

Christchurch City Council
PO Box 73012
Christchurch 8154

Via email: engagement@ccc.govt.nz

This is a further submission on the Housing and Business Choice Plan Change 14 by Christchurch City Council.

Submitter ID number: Waka Kotahi NZ Transport Agency (Waka Kotahi) #805

The Waka Kotahi further submission is:

1. Waka Kotahi NZ Transport Agency (Waka Kotahi) is a Crown entity that takes an integrated approach to transport planning, investment and delivery. The statutory objective of Waka Kotahi under the Land Transport Management Act 2003 (LTMA) is to undertake its functions in a way that contributes to an effective, efficient, and safe land transport system in the public interest. Our vision is for a sustainable, multi-modal land transport system where public transport, active or shared modes are the first choice for most daily transport needs.
2. Waka Kotahi also has a role in giving effect to the Government Policy Statement on Land Transport 2021 (GPS). The GPS is required under the LTMA and outlines the Government's strategy to guide land transport investment over the next 10 years. The four strategic priorities of the GPS 2021 are safety, better travel options, climate change and improving freight connections. A key theme of the GPS is integrating land use, transport planning and delivery. Land use planning has a significant impact on the transport policy, infrastructure and services provision and vice versa. Once development has happened, it has a long-term impact on transport. Changes in land use can affect the demand for travel, creating both pressures and opportunities for investment in transport infrastructure and services, or for demand management. For these reasons, Waka Kotahi seeks full utilisation of the tools available to Council to enable development in the most accessible urban areas.
3. Overall, Waka Kotahi has an interest in the Housing and Business Choice Plan Change 14 by Christchurch City Council as a result of its role as:
 - A transport investor to maximise effective, efficient and strategic returns for New Zealand.
 - A planner of the land transport network to integrate one effective and resilient network for customers.
 - Provider of access to and use of the land transport system to shape smart efficient, safe and responsible transport choices.
 - The manager of the State Highway system and its responsibility to deliver efficient, safe and responsible highway solutions for customers.

4. For these reasons it is considered that Waka Kotahi has an interest which is greater than the general public.
5. Further submission points are summarised in Table 1 and forms the bulk of our submission.
6. Waka Kotahi could not gain an advantage in trade competition through this submission.
7. Waka Kotahi has served a copy of the submission on the original submitter.

We seek the following decision from the local authority:

Amend the provisions of Proposed Plan Change 14 in the Christchurch District Plan as detailed in Table 1 (attached) including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this further submission.

Waka Kotahi would like to be heard in support of its submission. If others make a similar submission, Waka Kotahi will consider presenting a joint case with them at a hearing.

Signature of person authorised to sign on behalf of Submitter:



Stuart Pearson
Senior Planner – Environmental Planning
Waka Kotahi NZ Transport Agency

Address for Service of person providing feedback:

Waka Kotahi NZ Transport Agency

Contact: Stuart Pearson

Email: Stuart.Pearson@nzta.govt.nz

Table 1: Further Submission on Plan Change 14

Submitter Name/Contact	Submission Number	Chapter	Support or oppose	The particular parts of the submission I support or oppose are:	The reasons for my/our support or opposition are:	I seek that the whole or part (describe part) of the submission be allowed or disallowed:
Environment Canterbury / Canterbury Regional Council	689.79	19 – Planning Maps > 19.5 – QM – Airport Noise	Support	The submitter is seeking that the Airport Noise Contours included in the current Canterbury Regional Policy Statement (CRPS) are used until any amended contours are introduced through the CRPS review process.	Waka Kotahi supports the submitter as it is considered that the CRPS review process is the appropriate process for where the amended Airport Noise Contours are introduced. The Christchurch District Plan can then subsequently go through a plan change process to implement any updated contours, which will be the appropriate time to address any policy framework as to how this will impact residential intensification as intended by the Medium Density Residential Standards.	That the submission point be accepted.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 08/08/2023

First name: Annabelle **Last name:** Lee

Organisation: Chapman Tripp

On behalf of: Christchurch International Airport
Limited

Preferred method of contact

Postal address: PO Box 2510, Christchurch

Suburb:

City:

Country: New Zealand

Postcode: 8140

Daytime Phone:

I could 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:

Attached Documents

File

CIAL further submissions on PC14 addendum

Form 6**FURTHER SUBMISSION IN SUPPORT OF, AND IN OPPOSITION TO, ADDENDUM OF
ADDITIONAL AND AMENDED SUBMISSIONS ON PROPOSED PLAN CHANGE 14 TO
THE CHRISTCHURCH DISTRICT PLAN**

Clause 8 of Schedule 1, Resource Management Act 1991

To Christchurch City Council

Name of person making further submission: **Christchurch International Airport Limited
(CIAL)**

- 1 This is a further submission in relation to a submission on the proposed plan change 14 (PC14) to the Operative District Plan (the *District Plan*), as notified in the addendum of additional and amended submission points.
- 2 CIAL is a person who has an interest in PC14 that is greater than the interest the general public has. CIAL made an original submission on PC14 (submitter 852) and is a critical infrastructure provider for Christchurch City.
- 3 Environment Canterbury's submission point 689.79 seeks to amend the Planning Maps so that the Airport Noise Contours as included in the current Canterbury Regional Policy Statement (CRPS) are used as the basis for the Airport Noise qualifying matter until the finalised remodelled Airport Noise Contours, resulting from the peer review of the independent expert panel, have been introduced to the CRPS via a review process.
- 4 CIAL opposes Environment Canterbury's submission point 689.79.
 - 4.1 As explained in CIAL's original submission, land subject to noise levels of 50dBA Ldn or greater is subject to an "existing qualifying matter" under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.
 - 4.2 It is important that the Airport Noise Influence Area qualifying matter is retained and is accurately shown on the planning maps to ensure residential development and/or intensification is not enabled in areas subject to aircraft noise levels of 50dB Ldn or greater.
 - 4.3 The remodelled contours, included at Appendix A(i) of CIAL's original submission, have been confirmed by the independent expert review panel appointed by Environment Canterbury and represent the most accurate technical information about the geographical areas where 50dBA Ldn aircraft noise is expected to be felt in Christchurch.
 - 4.4 Areas within the outer extent of the remodelled 50dBA Ldn Air Noise Contour are therefore subject to the Airport Noise Influence Area qualifying matter where increased density must be avoided. This approach is necessary, in the interim period until the CRPS is reviewed, to ensure that community amenity is protected from the effects of aircraft noise based on the most recent evidence.

5 CIAL wishes to be heard in support of this further submission.

Signed for and on behalf of Christchurch International Airport Limited by its solicitors and authorised agents Chapman Tripp



Jo Appleyard
Partner
7 August 2023

Address for service of submitter:

Christchurch International Airport Limited
c/- Annabelle Lee
Chapman Tripp
Level 5, PwC Centre
60 Cashel Street
PO Box 2510
Christchurch 8140

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 08/08/2023

First name: Fiona **Last name:** McCarthy

Organisation: Te Tuapapa Kura Kainga -

Ministry of Housing and Urban Development
(HUD)

On behalf of:

Preferred method of contact

Postal address:

Suburb:

City:

Country: New Zealand

Postcode:

Daytime Phone: 0220794140

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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

Ministry of Housing and Urban Development - further submission on PC14



**Further Submission on a notified proposal for Plan Change 14 to the Christchurch
District Plan under Clause 8 of Schedule 1
Resource Management Act 1991**

7 August 2023

engagement@ccc.govt.nz

Name of submitter: Andrew Crisp, Chief Executive, Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD)

This is a further submission on Plan Change 14.

HUD could not gain an advantage in trade competition through this submission.

HUD's role and responsibilities

HUD leads the New Zealand Government's housing and urban development work programme. We are responsible for strategy, policy, funding, monitoring and regulation of New Zealand's housing and urban development system. We are working to:

- address homelessness
- increase public and private housing supply
- modernise rental laws and rental standards
- increase access to affordable housing, for people to rent and buy
- support quality urban development and thriving communities.

We work closely with other central and local government agencies, the housing sector, communities, and iwi to deliver on our purpose – thriving communities where everyone has a place to call home – he kāinga ora, he hapori ora.

Scope of Submission

The further submission relates to the Airport Noise Contour Qualifying Matter.

The Submission is:

HUD supports submission point 689.79 raised by submitter 689 (Environment Canterbury / Canterbury Regional Council) regarding the Airport Noise Contour Qualifying Matter, and considers that the decision requested should be adopted.

Relief Sought

HUD seeks the same relief as Environment Canterbury, which is the following decision on the Proposed Plan Change:

- That the Airport Noise Contours as included in the current Canterbury Regional Policy Statement (CRPS) are used as a Qualifying Matter until the finalised remodelled Airport Noise Contours resulting from the peer review of the independent expert panel have been introduced to the CRPS via a review process.

Hearings

HUD wishes to be heard in support of its submission. If others make a similar submission, HUD will consider presenting a joint case with them at a hearing.



Andrew Crisp, Chief Executive, Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development

Address for Service of person making submission:

Te Tūāpapa Kura Kāinga Ministry of Housing and Urban Development

Contact Person: Fiona McCarthy

Email: RMAPlans@hud.govt.nz

Phone: Fiona McCarthy, 022 079 4140

Postal Address: Ministry of Housing and Urban Development, PO Box 82, Wellington 6140

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 15/08/2023

First name: Fiona **Last name:** Aston

Organisation: Equus Trust

On behalf of:

Preferred method of contact Email

Postal address:

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8140

Email: fiona@astonconsultants.co.nz

Daytime Phone: 033322618

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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

Email re Submission - Equus trust

Jackson, Andrew

From: Engagement
Sent: Tuesday, 8 August 2023 10:34 am
To: PlanChange; Stevenson, Mark
Subject: FW: PC14 further submission - Equus Trust
Attachments: 2267_Further_Submission_PC14 - Equus Trust.pdf

From: Fiona Aston <fiona@astonconsultants.co.nz>
Sent: Monday, August 7, 2023 12:11 AM
To: Engagement <engagement@ccc.govt.nz>
Cc: regional.planning@ecan.govt.nz; christine.hetherington@boffamiskell.co.nz; troy.lange@sentinelhomes.co.nz; Andrew Mason <andrew@parkhillproperties.co.nz>; Sarah Eveleigh <sarah.eveleigh@al.nz>
Subject: PC14 further submission - Equus Trust

Good Evening!

Please find attached a late submission lodged on behalf of Equus Trust on the PC14 Summary of Submissions. Please acknowledge receipt by return.

We note that there is no prejudice to any party in accepting this late submission because the corrections to the summary of submissions is still out for further submission until 7 August.

Kind Regards

Fiona Aston

Ph 0275 332213

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 18/08/2023
First name: Holly **Last name:** Luzak
Organisation: Elliot Sinclair

On behalf of: Teewah Holdings Ltd

Preferred method of contact: Email

Postal address:

Suburb: Ferrymead
City: Christchurch
Country: New Zealand
Postcode: 8022

Email: richardbenton@me.com

Daytime Phone: 021 669 026

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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
510206_Submission PC14 20230511

11 May 2023

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

Our reference: 510206

Attention: Engagement Team

Submission on Proposed Housing and Business Choice Plan Change (PC14)

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 Richard Benton ("the submitter") in relation to 22 Red Rock Lane, Moncks Bay ("site").

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

The submitter 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.

The submitter 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: Teewah Holdings Limited

Email: richardbenton@me.com

Phone: 021 669 026

Postal Address: PO Box 41038, Ferrymead, Christchurch

Address for service: Holly Luzak: holly.luzak@eliotsinclair.co.nz

Site location and context

The site is located at 22 Red Rock Lane, Moncks Bay ("site") (refer to Figure 1).

The site is legally described as Lot 6 DP 66394 and is held within the Record of Title CB39A/218 with a land area of 5535m².

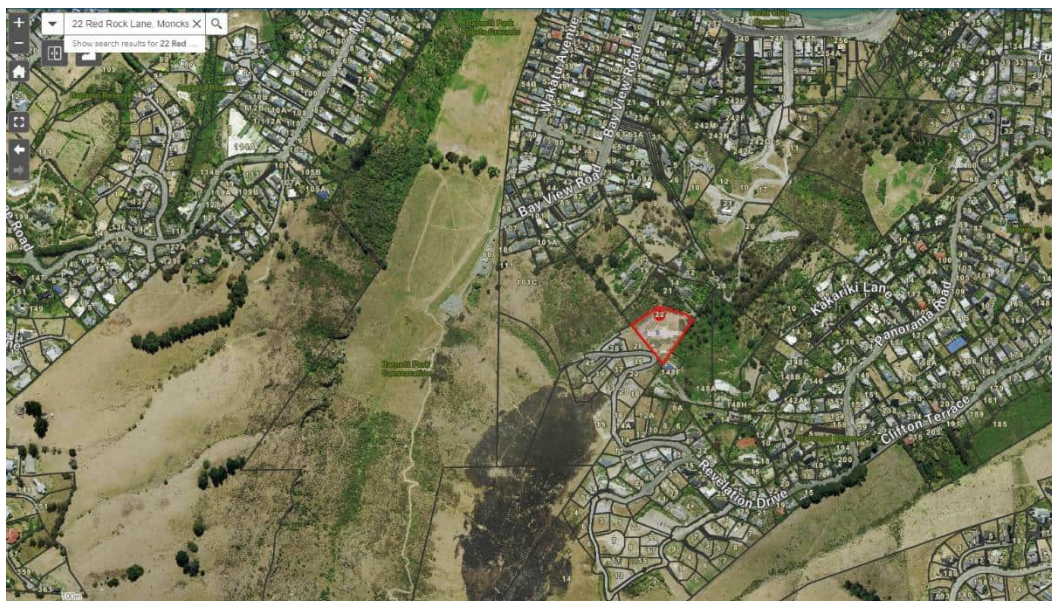


Figure 1. Aerial of submission site outlined in red (Source: Canterbury Maps Viewer)

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").

The submitter supports the zoning proposed under PC14 for 22 Red Rock Lane which to be Residential Hills ("RH") however, requests amendment of the RH zone to incorporate amended rules that would provide for some additional housing by inserting "Multi-unit" provisions into the RH zone, consistent with how they are applied elsewhere in the District. This would enable additional housing that is subject to a simpler resource consent process than would be currently provided for, that matches the appropriate built form standards and existing character of the RH zone.

This is on the basis that intensification (additional housing) could be appropriate where a landowner is able to satisfactorily address the cultural significance qualifying matter overlay. The submitter understands the cultural significance qualifying matter overlay will replicate and adopts the existing district plan provisions for the existing Ngā Tūranga Tūpuna. This is shown in Figure 2. This currently relates to earthwork activities on the Port Hills, which allow cultural input into the resource consent applications where earthworks are proposed. The site is not in an existing silent file area.

The submitter does not support the inclusion of the Low Public Transport Accessibility Area Overlay ("LPTAA") which is also shown in Figure 2 as proposed under PC14.

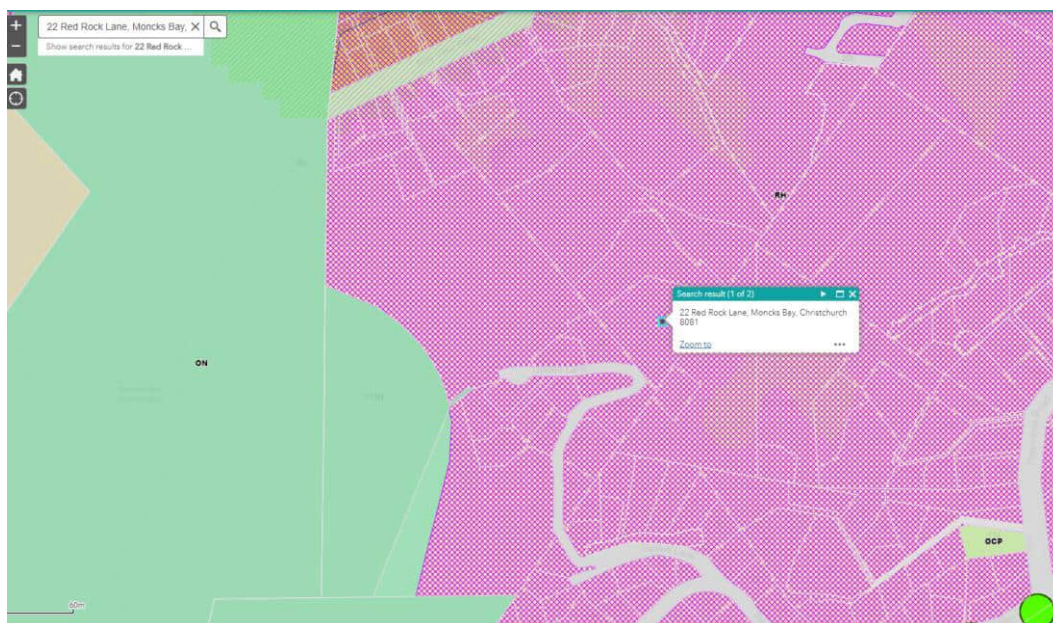


Figure 2. Zoning proposed under PC14, and the Heritage Interface Overlay proposed under PC13 (Source: CCC ArcGIS Maps)

Reasons for the submission

The submitter would prefer medium density zone be applied to the site, however, recognises that it would not be consistent with Matters of National Importance under RMA given the existing Ngā Tūranga Tūpuna rules of the Operative District Plan apply to the site. There is a continued need for cultural input for resource consent for earthwork development, which could be contrary to permitted medium density development.

However, under PC14, and considering the existing RH zoning, neither enable housing choice and affordability options for smaller section sizes or additional housing in the RH zone. There are likely to be residents in the RH zone who may wish for smaller sections or apartment style housing. These options are not currently available, and to propose additional housing on an RH zoned site in relation to minimum density would be a discretionary activity within the RH zone. This would have no certainty of being able to be successful through the resource consent process with no objective and policy plan support in this zone for additional housing. The submitter does not consider that was the Government's intention under the Enabling Amendment Act, and PC14 is an opportunity to provide rules that enable additional housing. The RH zone rules already provide for "Social housing" with allow intensification, but these rules are limited (by the definition of such) to only being able to be used by a social housing provider. This opportunity is not extended to landowners, despite any likely effects being the same. By using the RH zone rules for social housing and amending slightly to include "multi-unit residential development" is a simple and easy mechanism to enable additional housing that fits the current RH zone built form standards. The Multi-unit rules are used successfully elsewhere in the district and can be used as a guide to develop and refine the provisions through the hearing process. This would better achieve the intentions of the Enabling Act and RMA.

The LPTAA overlay is being used to retain existing zonings as is and relies only on public transport frequency and location to determine where suitable intensification may occur. It does not acknowledge other active methods of transport. It does not acknowledge that bus routes (i.e.

public transport) are managed by Environment Canterbury (ECan) and can be amended as demand requires. It is not so easy to change the district plan zone rules under the RMA to enable intensification opportunities at a later date after this process is complete. For this reason, we do not support the LPTAA overlay as it is consistent with our other comments above.

Maps	Support/Oppose	Decision Sought
Planning Map Oppose 30A and any other relevant Planning Maps which identifies the site.	The site is proposed to be located within the RH under PC14. The submitter supports this zoning subject to amendment to enable intensification in some format.	Amend Residential Hills zone rules to provide for housing opportunity by including "Multi Unit residential development" provisions. (See Appendix 1)
Planning Map Oppose 30A and any other relevant Planning Maps which identifies the site.	The site is proposed to be within the Low Public Transport Accessibility Area Overlay under PC14. The submitter opposes this overlay.	Remove Overlay
Planning Map Oppose 30A and any other relevant Planning Maps which identifies the site.	The site is proposed to be within the Sites of Cultural Significance Overlay under PC14. The submitter supports this overlay on the basis that it replicates existing Nga Turanga Tupuna rules.	No change

Table 1. Submission

Summary

Teewah Holdings Limited request that the Council use this opportunity to amend Residential Hills Zone rules to provide for additional housing options as suggested in Appendix 1.

Teewah Holdings support the Cultural Significance overlay qualifying matter on the basis that the proposed overlay adopts existing District plan provisions for the Ngā Tūranga Tūpuna overlay.

Teewah Holdings oppose the Low Public Transport Accessibility Area (LPTAA) qualifying matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Holly Luzak', with a stylized, cursive script.

Holly Luzak
Resource Management Planner
BSc (Geography)
holly.luzak@eliot-sinclair.co.nz

Appendix 1: PC14 Submission Residential Hills Zone Amendment

Proposed changes are shown **bold and underlined** and ~~struck through~~ in black font

Note: Red text underlined and struck through is existing annotated Christchurch District Plan Change amendments from other plan changes

14.7 Rules - Residential Hills Zone

14.7.1 Activity status tables

14.7.1.1 Permitted activities

1. The activities listed below are permitted activities in the Residential Hills Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 14.7.2 and the area specific rules in Rule 14.7.3.
2. Activities may also be controlled, restricted discretionary, discretionary, or non-complying as specified in Rules 14.7.1.2, 14.7.1.3, 14.7.1.4, 14.7.1.5 and 14.7.1.6, or in the area specific rules in 14.7.3.

Activity	Activity specific standards
P1 Residential activity, except for residential units containing more than six bedrooms and boarding houses	<ol style="list-style-type: none"> a. No more than one heavy vehicle shall be stored on the site of the residential activity. b. Any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site.
P2 Minor residential unit where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit	<ol style="list-style-type: none"> a. The existing site containing both units shall have a minimum net site area of 650m². b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m². c. The parking areas of both units shall be accessed from the same access.
P3 <u>Multi-unit residential complexes within the Residential Hills Zone- up to and including four residential units</u>	<ol style="list-style-type: none"> a. The minimum net floor area (including toilets and bathrooms, but excluding parking areas, garages or balconies) for any residential unit in the complex shall be:

Activity		Activity specific standards																
P3 P4	Social housing complexes - up to and including four residential units	<table border="1"> <thead> <tr> <th></th> <th>Number of bedrooms</th> <th>Minimum net floor area</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Studio.</td> <td>35m²</td> </tr> <tr> <td>ii.</td> <td>1 Bedroom.</td> <td>45m²</td> </tr> <tr> <td>iii.</td> <td>2 Bedrooms.</td> <td>60m²</td> </tr> <tr> <td>iv.</td> <td>3 or more Bedrooms.</td> <td>90m²</td> </tr> </tbody> </table>		Number of bedrooms	Minimum net floor area	i.	Studio.	35m ²	ii.	1 Bedroom.	45m ²	iii.	2 Bedrooms.	60m ²	iv.	3 or more Bedrooms.	90m ²	<p>b. Any residential unit fronting a road or public space shall have a habitable space located at the ground level, and at least 50% of all residential units within a complex shall have a habitable space located at the ground level.</p> <p>c. Each of these habitable spaces located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of three metres and be internally accessible to the rest of the unit.</p>
	Number of bedrooms	Minimum net floor area																
i.	Studio.	35m ²																
ii.	1 Bedroom.	45m ²																
iii.	2 Bedrooms.	60m ²																
iv.	3 or more Bedrooms.	90m ²																
P4 P5	Older person's housing unit	a.	Any older person's housing unit shall have a maximum gross floor area of 120m ² .															
P5 P6	Conversion of a family flat existing at 6 December 2013 into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a legal instrument	a.	Each converted flat shall have a minimum gross floor area, excluding garages, sun decks, and verandahs, of 35m ² .															
P6 P7	Conversion of a residential unit (within, or as an extension to, a residential unit) into two residential units	a.	Each residential unit shall have a minimum gross floor area, excluding garages, sun decks and verandahs, of 35m ² .															
P7 P8	Replacement of a residential unit with two residential units	a.	The existing site shall be occupied by one residential unit and that residential unit has been, or will be, demolished because the insurer(s) of that unit have determined that the residential unit was uneconomic to repair because of earthquake damage.															
P8 P9	Home occupation	a.	The gross total floor area of the building or part of the building (measured internally), plus the area used for any outdoor storage area, occupied by the home occupation shall be less no more than 40m ² .															
		b.	The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two.															

Activity	Activity specific standards
	<p>c. Any retailing retail activity shall be limited to:</p> <ol style="list-style-type: none"> i. the sale of goods grown or produced on the site; ii. goods incidental to an on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m² of floor area; or iii. internet-based sales where no customer visits occur; and iv. retail activity shall exclude food and beverage outlets. <p>d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building.</p> <p>e. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of:</p> <ol style="list-style-type: none"> i. 07:00 - 21:00 Monday to Friday; and ii. 08:00 - 19:00 Saturday, Sunday and public holidays. <p>f. Visitor, courier vehicles and er staff parking areas shall be within the net site area of the property and outside the road boundary setback.</p> <p>g. Vehicle movements associated with the home occupation shall not exceed:</p> <ol style="list-style-type: none"> i. heavy vehicles: 2 per week; and ii. other vehicles: 16 per day. <p>h. Outdoor advertising Signage shall be limited to a maximum area of 20.5m². (Plan Change 5D Council Decision)</p>
<p>P9 P10</p> <p>Care of non-resident children within a residential unit in return for monetary payment to the carer</p>	<p>a. There shall be:</p> <ol style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the residential unit.
<p>P10 P11</p> <p>Bed and breakfast (Plan Change 4 Council Decision subject to appeal)</p>	<p>a. There shall be:</p> <ol style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the residential unit residing permanently on site; and iii. no guest given accommodation for more than 90 consecutive days. <p>(Plan Change 4 Council Decision subject to appeal)</p>
<p>P11 P12</p> <p>Education activity</p>	<p>a. The activity shall:</p>

Activity	Activity specific standards									
P12 Preschools, other than as provided for in Rule 14.7.1.1 P9. P13	i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal, is available;									
P13 Health care facility P14	ii. only occupy a gross floor area of building of less than 250m ² ; iii. limit outdoor advertising to a maximum area of 2m ² ;									
P14 Veterinary care facility P15	iv. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:									
P15 Places of assembly P16	<table border="1" data-bbox="613 475 1319 890"> <tbody> <tr> <td data-bbox="613 475 824 571">A. Education activity</td> <td data-bbox="824 475 1319 571"> I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays. </td> </tr> <tr> <td data-bbox="613 571 824 699">B. Preschools</td> <td data-bbox="824 571 1319 699"> I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays. </td> </tr> <tr> <td data-bbox="613 699 824 762">C. Health care facility</td> <td data-bbox="824 699 1319 762" rowspan="4"> I. 07:00 – 21:00. </td> </tr> <tr> <td data-bbox="613 762 824 826">D. Veterinary care facility</td> </tr> <tr> <td data-bbox="613 826 824 890">E. Places of assembly</td> </tr> <tr> <td></td> </tr> </tbody> </table> <p data-bbox="613 890 1624 1383"> v. in relation to preschools, limit outdoor play areas and facilities to those that meet Rule 6.1.5.2.1 Table 1: Zone noise limits outside the Central City; vi. in relation to preschools, health care facilities, veterinary care facilities and places of assembly (See Figure 1): a. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and b. only locate on residential blocks where there are no more than two non-residential activities already within that block; vii. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four; viii. in relation to places of assembly, entertainment activities shall be closed Sunday and public holidays; and </p>	A. Education activity	I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.	B. Preschools	I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays.	C. Health care facility	I. 07:00 – 21:00.	D. Veterinary care facility	E. Places of assembly	
A. Education activity	I. 07:00 – 21:00 Monday to Saturday; and II. Closed Sunday and public holidays.									
B. Preschools	I. 07:00 – 21:00 Monday to Friday, and II. 07:00 – 13:00 Saturday, Sunday and public holidays.									
C. Health care facility	I. 07:00 – 21:00.									
D. Veterinary care facility										
E. Places of assembly										

Activity	Activity specific standards
	<ul style="list-style-type: none"> ix. not include the storage of more than one heavy vehicle on the site of the activity.
<p>P16 P17</p> <p>Spiritual activities</p>	<ul style="list-style-type: none"> a. The activity shall: <ul style="list-style-type: none"> i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal, is available ii. only occupy a gross floor area of less than 250m²; iii. limit the hours of operation to 07:00-21:00; and iv. not include the storage of more than one heavy vehicle on the site of the activity.
<p>P17 P18</p> <p>Community welfare facilities</p>	<ul style="list-style-type: none"> a. The facility shall: <ul style="list-style-type: none"> i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal, is available ii. only occupy a gross floor area of less than 250m²; iii. limit the hours of operation to 07:00-21:00; and iv. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road.
<p>P18 P19</p> <p>Emergency services facilities</p>	Nil
<p>P19 P20</p> <p>Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes</p>	<ul style="list-style-type: none"> a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not meet the built form standards. b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: <ul style="list-style-type: none"> i. the only built form standards that shall apply are those specified in Rules 14.7.2.2 - Building height and 14.7.2.4 - Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the

Activity		Activity specific standards
		<p>standard(s) compared to the building that existed at the time of the earthquakes.</p> <p>Advice note:</p> <p>1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.</p> <p>c. If paragraphs a. and b. do not apply, the relevant built form standards apply.</p> <p>d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified only to adjoining property owners (where the consent authority considers this is required, and absent written approval).</p> <p>e. Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.</p>
P20	Relocation of a building	Nil
P21		
P24	Market gardens, community gardens, and garden allotments	
P22	Hosted visitor accommodation	<p>a. A maximum of six guests shall be accommodated at any one time.</p> <p>b. The Council shall be notified in writing prior to commencement.</p> <p>c. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p> <p>The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</p>
P23	(Plan Change 4 Council Decision subject to appeal)	
P23	Visitor accommodation in a heritage item	<p>(Plan Change 4 Council Decision subject to appeal)</p> <p>a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays.</p> <p>b. A maximum of ten guests shall be accommodated at any one time.</p> <p>c. The Council shall be notified in writing prior to commencement.</p>

Activity	Activity specific standards
(Plan Change 4 Council Decision subject to appeal)	<p>d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request.</p> <p>e. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

14.7.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Unless otherwise specified, any application arising from the controlled activity rules listed below shall not be limited or publicly notified.
- c. Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.15, as set out in the following table.

Activity	The matters over which Council reserves its control:
C1 Fences that do not meet Rule 14.7.2.9 – Street scene amenity and safety - fences	a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17
C2 Residential units (including any sleep-outs) containing more than six bedrooms in total	<p>a. Scale and nature of activity - Rule 14.15.5</p> <p>b. Traffic generation and access safety - Rule 14.15.6</p> <p>(Plan Change 5D Council Decision)</p>
C3 Multi-unit residential complexes and Social housing complexes that do not meet Rule 14.7.2.12 – Service, storage and waste management spaces	a. Service, storage and waste management spaces - Rule 14.15.19
C4 Social housing complexes, where the complex does not meet one or more of the activity specific standards in Rule 14.7.1.1 P3 c, or d, P4 b, or c.	a. <u>Street scene - road boundary building setback, fencing and planting - Rule 14.15.17</u>
C5 <u>Multi-unit residential complexes in the Residential Hills Zone, where the complex does not meet one or more of the activity specific standards in Rule 14.7.1.1 P3 b, or c.</u>	<u>(Proposed Plan Change 14)</u>

Activity	The matters over which Council reserves its control:
<p>C6 C5 Unhosted visitor accommodation:</p> <ol style="list-style-type: none"> 1. for a total per site of 60 nights or fewer per year; 2. for a maximum of six guests at any one time. <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ol style="list-style-type: none"> a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Number and size of vehicles used by guests including large vehicles f. Building access arrangements and wayfinding g. Controls on the effects and scale of functions or events h. Controls on check-in and check-out times. <p>(Plan Change 4 Council Decision subject to appeal)</p>
<p>C6 C7 Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.7.1.1 P23-P24.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>	<ol style="list-style-type: none"> a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Number and size of vehicles used by guests including large vehicles f. Building access arrangements and wayfinding g. Controls on the effects and scale of functions or events h. Controls on check-in and check-out times. <p>(Plan Change 4 Council Decision subject to appeal)</p>

14.7.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 14.15, or as specified, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.7.2.1 - Site density by up to 10%.	a. Site density and site coverage - Rule 14.15.2
RD2 Minor residential unit where the minor unit is a detached building and does not meet one or more of the activity specific standards in Rule 14.7.1.1 P2 a., b., or c.	a. Minor residential units - Rule 14.15.22
RD3 Conversion of a residential unit (within or as an extension to a residential unit) into two residential units that does not meet one or more of the activity specific standards in Rule 14.7.1.1 P6 P7 a.	
RD4 Conversion of a family flat existing at 6 December 2013 into a residential unit that does not meet one or more of the activity specific standards in Rule 14.7.1.1 P5,P6	
RD5 Social housing complexes, where any residential unit in the complex does not meet activity specific standard Rule 14.7.1.1 P3 P4 b.	a. <u>Minimum unit size and unit mix - Rule 14.15.4</u> <u>(Proposed Plan Change 14)</u>
RD6 <u>Multi-unit residential complexes where any residential unit in the complex does not meet activity specific standard Rule 14.7.1.1 P3 a.</u>	
RD6 <u>RD7</u> Social housing complexes - over four residential units	a. Residential design principles - Rule 14.15.1 b. Scale and nature of activity - Rule 14.15.5 c. Traffic generation and access safety - Rule 14.15.6
RD8 <u>Multi-unit residential complexes - over four residential units</u>	<u>(Plan Change 5D Council Decision)</u>
RD7 <u>RD9</u> Older person's housing units that do not meet activity specific standard in Rule 14.7.1.1 P4 P5 a.	a. Scale and nature of activity - Rule 14.15.5 <u>(Plan Change 5D Council Decision)</u>
RD8 <u>RD10</u> Retirement villages	a. Retirement villages - Rule 14.15.9

Activity	The Council's discretion shall be limited to the following matters:
<p>RD9 RD11</p> <p>Student hostels owned or operated by a secondary education activity or tertiary education and research activity.</p>	<p>a. Residential design principles - Rule 14.15.1 b. Scale and nature of activity - Rule 14.15.5 c. Traffic generation and access safety - Rule 14.15.6</p> <p>(Plan Change 5D Council Decision)</p>
<p>RD10 RD12</p> <p>Community welfare facilities that do not meet one or more of the activity specific standards in Rule 14.7.1.1 P17P18. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. As relevant to the activity specific standard that is not met:</p> <ul style="list-style-type: none"> i. Scale and nature of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21 <p>(Plan Change 5D Council Decision)</p>
<p>RD14 RD13</p> <p>Buildings that do not meet Rule 14.7.2.2 - Building height up to 9 metres.</p>	<p>a. Impacts on neighbouring property - Rule 14.15.3 b. Residential design principles - Rule 14.15.1.i - Hillside and small settlement areas</p>
<p>RD12 RD14</p> <p>Activities and buildings that do not meet Rule 14.7.2.3 - Site coverage where the site coverage is exceeded by 10% or less.</p>	<p>a. Site density and site coverage - Rule 14.15.2</p>
<p>RD13 RD15</p> <p>Buildings that do not meet Rule 14.7.2.4 - Daylight recession planes</p>	<p>a. Impacts on neighbouring property - Rule 14.15.3</p>
<p>RD14 RD16</p> <p>Buildings that do not meet Rule 14.7.2.6 - Minimum building setback from ridgeline - Montgomery Spur</p>	<p>a. The extent to which the proposal minimises adverse visual effects arising from the development on the Montgomery Spur ridgeline, including consideration of alternative built forms or building platforms, and any proposed mitigation. b. Residential design principles - Rule 14.15.1.g - Hillside and small settlement areas</p>
<p>RD15 RD17</p> <p>Buildings that do not meet Rule 14.7.2.5 - Minimum building setbacks from internal boundaries</p>	<p>a. Impacts on neighbouring property - Rule 14.15.3 b. Minimum building, window and balcony setbacks - Rule 14.15.18</p>
<p>RD16 RD18</p> <p>Buildings that do not meet Rule 14.7.2.7 - Minimum setback for living area windows and balconies facing internal boundaries</p>	<p>a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17</p>
<p>RD17 RD19</p> <p>1. Buildings that do not meet Rule 14.7.2.8 - Road boundary building setback.</p>	<p>a. Street scene - road boundary building setback, fencing and planting - Rule 14.15.17</p>

Activity	The Council's discretion shall be limited to the following matters:
2. Any application arising from this rule shall not be limited or publicly notified.	
RD18 RD20 1. Residential units that do not meet Rule 14.7.2.11 - Water supply for firefighting. 2. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).	a. Water supply for fire fighting - Rule 14.15.7
RD19 RD21 1. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.7.1.1 (except P11-P15 P12-P16 activity standard ix. relating to storage of heavy vehicles, (refer to Rule 14.7.1.4 D2)) for: <ol style="list-style-type: none"> 1. P8P9 Home occupations: <ol style="list-style-type: none"> 1. that do not meet standard a. and occupy a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area, no greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings; 2. that do not meet one or more of standards b. to h. 2. P11P12 Education activity 3. P12P13 Preschools, other than as provided for in Rule 14.7.1.1 P9P10 and Rule 14.7.1.4 D2; 4. P13P14 Health care facility; 5. P14P15 Veterinary care facility; 6. P15P16 Places of assembly; and 7. P16P17 Spiritual activities. 2. Any application arising from this rule shall not be limited or publicly notified. (Plan Change 5D Council Decision)	a. As relevant to the activity specific standard that is not met: <ol style="list-style-type: none"> i. Scale and nature of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation - Rule 14.15.21 (Plan Change 5D Council Decision)

Activity	The Council's discretion shall be limited to the following matters:
RD20 RD22 1. Within the Residential Hills Mixed Density Overlay, any activity that does not meet Rule 14.7.2.1 - Site density. 2. Any application arising from this rule shall not be limited or publicly notified.	a. Scale and nature of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6 c. Residential design principles - Rule 14.15.1.g - Hillside and small settlement areas (Plan Change 5D Council Decision)
RD24 RD23 1. Within the Residential Hills Mixed Density Overlay, the creation of any attached residential units where the total floor area is greater than 500m ² . 2. Any application arising from this rule shall not be limited or publicly notified.	a. Residential design principles - Rule 14.15.1
RD22 RD24 Convenience activities	a. Residential design principles - Rule 14.15.1; b. Scale and nature of activity - Rule 14.15.5 c. Traffic generation and access safety - Rule 14.15.6 d. Hours of operation - Rule 14.15.21 (Plan Change 5D Council Decision)
RD23 RD25 Buildings that do not meet Rule 14.7.2.10 - Building reflectivity	a. Residential design principles - Rule 14.15.1.i - Hillside and small settlement areas

14.7.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity
D2	a. Activities that do not meet one or more of the activity specific standards in Rule 14.7.1.1 for: <ol style="list-style-type: none"> i. P1 Residential activity; ii. P5P6 Conversion of family flat into a residential unit; iii. P9P10 Care of non-resident children in a residential unit; iv. P10P11 Bed and breakfast; or v. Storage of more than one heavy vehicle for P11-P16<u>P12-P17</u>.

Activity	
	(Plan Change 4 Council Decision subject to appeal)
D3	Show homes
D4	Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.7.2.1 – Site density by more than 10%
D5	Activities and buildings that do not comply with Rule 14.7.2.3 – Site coverage where the site coverage is exceeded by more than 10%
D6	<p>a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.7.1.1 P22P23 and that does not exceed twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D7	<p>a. Unhosted visitor accommodation that does not comply with Rule 14.7.1.2 C5C7 and that does not exceed twelve guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D8	<p>a. Visitor accommodation in a heritage item that does not comply with activity specific standards (b) - (e) in Rule 14.7.1.1 P23P24 and that does not exceed twenty guests per site at any one time.</p> <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>
D9	<p>Home occupation with a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area occupied, greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings.</p> <p>(Plan Change 5D Council Decision)</p>

14.7.1.5 Non-complying activities

- a. The activities listed below are a non-complying activity.

Activity	
NC1	Buildings over 9 metres in height
NC2	<p>a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):</p> <ol style="list-style-type: none"> i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or ii. within 5 metres of the centre line of a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. <p>b. Fences within 5 metres of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line.</p> <p>c. Any application made in relation to this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent written approval).</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.
NC3	<p>a. Visitor accommodation that is:</p> <ol style="list-style-type: none"> i. not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item; ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.7.1.4 D6; iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.7.1.4 D7; or iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.7.1.4 D8. <p>b. Any application arising from this rule shall not be publicly notified but may be limited notified.</p> <p>(Plan Change 4 Council Decision subject to appeal)</p>

14.7.1.6 Prohibited activities

There are no prohibited activities.

14.7.2 Built form standards

14.7.2.1 Site density

a. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Activity / Area	Standard
i.	In all parts of the Residential Hills Zone except as specified below (excluding residential units established under Rule 14.7.1.1 P5, P6 and P7 P6, P7 and P8).	650m ²
ii.	In Moncks Spur/Mt Pleasant Density Overlay, Shalamar Drive Density Overlay, Upper Kennedys Bush Density Overlay (excluding residential units established under Rule 14.7.1.1 P5, P6 and P7 , P6, P7 and P8).	850m ²
iii.	Within the Residential Mixed Density Overlay - Redmund Spur (Proposed Plan Change 14)	1. The maximum number of lots shall be 400. 2. A minimum of 30% of sites shall have a minimum net site area of 1500m ² . (Proposed Plan Change 14)
iv.	Within the Residential Mixed Density Overlay - 86 Bridle Path Road (Lot 1 DP412440) (Proposed Plan Change 14)	The maximum number of lots shall be 9. (Proposed Plan Change 14)
v.	Social housing complexes and Multi-unit residential complexes	There shall be no minimum net site area for any site for any residential unit or older person's housing unit
vi.	Older person's housing units	
vii.	Retirement villages	

14.7.2.2 Building height

a. The maximum height of any building shall be:

	Activity / Area	Standard
i.	All buildings unless specified below	8 metres
ii.	Minor residential units in the Residential Hills Zone	5.5 metres and of a single storey only

14.7.2.3 Site coverage

a. The maximum percentage of the net site area covered by buildings shall be as follows:

	Zone/activity	Standard
i.	All activities in the Residential Hills Zone unless specified below	35%
ii.	Multi-unit residential complexes , Social housing complexes, and groups of older person's housing units where all the buildings are single storey. The percentage coverage by buildings shall be calculated over the net site area of the entire complex or group, rather than over the net site area of any part of the complex or group.	40%
iii.	<u>Market gardens</u>	55%
iv.	Within the Residential Mixed Density Overlay - Redmund Spur (Proposed Plan Change 14)	<ol style="list-style-type: none"> 1. For sites greater than 1000m² - 25% or 250m² of ground floor area to a maximum of 350m² in total floor area. 2. For sites less than 450m² the maximum site coverage shall be 45% (Proposed Plan Change 14)
v.	Within the Residential Mixed Density Overlay - 86 Bridle Path Road (Proposed Plan Change 14)	For sites greater than 1000m ² - 25% or 250m ² of ground floor area to a maximum of 350m ² in total floor area (Proposed Plan Change 14)

b. For the purposes of this rule this excludes:

- i. fences, walls and retaining walls;
- ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;
- iii. uncovered swimming pools up to 800mm in height above ground level; and
- iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:
 - A. are no more than 800mm above ground level and are uncovered or unroofed; or
 - B. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site.

14.7.2.4 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.16.2 Diagram B as relevant, from points 2.3 metres above:
 - i. ground level at the internal boundaries; or
 - ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or
 - iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- b. The recession plane shall only apply to the midpoint of each section of wall and roof of a building, as shown in Appendix 14.16.2B
- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1b).
- d. For the purpose of this rule, a section of roof means a continuous part of the roof with the same slope.

Advice note:

1. Refer to Appendix 14.16.2 for permitted intrusions.

14.7.2.5 Minimum building setback from internal boundaries

- a. The minimum building setback from internal boundaries shall be as follows:

	Activity / area	Standard
i.	All buildings not listed in table below	1.8 metres
ii.	Accessory buildings where the total length of walls or parts of the accessory buildings within 1.8 metres of each internal boundary does not exceed 10.1 metres in length	Nil
iii.	Decks and terraces at or below ground floor level to a maximum height of 300mm above ground level within 1m of the boundary.	Nil
iv.	Buildings that share a common wall along an internal boundary	Nil
v.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre

- b. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a building.

14.7.2.6 Minimum building setback from ridgeline – Montgomery Spur

- a. No buildings shall be erected on those parts of sites within a 10 metre elevation setback from the ridgeline as identified on Appendix 14.16.7.

14.7.2.7 Minimum setback for living area windows and balconies facing internal boundaries

- a. The minimum setback for living area windows and balconies at first floor from an internal boundary shall be 4 metres.
- b. Where the window is adjacent to an access way, the setback shall be measured from the far side of the access way.

14.7.2.8 Road boundary building setback

- a. The minimum road boundary building setback shall be 4 metres; except for:
 - i. a garage where (See Figure 3):
 - A. the side walls are parallel to the road boundary and no more than 6.5 metres in length
 - B. the side walls facing the road contain a window with a minimum dimension of at least 0.6 metres (including the window frame);
 - C. the space between the side wall and the road boundary contains a landscaping strip of at least 2 metres in width that includes a minimum of two trees capable of reaching four metres height at maturity; and
 - D. where the access to the garage is located adjacent to a side boundary:
 1. a landscaping strip of at least 0.6 metres width, planted with species capable of reaching 1.5 metres height at maturity, is located along the side boundary up to the line of the residential unit.
 - E. Where the planting conflicts with required visibility splays the visibility splay rules will prevail and the planting not be required.
 - ii. a garage where (See Figure 4.):
 - A. the garage is a single garage, with the door facing the road boundary, accessed from a local road;
 - B. the garage is a maximum 3.6 metres wide;
 - C. the garage is fitted with a sectional door that does not intrude into the driveway when open and can be operated with an automatic opener. Where the garage is more than 3.5 metres from the road boundary an automatic opener is not required; and
 - D. no part of the garage door when opening or shutting extends beyond the site boundary.

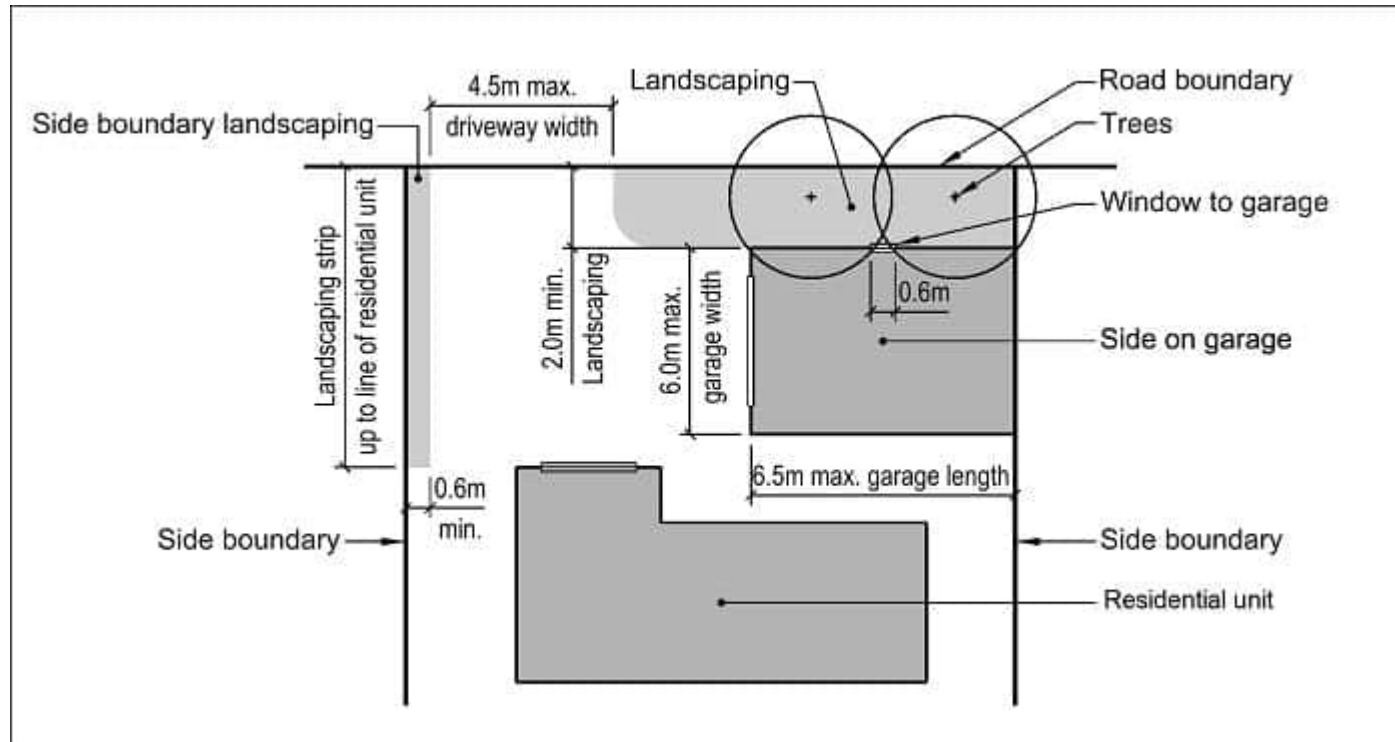


Figure 3: Side extension.
(Proposed Plan Change 14)

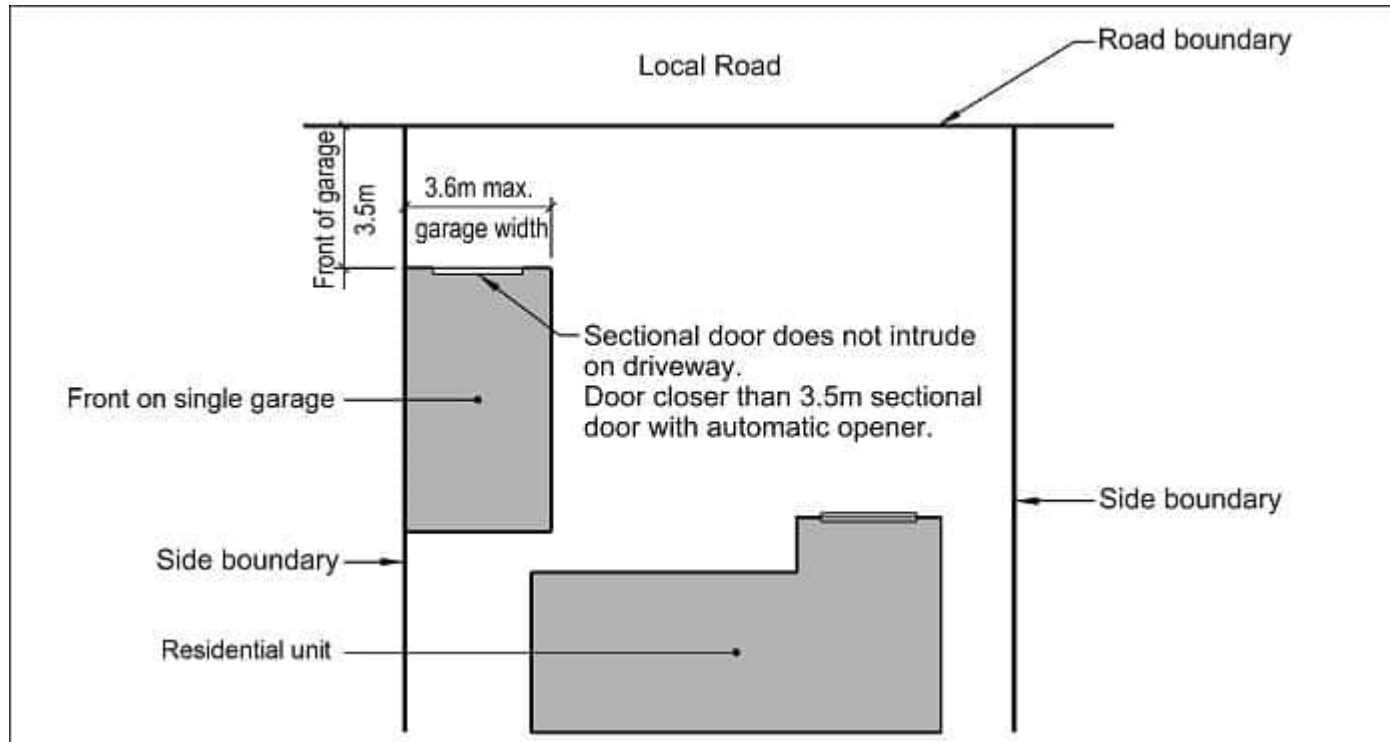


Figure 4: Front extension.
(Proposed Plan Change 14)

14.7.2.9 Street scene amenity and safety – fences

- a. The maximum height of any fence in the required building setback from a road boundary shall be 1.8 metres.
- b. This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.
- c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building

14.7.2.10 Building reflectivity

- a. All roof finishes are not to exceed 30% light reflectance value (LRV).

14.7.2.11-Water supply for fire fighting

- a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.

14.7.2.12 Service, storage and waste management spaces

- a. For social housing complexes **and multi-unit residential complexes**:
 - i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
 - ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
 - iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

Proposed new 14.7.2.13 Tree canopy cover and financial contributions

[\(Proposed Plan Change 14\)](#)

14.7.3 Area-specific rules - Residential Hills Zone

14.7.3.1 Area-specific activities

- a. The following rules apply to the areas specified. All activities are also subject to the rules in [14.7.1](#) and [14.7.2](#) unless specified otherwise.

14.7.3.1.1 Area-specific permitted activities

There are no permitted activities.

14.7.3.1.2 Area-specific controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved in Rule [14.15](#), as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control

C1	Character Area Overlay	<p>a. The <u>relocation of a building</u> onto the <u>site</u>, erection of new <u>buildings</u> and alterations or additions to existing <u>buildings</u>, <u>accessory buildings</u>, fences and walls associated with that development, where it is:</p> <ul style="list-style-type: none"> i. visible from the street; ii. located in that part of the <u>site</u> between the <u>road boundary</u> and the main <u>residential unit</u> on the <u>site</u>; or iii. involves changes to the front façade of the main <u>residential unit</u> of the <u>site</u>. <p>b. This rule does not apply to:</p> <ul style="list-style-type: none"> i. fences that are 1 metre in <u>height</u> or less ii. <u>accessory buildings</u> that are located to the rear of the main <u>residential unit</u> on the <u>site</u> and are less than 5 metres in height iii. fences that are located on a side or rear <u>boundary</u> of the <u>site</u>, except where that <u>boundary</u> is adjacent to a public space. <p>d. Any application arising from this rule shall not be limited or publicly notified.</p>	<p>a. Character Area Overlay - <u>14.15.23</u></p>
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14.7.3.1.3 Area-specific restricted discretionary activities

There are no restricted discretionary activities.

14.7.3.1.4 Area-specific discretionary activities

There are no discretionary activities.

14.7.3.1.5 Area-specific non-complying activities

There are no non-complying activities.

14.7.3.1.6 Area-specific prohibited activities

There are no prohibited activities.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 06/09/2023

First name: Pierce **Last name:** Crowley

Organisation: University of Canterbury

Students' Association

On behalf of:

Preferred method of contact Email

Postal address: 90 Ilam Road

Suburb: Ilam

City: Christchurch

Country: New Zealand

Postcode: 8041

Email: president@ucsa.org.nz

Daytime Phone: +64212675609

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

Chapter 1 Introduction **Points:** S2109.1

- 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 implementation of the Housing and Business Choice Plan Change (Plan Change 14).

My submission is that

I am writing this further submission to strongly support the principle of submission #817.3 on Plan Change 14

regarding housing and business choice. I make this further submission on behalf of the University of Canterbury Students' Association (UCSA). Our main area of consideration is changes to the plan that allow for a greater density and intensification of housing and size and scope of housing development around the Central City, and local community hubs.

The UCSA is a strong support of housing intensification, and supports the measures put forward by the Council to address issues around housing supply and housing within the city of Christchurch. Young people are often among those most impacted by an under-supply of housing. There are multiple layers to this. For young students, Christchurch has long been seen as a place where access to affordable, relatively sufficient rental properties has been easy, within a somewhat reasonable price. However, even over the previous 2 years we have seen a marked increase in the number of students coming to Canterbury. This is not just the case at UC, but also at Lincoln and ARA to varying degrees. Many students at these tertiary institutions live in the boundaries of the city, particularly around the Riccarton area. This already has begun to push up the prices of rental accommodation. Supply of affordable housing has not kept up with demand, and it is our expectation that this trend will continue further in future years.

For those who are older, an unsustainable housing supply poses risks to the cohesiveness of a community, and tangibly threatens the ability of those who want to purchase a house from doing so. Currently, most main centres in New Zealand are sitting near to the highest median house values that they have ever been. New Zealand at large has a home affordability problem, and this has meaningful impacts on a person's ability to engage economically in society. Housing intensification offers a solution to these issues.

Looking at tangential issues, intensified living spaces allow for a more agile community response to climate change and emissions reduction. Central living to workspaces reduces the reliance on private motor-vehicles - currently one of the highest drivers of individual emissions in Christchurch. Further to this, intensified living environments increase the likelihood that public transport infrastructure is within a close proximity to a person's home. Alongside cost of usage, a key driver of public transport uptake is convenience and efficiency of service. Intensified hubs allow for easier and more fulsome design of an effective public transport system that is both cost effective and easy to use. All of these factors would help to lower individual emissions.

For the reasons stated above, I support the submission #817.3 in relation to the Housing and Business Choice Plan Change (Plan Change 14).

Attached Documents

File
No records to display.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 11/09/2023

First name: Rachel Sanders **Last name:** & Neighbours

On behalf of:

Preferred method of contact: Email

Postal address:

Suburb:

City:

Country: New Zealand

Postcode:

Email: indianarach1@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.

Additional requirements for hearing:

Attached Documents

File

Further-submission-form-6

Teewah Holdings Subsequent Submission

Further submission on a publicly notified plan change to the Christchurch District Plan

For office use only
F-Submission no:

Clause 8 of Schedule 1, Resource Management Act 1991

Further submissions can be:

Posted to: City Planning Team
Christchurch City Council
PO Box 73012
Christchurch 8154

Delivered to: Ground floor reception
53 Hereford Street
Christchurch
Attn: City Planning Team

Emailed to: PlanChange@ccc.govt.nz

For Office Use Only
Received in Council Office

Date

Time

Person

**Denotes required information*

I wish to make a further submission on:

Plan Change Number:* [2108](#)

Your name and contact details

Full name of person **or** organisation making submission:*

[Rachel Sanders & neighbours. See attached document for full list of names and contact addresses.](#)

Address for service:*

indianarach1@gmail.com

Email:

indianarach1@gmail.com

Phone:*

[02040763607](tel:02040763607)

Person of interest declaration* (select appropriate)

I am (state whether you are):

- (a) a person representing a relevant aspect of the public interest, or
- (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

We are residents of Mount Pleasant, directly affected if MDRS is introduced to this area.
We live in close proximity to a site marked for development by a developer with declared desire to see MDRS introduced here.

Note to person making further submission

A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submissions.

A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council.

I ~~support~~ / oppose (choose one) the submission of:*

(Please insert the name and address of the original submitter, and submission number of the original submission. If you are making a further submission on multiple submitters, please use the **table form** on the last page and make sure it is attached.)

Please refer to the attached document.

The particular parts of the submission that I support / oppose (choose one) are:*

(You should clearly indicate which parts of the original submission you support or oppose (**state S and D number as shown in the summary of submission**), together with the relevant provision of the proposed Plan Change.)

Please refer to the attached document

The reasons for my support (or opposition) are:* *(Please give precise details)*

Please refer to the attached document

I seek that the whole or part of the submission be allowed / disallowed:* *(Please specify the relevant parts)*

Please refer to the attached document

Please indicate by ticking the relevant box whether you wish to be heard in support of your further submission*

I wish to / I do not wish to speak at the hearing in support of my further submission.

Joint submissions *(Please tick this box if you agree)*

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

If you have used extra sheets for this further submission, please attach them to this form and indicate below*

Yes, I have attached extra sheets.

No, I have not attached extra sheets.

Signature of submitter *(or person authorised to sign on behalf of submitter)*

A signature is not required if you make your submission by electronic means.

Signature: *RA Sanders*

Date: *04/09/2023*

Submissions are public information

The information requested in this submission, including your contact details is required by the Resource Management Act 1991. A copy of your submission will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. A document summarising all submissions and including names and addresses of submitters will be posted on the Council's website.

If you consider there are compelling reasons why your contact details should be kept confidential, you should contact the Statutory Administration Advisor at 941 8999.

<u>Original Submitter's Name and Address for service*</u>	Submission No.	Decision No.	Support or Oppose*	Reasons for support / opposition* <i>(Please give precise details)</i>	Decision sought (I seek the whole or part of the submission to be allowed / disallowed)* <i>(Please specify the relevant parts)</i>
Example of further submission to John Smith's original submission: <i>John Smith, 53 Hereford Street, Christchurch Central, Christchurch 8013</i>	S1	S1.1	Support	<i>I support this submission because...</i>	<i>I seek the whole submission to be allowed.</i>
Please refer to the attached document					

Plan Change 14 Further Submission

My neighbours and I, represented on submission #475 entered under my name, have reviewed the submissions from others and have captured our further submission below.

List of participants to this further submission:

Name	Contact Details
Rachel Sanders	indianarach1@gmail.com
Phil & Sallie Burghart	berps@xtra.co.nz
Ian Rose & Carolyn Stewart	carostew123@gmail.com
Katharina Naswall & David Speeckaert	katharina.naswall@canterbury.ac.nz
Todd & Hayley McBride	t.mcbride@iesgroup.nz
Leigh Barker	Bkl@cashmere.school.nz
John Shepherd & Gemma Hitchcox	shepherd5359@gmail.com
John & Jenny Parish	Parish.j@xtra.co.nz

Our further submission refers to #2108, Teewah Holdings.

We oppose Teewah Holdings Ltd submission requesting that the Residential Hills be altered to include 'multi- unit residential development'.

Decisions sought: we seek that the submission be denied on the basis that it is simply an alternative means to increase density in the Residential Hills areas and, as such, carries the same safety concerns as MDRS as highlighted in our submission.

Reasons for opposition:

The submission appears to seek an alternative means to increase housing density in the Residential Hills areas from a developer's standpoint and it opposes the Low Public Transport Qualifying Matter. The Submission entirely overlooks the fact that the road infrastructure in the Residential Hills area simply cannot support an increase in frequency of buses due to their narrow, winding and steep nature. Further, the additional car traffic as a result of densification would present greater congestion, which would make it even more difficult for increased bus traffic to make its way up and down the hill roads (Figure 1). Our submission outlines in detail the risk to pedestrian and cyclist safety, as well as emergency service access and emergency egress. These are all factors which mean it would be dangerous to increase the population density on these Residential Hill areas such as would result from the change proposed by Teewah Holdings.

In response to their submission, we argue that retaining the Residential Hills as currently defined does already allow for growth in the area at sensible & safe levels.



Figure 1: Bus having great difficulty passing a lorry on Major Hornbrook Road: notably the bus ended up mounting the single sided pavement to pass the lorry.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 14/09/2023

First name: Tony **Last name:** Simons

On behalf of:

Preferred method of contact: Email

Postal address:

Suburb: Riccarton

City: Christchurch

Country: New Zealand

Postcode: 8041

Email: tony2657@gmail.com

Daytime Phone: 0275407078

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

Tony Simons

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

Submitter Details

Submission Date: 03/05/2023

First name: Tony **Last name:** Simons

Preferred method of contact Email

Postal address: 28 Rata Street

Suburb: Riccarton

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Country: New Zealand

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Email: tony2657@gmail.com

Daytime Phone: 027 540 7078

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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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: 88.2

- 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 submit that the entire area designated as part of the Riccarton Bush Interface Area Qualifying Matter remain zoned residential suburban, including the area known as the Kauri Cluster which sits between the bush/grounds and Riccarton Rd, and extends east to Straven Rd.

Further I submit that the small area directly north of the bush and grounds, bounded by Ngahere St, Totara St, and Kahu Rd also remain zoned residential suburban for the same reasons.

Further I submit that the small area east and south-east of the bush and grounds, namely 1-33 Kahu Rd. also remain zoned residential suburban for the same reasons.

My submission is that

I support the proposed Riccarton Bush Interface Area Qualifying Matter and submit that additional densification in the area, recommended by the 2022 Pūtaringamotu Riccarton Bush Heritage Landscape Review, is inconsistent with some of the conclusions reached in the review, namely that:

- Pūtaringamotu (which historically extended far beyond the boundaries of the bush) is site with high landscape, heritage and ecological values.
- The impact of implementing Medium Density Residential Standards within the area is heightened by the close proximity of the bush and theandnbsp;sensitivity of the setting.
- Contextual, landmark and historic values identified in the District Plan are adversely affected by densification.

Limiting densification in a wider area would have no adverse impact in terms of the aim or objectives of the NPS-UD

Attached Documents

File
No records to display.