

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

Submitter Details

Submission Date: 10/05/2023

First name: Shayne **Last name:** Andreasend

Preferred method of contact Email

Postal address: 55A Bishop Street

Suburb: St Albans

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: sga501@yahoo.com

Daytime Phone: 0274361676

Gain an advantage in trade competition through this submission

I am

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 01.1

- 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

Provision: Chapter 14 - Residential

Decision Sought: -Please restrict the High Density Zone to INSIDE the four avenues - make this zone an attractive and vibrant area where people want to live, then proceed later to engulf the surrounding suburbs AFTER the potential inside the four avenues is maximised. -Please restore the 35 degree southern boundary recession plane in the MDRS rules, as even 50 degrees is too harsh for the Christchurch winter.

My submission is that

Considerations: 1) Christchurch has far more character and human values without high density housing. 2) Restriction to two levels is much safer in the event of an earthquake, especially in the unstable ground of St Albans. 3) Access to sunlight is good with the 35 degree recession plane, even though that was designed for Auckland. 4) Traffic in Christchurch is already at capacity. Medium density can accommodate this, but high density housing will overload the roading system. 5) Our water pressure is already poor in St Albans. 6) Privacy has a value to the residents that is not mentioned anywhere in the MDRS.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Nick **Last name:** Edwards

Preferred method of contact Email

Postal address: 160 Neville Street

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: nickedwrds@gmail.com

Daytime Phone: 0273656751

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 02.1

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

Provision:All

Decision Sought:Approval of the proposed change

My submission is that

I in support of the plan changes. To meet present and future housing needs, our city needs to grow, and continued urban sprawl is unsustainable. I think in general, the plan strikes the right balance between enabling density intensification, while still ensuring a pleasant liveable city and maintaining Christchurch's unique characteristics as a "garden city".

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Bron **Last name:** Durdin

Preferred method of contact Email

Postal address: 1 Karaka Place

Suburb: Somerfield

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: brontyandpaul@hotmail.com

Daytime Phone: 0273047873

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 03.1

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

Provision:Chapter 14 - Residential

Decision Sought:Reconsider areas marked for MDRZone to a much smaller, more central, area closer to the inner city. Change the current Medium Density areas to a low - mod density, perhaps just double storey instead of triple storey units. This would create a forth level of density. Protect much more of our mature tree lined leafy river suburbs by controlling demolition / development and intensification. Enforce storm water planning with porous materials in driveway developments.

My submission is that

I oppose the plan change to create huge default areas of Medium Density Residential Zones across Christchurch. There is currently already an over supply of 3 storey townhouse developments. It is defacing that suburban feel of our neighbourhoods. While I support intensification within the central and immediate surrounding areas such as Addington, Riccarton, St Albans, Sydenham, Phillipstown for example, I do not support intensification in the suburbs where it is important to protect family housing stock with green space and trees. Intensification of 3 storey townhouses should be limited to a certain distance from the centre of city eg 2km or wherever makes a logical boundary. It doesn't make sense to base intensification purely on access to one current bus service that may or may not operate in the future. Surely a more common sense idea would be to focus on main arterial routes and use these as natural boundaries for intensification such as Brougham Street. I am not sure that the plan changes take enough consideration of current storm water / run off infrastructure and the effects that mass urbanisation will have on these current aging, broken and failing systems. I am also not in support of 3 storey builds next to preexisting single storey / double storey houses - where shading and damp and cold will become an issue in the winter. I read of new light angle designs for Chch but it is not ok to forgo sun for any months of the year. Sunlight is important for warmth and mental health. People need to feel and see the sun as part of mental wellbeing. Having mass amounts of 3 storey townhouses in our outer suburbs such as Halswell also continues to put pressure on the small amount of facilities such as schools and shops and single bus routes and arterials. Not enough town planning has occurred at present and the piecemeal approach to current development is does not given enough consideration to our natural environment. Once our precious green leafy suburbs are gone, they are gone for good. So while it is nice to see a street such as MacMillan Ave be protected - it should not be just one street - it should be the greater area of Cashmere. It is not just the original large wooden homes that make the MacMillain area special, it is the gardens and trees that create the overall special environment. It is like that all through upper and lower Cashmere, Beckenham, Hillsborough, Cracroft, Somerfield, Opawa. This is just the south, there are areas throughout Christchurch that deserve protecting and are not worth losing. Consider a rethink to the plan changes, your medium density zone is too severe at 12m building heights and should be reduced to respect our special city.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Julia **Last name:** Mallett

Preferred method of contact Email

Postal address: 24 Mountfort Street,

Spreydon

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: juliafmallett@gmail.com

Daytime Phone: 0211730778

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 04.1

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

Provision: Chapter 14 - Residential

Decision Sought: Introduce a qualifying matter to reduced the MDZ around suburban schools, to reduce strain on families priced out of these areas by development, to find a middle ground consisting of vibrant inner city density together with retention of the traditional kiwi neighbourhood a short commute from the city. Increase planting requirements by reducing density/height limits in MDZ. Require development to be in keeping with the style and sensibility of the existing neighbourhood. Understanding that not all suburbs can be legitimately captured by heritage orders, but nonetheless each have an "era" they are drawn from, and new

developments should compliment these.

My submission is that

I oppose the new Medium Density Zone being put in place in so much of suburban Christchurch. - high and medium density zoning is appropriate in the inner suburbs (Edgware, Sydenham, Phillipstown, Riccarton, inner City, and similar) to promote a vibrant city, and around shopping areas with close proximity to public transport hubs. HDZ and MDZ absolutely have their place. - The large numbers of families moving to the Selwyn and Waimakariri Districts, and to suburbs such as Northwood and Halswell, indicate that families would rather add to their commute to secure more affordable bungalow-style homes. -MDZ/HDZ are supported by those who believe that higher density is better for the environment, however, the large amount of commuter traffic would suggest that this is not the case. Families are by and large not choosing to shift their behaviour to living in townhouses, instead opting to move to outer suburbs that are not yet supported by frequent and reliable public transport. - Families are being priced out of their local areas by developers, even under the current rules. Increase density will not ease this, in fact the opposite. - free form development is often unattractive and not in keeping with the style of the area. There are some pockets of thoughtful development, but largely they are plain boxes that do not add to the visual landscape. This is not in keeping with our beautiful city. - Although there are requirements to have planting in the proposed plan, it does not go far enough. We are continuing to pave and cover our land, which will adversely impact the city during extreme weather events, which are becoming more frequent. -Largely townhouse developments already only come with a single (or no) garage per home. We hope that behaviour is changing and people are eschewing car ownership. However, again, the volume of traffic on the roads and cars parked on the roadside would suggest this behaviour change is very far away. Increasing the density with 3 homes of three stories, but presumably only one off-road carpark each, will further degrade the landscape of our suburban neighbourhoods.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: vickie **Last name:** hearnshaw

Preferred method of contact Email

Postal address: 37 Kirkwood Avenue

Suburb: Upper Riccarton

City: Christchurch

Country: New Zealand

Postcode: 8041

Email: vickie.hearnshaw@outlook.co.nz

Daytime Phone: +64273032211

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 05.1

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

Provision: Specific Purposes Zone, Chapter 14 - Residential, Commercial

Decision Sought: I would speak with council on the proposed city plan, if invited to do so.

My submission is that

I do support the idea of developing a new town plan. What most important to make sure that the over design is homogeneous. Most cities people generally admire and like to be in include Paris, Vienna and Berlin. This is because they have good access, but most importantly is the way the buildings are articulated ie beautifully proportioned. This is usually in relation to height, but also the design of detailing. This must include the size and placement of windows. Most recent higher density housing are very unattractive as they are built to the lowest standard. A flash of bright colour as a design feature, will not cut the mustard. Potentially they will become undesirable and future slums.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Matty **Last name:** Lovell

Preferred method of contact Email

Postal address: 9 St James Avenue

Suburb: Papanui

City: Christchurch

Country: New Zealand

Postcode: 8053

Email: lovell.matty@gmail.com

Daytime Phone: 0276026022

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 06.1

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

Provision: Chapter 14 - Residential

Decision Sought: I seek that this intensification change be dismissed entirely and the RMA remains as is.

My submission is that

I am strongly opposed to PC14. I live on St James Ave which is a lovely tree lined street which is also a war memorial st which host an ANZAC day parade. I oppose these changes because the intensification would comprise all both of these. I am very proud of New Zealand's efforts in WWII I had family members involved in the war, and I now take my children to the ANZAC parade every

year in honour of those that we lost to help protect this Country, City and neighbourhood I call home. We moved to this area 5 years ago, and the idea that we now reside on a living memorial to our fallen soldiers is extremely close to my heart, and they are too all those in the Christchurch area and I the intensification of 3-6 store buildings on the street would compromise and ruin that totally. Additionally this street is lined with beautiful large and growing trees, these add to the character, charm and heritage of the area and the memorials. Adding 3-6 story buildings in the area again compromises all of these areas.

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Robert **Last name:** Fletcher

Preferred method of contact Email

Postal address: 2/61 Bentley Street

Suburb: Russley

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: r.fletcher@outlook.co.nz

Daytime Phone: 0221377390

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 07.1

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

Provision: Chapter 14 - Residential

Decision Sought: I support the plan change and would like to see it implemented with no further amendments.

My submission is that

In general, I am strongly in support of the plan change. I am in support of the creation of Medium-Density Residential rules, as it is essential for continuing to accommodate newcomers to Christchurch, maintain housing affordability, and creating the population density that enables goods and services to be conveniently provided within walking or biking distance. Reducing density

restrictions gives more flexibility to homebuilders to respond to market demand and allow more people to reside where they like for example closer to jobs or nearer the centre city. I am dissatisfied with the number of qualifying matter exceptions added since last year which detract from this, especially zones of 'little or no public transport' which clearly can and would change once sufficient density is achieved, as well as an the airport contour zone, which I think has very little impact on the livability of those areas. These don't seem like good and genuine reasons why intensification should be constrained. I am in support of the location of High-Density Residential Zones, they are well placed in terms of accessibility to shops and transport options, it would benefit many people to be able to live in these areas. It would be good to have more options for high density living away from the CBD.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Tony **Last name:** Pennell

Preferred method of contact Email

Postal address: 99 Idris Road

Suburb: Bryndwr

City: Christchurch

Country: New Zealand

Postcode: 8052

Email: tpennell98@gmail.com

Daytime Phone: 02102350195

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 08.1

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

Provision:Chapter 14 - Residential

Decision Sought:Roof profiles have provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smart city development. The council must seek input from solar panel experts as I have no expertise

My submission is that

Sunlight qualifying submission. Many of us wish to have solar power on the roof. A 12 mtr building with a terrace or green roof is

ideal. At present nearly all single story houses are built with poor roof orientation to sunlight or poor angles. A 12 mtr structure will probably preclude solar panels unless designed in. As trees and grass will make up 40% of land no ground solar likely

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Jack **Last name:** van Beynen

Preferred method of contact Email

Postal address: 16 Portman Street

Suburb: Woolston

City: Christchurch

Country: New Zealand

Postcode: 8062

Email: vanbeyj@gmail.com

Daytime Phone: 0278011180

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 09.1

- 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

Provision:Commercial

Decision Sought:I would like the changes to building height restrictions in the central city to be removed, and for the plan to instead stick with the restrictions imposed in the city's post earthquake blueprint (28m)

My submission is that

I would like Council to remove the height limit change to the City Centre Zone. I think the idea of a low-rise city, with no new buildings over 28 metres, is a really good one and shouldn't be abandoned. It has the potential to be a real selling point for the city -

a city with sun and without wind tunnels. We already have so much bare land in the CBD. This change also seems, to me, to punish those developers who have contributed to the rebuild and got on with building on their land, while rewarding those who have held back the city's progress.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Sarah **Last name:** Flynn

Preferred method of contact Email

Postal address: 38 Bowenvale Avenue

Suburb: Cashmere

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: sarahf@mariancollege.school.nz

Daytime Phone: 0272946971

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 10.1

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

Provision: Subdivision, Development and Earthworks, Chapter 14 - Residential

Decision Sought: I do not want 14ii - increases in building heights because what that actually means is not new houses built on vacant land, but the destruction of often beautiful homes to crowd the city with a large number of generically tasteless buildings, jammed in without trees or greenery.

My submission is that

My submission is that increased height limits should NOT be allowed in residential areas 'willy nilly' - without the need to apply for

resource consent. Many modern blocks are completely tasteless and don't bring beauty to the city. We do not have the infrastructure to support all the extra cars on the roads this dense living brings to suburbia. Homes that have been in place for decades are affected by lack of light, extra noise and loss of privacy. People who have lived in their suburbs for decades, as we have, should have some consultation agency about any proposed nightmare going up around them. How can it be right for some property developer to stick some tacky building up and then move on to leave residents to deal with the consequences? My other concern is the waste and pollution which we are supposed to be addressing. Where are all these perfectly good, and often beautiful houses going? Landfill? I recently watched a large villa be demolished in a very short space of time - beautiful rimu floors and window frames smashed to bits. These houses are actually beautiful, made from resources we should/can no longer use (native woods etc), but we are throwing them away. It is immoral and wasteful.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Barry **Last name:** Newcombe

Preferred method of contact Email

Postal address: 11 Ashgrove Terrace

Suburb: Somerfield

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: bpnewcombe@gmail.com

Daytime Phone: 021 1097701

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 11.1

- 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

Provision: Subdivision, Development and Earthworks, Designations and Heritage Orders

Decision Sought: To include as a Qualifying Matter area the Opawaho Heathcote River corridor. It is not clear how 'corridor' is defined but I expect this will include a distance from the water?

My submission is that

PC 14 and PC13 Proposed changes outlined in Public Notice - Resource Management Act 1991 - Christchurch District Plan (distributed to households) section vi defines Qualifying Matters and lists a substantial number of sites/locations/features where

qualifying matters apply. Included are Styx River setback and Otakaro Avon River corridor. A significant omission from the listed sites/locations/features is Opawaho Heathcote River corridor. This is as least as significant as the other rivers listed and is considerably more important to include than many of the other listings.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Joyce **Last name:** Fraser

Preferred method of contact Email

Postal address: 26A Conway Street

Suburb: Somerfield

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: jefraser70@gmail.com

Daytime Phone: 02102608134

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 :

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

Note to person making submission:

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

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

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 12.1

- 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

Provision: Transport, Chapter 14 - Residential

Decision Sought: In addition to the public transport restriction, I would like an amendment to include off-street parking as a design requirement.

My submission is that

I generally support the public transport accessibility restriction. I would also like to see some requirement for developers to provide off-street parking and /cycle storage for residents, and also charging stations for EV. The people of Ōtautahi are still heavily

invested in personal car use and while we might like to dream of an electric vehicle/public transport idyll, this could take some considerable time to achieve. To prevent street parking congestion some practical provision needs to be made in the design requirements.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: John **Last name:** Rice

Preferred method of contact Email

Postal address: 10 Redmund Spur Road

Suburb: Kennedys Bush

City: Christchurch

Country: New Zealand

Postcode: 8025

Email: directproject1@gmail.com

Daytime Phone: 027 220 5905

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 13.1

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

Provision:Natural Hazards,Natural and Cultural Heritage,Chapter 14 - Residential

Decision Sought:I suggest that the RNN-RuUF zone boundary be amended to be closer to Sutherlands Road so as to exclude the extent of actual new planting already existing in Sutherlands Basin. Also I suggest that the RNN-RuUF zone boundary within the private property that is 750 Cashmere Road be amended to be closer to Sutherlands Road so as include the row of magnificent ancient Macrocarpa Trees within the RuUF Zone and so protect them from removal in the event of development of the adjacent RNN zone along Sutherlands Road. The boundary I suggest is illustrated by the solid red line overlain on the planning map in the first snip below. This would also align better with the flood management area shown on the planning maps as shown in the 2nd snip

below. Photos attached

My submission is that

My submission concerns the planning map 50 and in particular the area to the east of Sutherland's Road and to the north of Cashmere road that includes the new Sutherlands basin and the property that is 750 Cashmere Road.

Attached Documents

File
No records to display.

Submission form and submission guidelines

For the proposal for deeming provisions for the zoning of new
and stopped roads



The proposed
**Christchurch
Replacement District Plan**

Notified 20 July 2016

Submission Form Guidelines

1 Make your submission

Make a submission on the attached form and return it to the Christchurch City Council using one of the options identified on the top of the form (e-mail, post, hand delivery).

2 Submitter Details

In the full name(s) box write the name(s) you want to be used in relation to your submission. If the submission is being made on behalf of an individual this should be the individual's name. If it is the name of a company or organisation that name must be registered.

If you appoint an agent or representative to represent your submission, write your agent's full name (including company name, if they work for a company) and tick the box authorising them to represent you.

The address for service (either postal or e-mail, as selected by you) will be used by the Christchurch City Council and the Independent Hearings Panel (IHP) to send notices of any information relating to the hearings. **Email is the Christchurch City Council's preferred option.** The address for service can be your agent's address.

Please provide a day time telephone number where you are most easily contactable for hearing time or schedule changes.

3 Trade Competition

Please ensure you complete the tick boxes in this section.

4 Hearing

By lodging a submission on the proposal, you are entitled to attend the relevant hearing and to be heard by the IHP in support of your submission. If you indicate you wish to be heard you will be sent all of the relevant information from the Christchurch City Council, IHP, and/or other submitters (via your address for service).

If you select 'no' your submission will still be considered by the Christchurch City Council and the IHP but you will not be sent copies of this information. Your submission is just as valid if you choose not to be heard and you will be notified of the IHP decision. If you don't tick either box, the IHP will contact you at your address for service to ask whether you wish to be heard (if you don't respond within five working days, the presumption is that you don't wish to be heard).

Submitters who make similar submissions are encouraged to present a joint case at the hearings.

5 Submission Details

This form is specific to the proposal identified on the front page of this document. For more detailed information on the proposal visit proposeddistrictplan.ccc.govt.nz or email dpreview@ccc.govt.nz

If you would like the proposal to be changed, it is important to clearly state the changes you seek.

Clearly state the reason(s) for your submission, for example how the proposal would affect your day-to-day activities or your experiences of the environment.

You need to make a separate submission for each point or map. If you lodge your submission on a hard copy form please ensure that you include all attachments.

Note

If you need assistance with completing the submission form, please contact the Christchurch City Council on 941 8999 to speak to a district plan review planner or email your query to dpreview@ccc.govt.nz



Submissions must be received no later than Wednesday 31 August 2016.

1

Make your submission:

Post: District Plan Submissions
Christchurch City Council
PO Box 73001 Christchurch 8154

Email: dpreview@ccc.govt.nz
Deliver: Christchurch City Council
53 Hereford Street, Christchurch

2

Submitter Details (All details marked with an * must be provided)

Full name(s)*

I authorise the person below to represent my submission: (tick)

Submitter agent's name

Address for service (indicate your preference)*

Email* (tick)

Post* (tick)

Phone number*

Mobile number*

Privacy Act 1993

Submissions are public information. Information on this form including your name and contact details will be accessible to the public on the Independent Hearings Panel (IHP) or the Council websites and at Council service centres and libraries. The Council is required to make this information available under the provisions of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014. Your contact details will only be used by the Council and IHP for the purpose of the district plan review process. The information will be held by the Council or IHP. You have the right to access the information and request any correction.

3

Trade Competition (All details marked with an * must be provided)

If you are a person who could gain an advantage in trade competition through making a submission, your right to make a submission may be limited by Clause 6(2) Schedule 1 of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014.

I could gain an advantage in trade competition through this submission.* Y N

If you answered Yes to the above statement please complete the following.

I am directly affected by an effect of the proposal that -

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition Y N

4

Hearing (All details marked with an * must be provided)

I wish to be heard in support of my submission.* Y N

If you answered Yes to the above statement please complete the following:

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

Signature of submitter*

Date*

Please use the guidelines to assist you to complete this form.

5 Submission Details

My submission is: *(please tick)*

I support I oppose I seek an amendment

The decision I seek is that the proposal: *(please tick)*

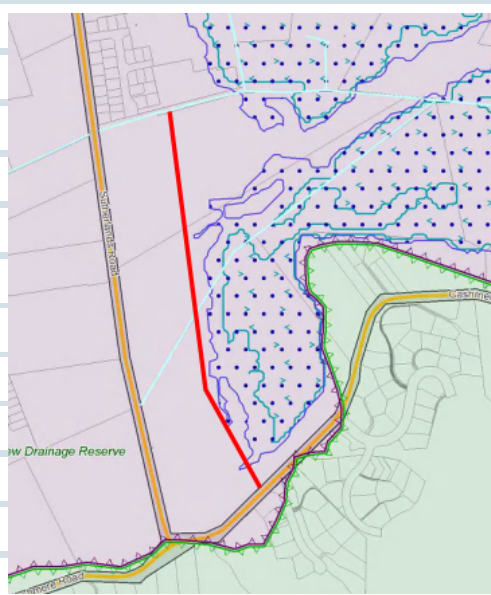
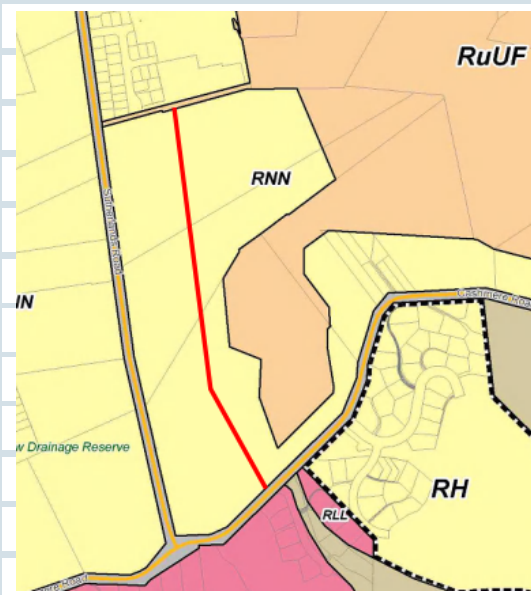
Be retained Be deleted Be amended as follows *(you must specify your amended wording):*

My submission concerns the planning map 50 and in particular the area to the east of Sutherland's Road and to the north of Cashmere road that includes the new Sutherlands basin and the property that is 750 Cashmere Road.

I suggest that the RNN-RuUF zone boundary be amended to be closer to Sutherlands Road so as to exclude the extent of actual new planting already existing in Sutherlands Basin.

Also I suggest that the RNN-RuUF zone boundary within the private property that is 750 Cashmere Road be amended to be closer to Sutherlands Road so as include the row of magnificent ancient Macrocarpa Trees within the RuUF Zone and so protect them from removal in the event of development of the adjacent RNN zone along Sutherlands Road. The boundary I suggest is illustrated by the solid red line overlain on the planning map in the first snip below. This would also align better with the flood management area shown on the planning maps as shown in the 2nd snip below.

Reasons for my submission:



FREEPOST Authority No.178



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

tape here

tape here

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 10/05/2023

First name: Graham **Last name:** Townsend

On behalf of:

Preferred method of contact Email

Postal address: 11 Watlings Place

Suburb: Kennedys Bush

City: Christchurch

Country: New Zealand

Postcode: 8025

Email: newptc75@protonmail.com

Daytime Phone: 03 3226445

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 14.1

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

Provision:Introduction,Strategic Directions ,Transport,Subdivision, Development and Earthworks,Natural and Cultural Heritage,Open Space

Decision Sought:No specific decision, just a broad intention to discourage urban sprawl while supporting public transport and communal greenspace.

My submission is that

1. I support the overall thrust of the increased intensification. We cannot permit urban sprawl especially on high-quality soils that should be used for purposes such as market gardening as part of the overall drive to lessen food miles and lower our climate impact. 2. It is also vital that developers do not get rich at the expense of our collective well-being. Hence I fully support using ""Financial Contributions from anyone looking to develop land, even when a resource consent isn't needed (as per the new direction of the Enabling Housing Act)."" 3. Communal green space and greater tree cover will both be vital as our climate heats. I strongly applaud the growing network of cycle/walking tracks across the city and especially in the new subdivisions in the wider Halswell area. 4. Planning for better public transport options is a must - we have to get out of our cars. 5. The current fashion for black or dark grey roofing will exacerbate the urban heat-island effect. In view of climbing global temperatures, it is therefore a form of collective self-harm. I do not know whether it falls within the CCC's power to influence this fashion, but we should be using surfaces with a much higher albedo to reflect as much incoming solar radiation back into space as we can. 6. Given the likely ramping up of la Nina/El Nino cyclicity and hence the likelihood of more severe droughts, new suburban housing should include mandatory roof-runoff rainwater storage. We have just installed 1000L and probably should have doubled that capacity.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Denis **Last name:** Morgan

Preferred method of contact Email

Postal address: 48 Murray Place

Suburb: St Albans

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: denis-morgan@outlook.co.nz

Daytime Phone: 027 275 9077

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 15.1

- 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

Provision: Transport, Subdivision, Development and Earthworks, Chapter 14 - Residential

Decision Sought: Chapter 7 Transport o Given that PC 14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies. o Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS. Chapter 8 Subdivision Aspiration o That a subdivision creating 18 residential units is outside the scope of PC14 and not in keeping with neighbourhood amenity values. Requested Action o Any subdivision of Lot 3 DP27773 is restricted to no more than one residential unit accessing easement 192726. Chapter 14 - High Density 14.6 Discretions Requested Action o There be no discretion regarding stream setbacks, boundary setbacks and recession planes; a building fits the envelope, or it doesn't. Nor should there be any discretion regarding additional privacy through outlook spaces. These are more relevant with such significant changes under PC14. A resident is totally dependent upon officers' experience, objectivity, and fairness with the resident excluded from the consenting process if the application is non-notified. 14.6.2.2 Requested Action o Delete the second sentence of Clause 14.6.2.2

My submission is that

Chapter 7 Transport. I support the following. Objective 7.2.1 (iv) iv. that reduces dependency on private motor vehicles and promotes the use of public and active transport; Policy 7.2.1.1 (iv) iv. reflecting neighbourhood identity and amenity values. Policy 7.2.1.6 (iii) iii. encouraging the use of travel demand management options that help facilitate the use of public transport, cycling, walking and options to minimise the need to travel. o On-site parking will not be required for residential developments. o Currently in the Merivale/St Albans area parking is chaotic and space at a premium. o My requests to the local councillor and community board for comment on reduced residential amenity values caused by parking remain unanswered. o CCC does not police the restricted parking zones now and an increase in housing density will add to the chaos. o The problem has been caused by the granting of consents for businesses, rest homes, and hospitals without proper traffic management and controls. (A request has been made to CCC for information as to traffic mitigation proposals for a new facility in Mansfield Avenue by Nurse Maud on an existing carpark. So where do the existing cars now park and where do staff and users of the new facility park? Council have not replied). o The increase in hospitals and retirement facilities has increased the size and frequency of service vehicles (increased heavy traffic). o Air B+B operate in the area adding to parking demand. o Currently CCC is investigating speed reduction/safety options within Merivale. Speed is very much an issue in the narrow(ed) streets with parking on both roadsides. o Rules are pointless without enforcement. o CCC has confirmed 37 infringement notices have been issued in Murray Place in the 6 months October 2022 to March 2023. 19 were for parking over the time restriction Allowing a generous 6 weeks for Christmas and other statutory holidays that leaves 20 weeks x 5 days = 100 days to collect 19 infringement notices. That is woeful and reflects Councils control performance. My testimony will be that cars are parked in the restricted zones all day every weekday. The other infringement notices are likely to be for parking too close or over a residential driveway and in these cases the resident must complain first! There is no effective control outside of the Central City for parking management. Chapter 8 Subdivision o I cannot comprehend, assimilate, or propose the subdivision possibilities confronting me from all the Sec 32 and PC14 information. o I can only express that I anticipate major adverse effects and state my position and hope for a reasonable outcome. o To my north is a right of way (ROW) that serves 3 single storey residences to the east of 48 Murray Place (i.e., 50, 50A + 50B Murray Place). These are lots 1, 2 +3 of DP27773 which is subdivision of Lot 2 of DP 8859 (circa 1929). All 3 sections are greater than 600 square metres in size. o Lot 3 of DP27773 utilises an easement (192726) over my 48 Murray Place that was created in favour of Lot 2 DP8859 in 1929. Both the original lot and the current lot reflect a single residential unit employing the easement while lots 1 + 2 DP27773 developed new sewers elsewhere. I am interpreting that only one other residential unit can access the sewer under my land in addition to my residential unit. o If redeveloped pursuant to PC 14, the possibility is for 18 residential units to use the narrow ROW to the north – a mini highway for vehicles or pedestrians. Although stream setback might restrict some development, it is possible all 3 sections being halved totalling 6 allotments X 3 residential units each = 18 residential units using the ROW. o A worse case is amalgamation of titles with CCC granting discretion for more than 18 units without notification. Chapter 14 Residential High Density Council Discretion Reference Clause 14.6 14.6.1.3 RD2, RD6, RD9, RD10, RD11 o CCC is reserving discretion on several (building) matters in PC14 and many are proposed as non-notified in within Restricted Discretionary Activities. o Non-notified means once a decision has been made to proceed with the application on a non-notified basis, then an application can be assessed, and a decision made about whether to grant or refuse the application. There is no avenue for any input into the process by any other persons. o This is a concern, including delegating to Commissioners, because. } Staff move on and interpretations change with staff changes (i.e., consistency issues). } Pressure is heaped on Council by developers and their designers. } Where an application is non-notified there is no avenue for any input into the process by any other persons (neighbour) } Commissioners have no personal investment or interest in the outcomes. } Some examples of concern (in my neighbourhood) are. } The granting of business and hospital consents at Councils discretion without notification and with public excluded has led to traffic congestion and a loss of residential amenity values around Merivale. } The permanent granting of business resource consents (after temporary consents post-earthquakes) in Papanui Road without parking requirements or controls. } Buildings at 38 and 38A Murray Place intrude into the stream set-back by a considerable margin; one shows at least 50% intrusion and the second a 20% intrusion. The second has also been granted consent in a flood zone. These are poor discretionary decisions. 14.6.2.2 Height in relation to Boundary 14.6.2.2 Height in Relation to Boundary o The use of the far boundary of a ROW to set the recession plan, has major effects on neighbours to the opposite side of the ROW. o This clause is a carry-over from past plans and is not appropriate for the new PC14 rules with a set point 3 meters above ground and at the new angles proposed. o PC14 allows a new residential unit development at 52 Murray Place to be set back from the ROW by 1 metre and using the recession plane allowance based on the furthest ROW boundary (2nd sentence 4.6.2.2), the building height would intersect the recession plane at a height of 9 metres. Then using the angles employed in CCC Sec 32 documents for winter solstice (260) and March equinox (470), and an August mid-point (330), at the 9m intersect point the sitting room and BR1 at 48 Murray Place would see no sunlight for 6 months from March to August, and the outside living, no sunlight for 3 months. o At the full height of 12 meters to eave was used, residential units at #52

would be set back 3.5 meters and shading over 48 Murray Place would be increased including all outside living space for 6 months each year. o Council has discretion over altering the setback, so the full height of 12m (plus roof height) could be granted at a 1-meter setback creating the worst of options (shading and privacy) being non-notified and at CCC's discretion with no opportunity for me to comment (except at CCC's invitation). o No examples are given within PC14 or Section 32 documents where an existing single storey house is impacted in the HDZ. o The removal of the last sentence will not disadvantage any HDZ lot adjacent to a ROW compared to any other HDZ site of the same proportions. That is, each allotment to be decided on its own merits and not taking advantage of a neighbouring ROW.

Attached Documents

File
No records to display.

Plan Change 14 – Christchurch City Council

Submission on Proposed Changes

Submitter: Denis James Morgan
 Address: 48 Murray Place, St Albans, Christchurch
 Contact #: 027 275 9077



Preamble

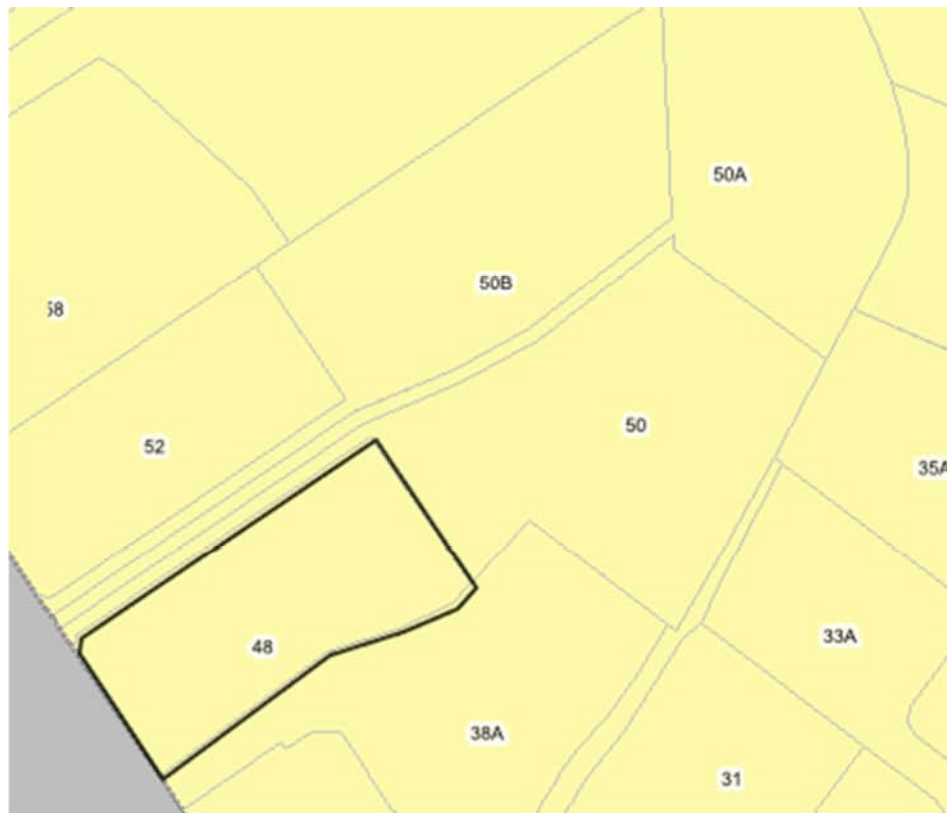
- There is a plethora of (Section 32) documents and maps for a lay person to digest and comprehend from Christchurch City Council (CCC or Council). I cannot absorb or assimilate all in a coherent manner.
- My submission focuses on personal circumstances and believe these circumstances will be reflected within the community.
- The submission uses I, me, my, mine for descriptive purposes.

Submitters Circumstances

- I am aged 73 years and reside at 48 Murray Place, St Albans, Christchurch with my wife aged 70 years.
- 48 Murray Place is within the proposed HRZ and within a proposed Large Local Centre Intensification Precinct (Merivale).
- Our property was purchased in 2006 being the basis of a retirement plan and included a 1930's era cottage that was damaged beyond repair in the 2011 earthquakes.
- A replacement single storey 2-bedroom cottage was completed in 2016. This building was constructed within the planning rules of the day and was the cornerstone of a retirement plan, being close to amenities (in Merivale).
- This building has more than 40 years remaining of its RMA life of 50 years.
- To the north is a right of way (ROW) that serves 3 single storey residences to the east of 48 Murray Place.
- North of the ROW (at 52 Murray Place) is a 1930's era 2 storey residence that occupies less than 50% of the site at its 2-storey portion.

Effects of Plan Change 14 on 48 Murray Place

- My concerns are reduced privacy, reduced sunlight, increased traffic both on roads and the ROW, increased noise, and increased use of an easement. Overall, a loss of amenity value.
- All properties to the north and east of 48 Murray Place are suitable for redevelopment.
- There is the possibility is for 18 residential units to use the narrow ROW to the north – a mini highway for vehicles or pedestrians.
- To the north of the ROW at 52 Murray Place, there will be rights for housing development to 14m high.
- It is ominous if additional residential units can connect to (or replace) the sewer pursuant to easement 192726 from Lot 3 DP277773 and my garden is to be destroyed.
- Within new residential units' under PC14, "outlook" spaces are required from all habitable rooms. Development of 52 Murray Place will cause **major effects/loss of privacy** on 48 Murray Place by outlook spaces from habitable rooms up to 4 stories high being into my bedroom, living room and outdoor living space being exacerbated by CCC's extra floor level. (The existing building being typical of the 1930's has small and high south windows that do not intrude on privacy at 48 Murray Place).
- ***I have major concerns about quality of life with PC14 changes.***
-



Location Map

Submitters Views on Higher Density

- I have no objection to high(er) density housing.
- I have no objection to high(er) density in my neighbourhood.
- I have a **strong** objection to.
 - ✓ **Lack of proper social impact assessment***
 - ✓ Lack of community consultation by the NZ House of Representatives.
 - ✓ Every 300 square metre section in HDZ being a candidate.
 - ✓ Scant references within Sec 32 documents to American and European practices but no science or studies of similar experiences especially at similar latitudes. The reports are opinions without community input or facts.
- Good examples of high(er) density and sites are.
 - ✓ The older development at 868 Colombo designed by the late Peter Beavon; this is a community village situation after Mr Beavon spent years in the UK studying urban design.
 - ✓ The complex under construction on the corner of Montreal + Kilmore Street.
 - ✓ The complex under construction on the corner of Manchester St + Cambridge Terrace.
 - ✓ The large site to be developed at 60-72 Papanui Road.

*Social Impact Assessments

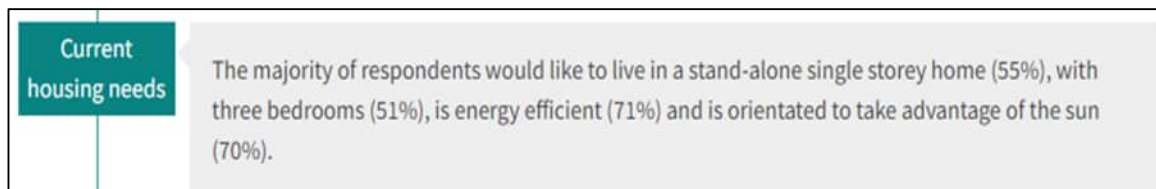
- Social Impact Assessment (SIA) is firmly rooted in the philosophy outlined in the *International Principles for Social Impact Assessment* (Vanclay 2003).
- SIA is a well-established international practice that has clarified how to **interact with communities in planning developments to promote positive developmental outcomes for society and the environment.**
- Gillian Stewart, Social Impact Assessor Co Creationz Ltd notes that
 - ✓ **“In NZ, very few studies on the social impacts of housing intensification have been conducted”.**
 - ✓ **“Neighbourhoods and communities are not homogeneous or static buildings and infrastructure on maps. **They comprise people** – with diverse ethnic, cultural, economic, and social values, needs and interests – whose wellbeing and lives will be affected and shaped by the provisions (of town plan outcomes)”.**
 - ✓ **“As important, but less acknowledged, is **the effect the planning process is having on people concerned about draft provisions.** Consultation as opportunities ‘to have your say’ needs to be rooted in proper social analysis of the ‘communities’.**

CCC changes to MDRS in HDZ

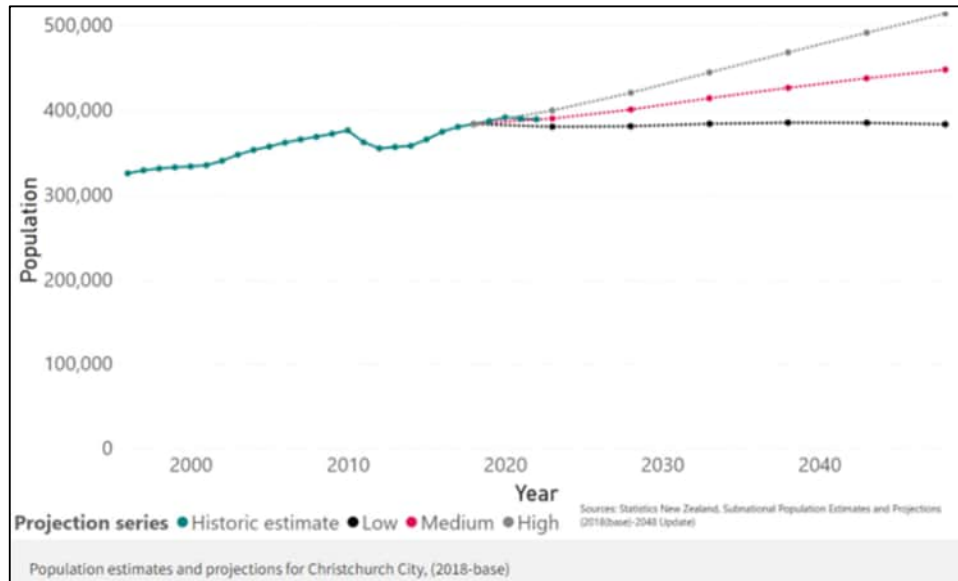
- Improving sun light through improved recession planes.
- Increased (minimum) building height (from 12m to 14 m) allowing an additional storey.
- Increased privacy concerns through increased outlook spaces (now over 4 storeys).
- Buildings up to 20 meters **at Council discretion** in Large Local Centre Intensification Precincts.
- Section 32 supporting documents/assessments are on multi storey neighbours without consideration of **recently** established single storey dwellings that were developed in accordance with planning rules.
- CCC has “exempted” some residents from the effects of MDRS but “worsened” the effects on others through a reinterpretation of hubs and centres included in HDZ. The St Albans/Merivale residential precinct has been compromised and modified by consents granted for hospitals and rest homes and businesses, without notification and with public excluded, which CCC now uses to justify a HDZ zoning as a Large Local Centre Intensification Precinct.

Population + Statistics

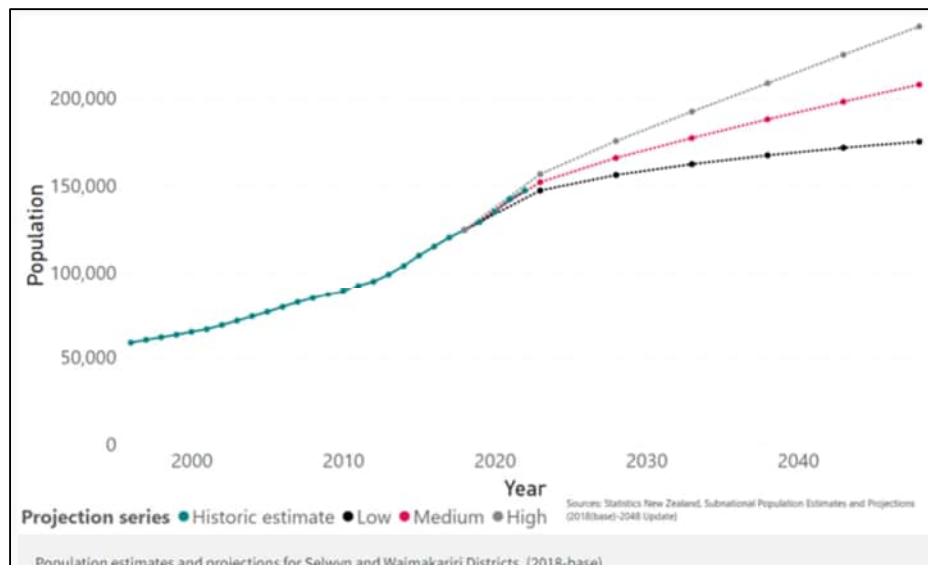
- A CCC housing survey show that 55% of survey respondents in Christchurch prefer single storey residential options (below). 70% valued orientation for the sun.



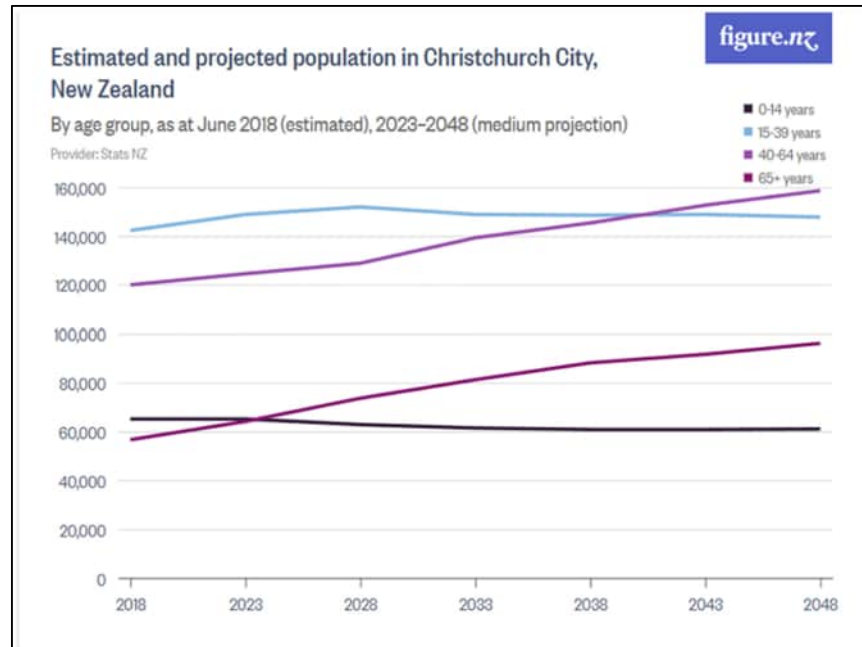
- CCC data also reveals the following.
 - ✓ Christchurch city's most recent population estimate was 389,300, in June 2022.
 - ✓ The 2010/2011 earthquakes resulted in a net loss of around 21,000 people, but by 2017 the city's population had recovered to pre-earthquake levels.
 - ✓ Projections suggest that by 2033 the population is likely to be around 414,000 under a medium-growth scenario (increase 6.4% from 2022 – Red, my addition). However, it could range anywhere between 384,000 (less than 2022 levels – red, my addition) and 445,000 (increase of 14% - red, my addition).
 - ✓ By 2048, the city's population is expected to be around 448,000 (but could range anywhere between 384,000 (less than 2022 levels – red, my addition) and 514,000 (increase of 32% - red, my addition).



- By comparison, regions are growing at a much faster rate.
 - ✓ Neighbouring Selwyn and Waimakariri districts had an estimated combined population of 147,200 in 2022.
 - ✓ Growth is currently tracking faster than what has been projected under a high-growth scenario.
 - ✓ Longer term, under a medium growth scenario, the population is expected to be around 177,000 by 2033 and around 208,000 by 2048.
 - ✓ Obviously, the growth is in the regions (my comment in red)



- Looking at demographics, data from CCC could not be found, but information from Figure NZ correlates with CCC's medium estimate to 2048.
- The following graph shows a declining trend in 0-14 and 15 – 39 age groups, and an increase in 40 – 64 and 65+ age groups. This confirms an ageing population.



- If the number of houses in my part of Murray Place are counted (the part running North-South and joining McDougall Avenue), there are 13 residential units.
 - 9 of the 13 are occupied by retired people who sought to be near facilities in retirement (Merivale Village) – **70%**.
 - 1 is occupied by a family with primary school aged children.
 - 1 is occupied by a family with secondary school aged children.
 - 1 is occupied by a couple with adult working children.
 - 1 is occupied by a couple still working without children at home.
- ***These statistics, surveys and demographics do not support the approach by MDRS and PC14 and have not been considered/mentioned in any Social Impact Assessment or any other Assessment.***

Specific References follow.

Transport + Traffic

Chapter 7 Transport.

Reference Objective 7.2.1 (iv)

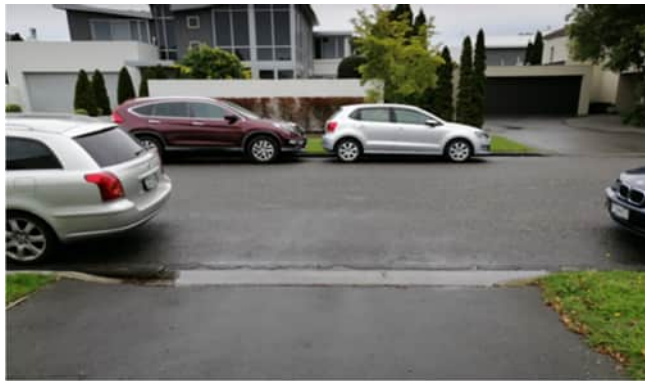
iv. that reduces dependency on private motor vehicles and promotes the use of public and active transport;

Reference Policy 7.2.1.1 (iv)

iv. reflecting neighbourhood identity and amenity values.

Reference Policy 7.2.1.6 (iii)

iii. encouraging the use of travel demand management options that help facilitate the use of public transport, cycling, walking and options to minimise the need to travel.



*The picture is typical of current parking practices abutting driveways. The cars in the distance were parked in a restricted zone all day. The road has been narrowed and with cars both sides of the road, the carriageway is single lane. **This is “oppressive” and unsafe. Family and friends cannot visit on weekdays, and tradespeople and gardeners are reluctant to commit to jobs due to the lack of parking. The result is reduced amenity value.***

- On-site parking will not be required for residential developments.
- Currently in the Merivale/St Albans area parking is chaotic and space at a premium.
- My requests to the local councillor and community board for comment on reduced residential amenity values caused by parking remain unanswered.
- CCC does not police the restricted parking zones now and an increase in housing density will add to the chaos.
- The problem has been caused by the granting of consents for businesses, rest homes, and hospitals without proper traffic management and controls. (A request has been made to CCC for information as to traffic mitigation proposals for a new facility in Mansfield Avenue by Nurse Maud on an existing carpark. So where do the existing cars now park and where do staff and users of the new facility park? Council have not replied).

- The increase in hospitals and retirement facilities has increased the size and frequency of service vehicles (increased heavy traffic).
- Air B+B operate in the area adding to parking demand.
- Currently CCC is investigating speed reduction/safety options within Merivale. Speed is very much an issue in the narrow(ed) streets with parking on both roadsides.
- **Rules are pointless without enforcement.**
- CCC has confirmed 37 infringement notices have been issued in Murray Place in the 6 months October 2022 to March 2023. 19 were for parking over the time restriction Allowing a generous 6 weeks for Christmas and other statutory holidays that leaves 20 weeks x 5 days = 100 days to collect 19 infringement notices. That is woeful and reflects Councils control performance. My testimony will be that cars are parked in the restricted zones all day every weekday. The other infringement notices are likely to be for parking too close or over a residential driveway and in these cases the resident must complain first! There is no effective control outside of the Central City for parking management.

Requested Action

- ***Given that PC 14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies.***
- ***Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS.***



Illustration only: Medium Density Residential Standards (MDRS).



Indicative illustration only: High Density Residential Zone.

CCC's perceptions of MDZ + HDZ

(Compared to current situation they are "unreal" and the actual above will worsen within an HDZ in Merivale/St Albans)

Subdivision

Reference Chapter 8

- I cannot comprehend, assimilate, or propose the subdivision possibilities confronting me from all the Sec 32 and PC14 information.
- I can only express that I anticipate major adverse effects and state my position and hope for a reasonable outcome.
- To my north is a right of way (ROW) that serves 3 single storey residences to the east of 48 Murray Place (i.e., 50, 50A + 50B Murray Place). These are lots 1, 2 +3 of DP27773 which is subdivision of Lot 2 of DP 8859 (*circa* 1929). All 3 sections are greater than 600 square metres in size.
- Lot 3 of DP27773 utilises an easement (192726) over my 48 Murray Place that was created in favour of Lot 2 DP8859 in 1929. Both the original lot and the current lot reflect a single residential unit employing the easement while lots 1 + 2 DP27773 developed new sewers elsewhere. I am interpreting that only one other residential unit can access the sewer under my land in addition to my residential unit.
- If redeveloped pursuant to PC 14, the possibility is for 18 residential units to use the narrow ROW to the north – a mini highway for vehicles or pedestrians. Although stream setback might restrict some development, it is possible all 3 sections being halved totalling 6 allotments X 3 residential units each = 18 residential units using the ROW.
- A worse case is amalgamation of titles with CCC granting discretion for more than 18 units without notification.

Aspiration

- ***That a subdivision creating 18 residential units is outside the scope of PC14 and not in keeping with neighbourhood amenity values.***

Requested Action

- ***Any subdivision of Lot 3 DP27773 is restricted to no more than one residential unit accessing easement 192726.***

High Density

Reference Chapter 14

Reference Clause 14.6

14.6.1.3 RD2, RD6, RD9, RD10, RD11

Council Discretion

- CCC is reserving discretion on several (building) matters in PC14 and many are proposed as non-notified in within Restricted Discretionary Activities.
- Non-notified means once a decision has been made to proceed with the application on a non-notified basis, then an application can be assessed, and a decision made about whether to grant or refuse the application. ***There is no avenue for any input into the process by any other persons.***
- This is a concern, including delegating to Commissioners, because.
 - ✓ Staff move on and interpretations change with staff changes (i.e., consistency issues).
 - ✓ Pressure is heaped on Council by developers and their designers.
 - ✓ ***Where an application is non-notified there is no avenue for any input into the process by any other persons (neighbour)***
 - ✓ Commissioners have no personal investment or interest in the outcomes.
 - ✓ Some examples of concern (in my neighbourhood) are.
 - The granting of business and hospital consents at Councils discretion without notification and with public excluded has led to traffic congestion and a loss of residential amenity values around Merivale.
 - The permanent granting of business resource consents (after temporary consents post-earthquakes) in Papanui Road without parking requirements or controls.
 - Buildings at 38 and 38A Murray Place intrude into the stream set-back by a considerable margin; one shows at least 50% intrusion and the second a 20% intrusion. The second has also been granted consent in a flood zone. These are poor discretionary decisions.

Requested Action

- ***There be no discretion regarding stream setbacks, boundary setbacks and recession planes; a building fits the envelope, or it doesn't. Nor should there be any discretion regarding additional privacy through outlook spaces. These are more relevant with such significant changes under PC14. A resident is totally dependent upon officers' experience, objectivity, and fairness with the resident excluded from the consenting process if the application is non-notified.***

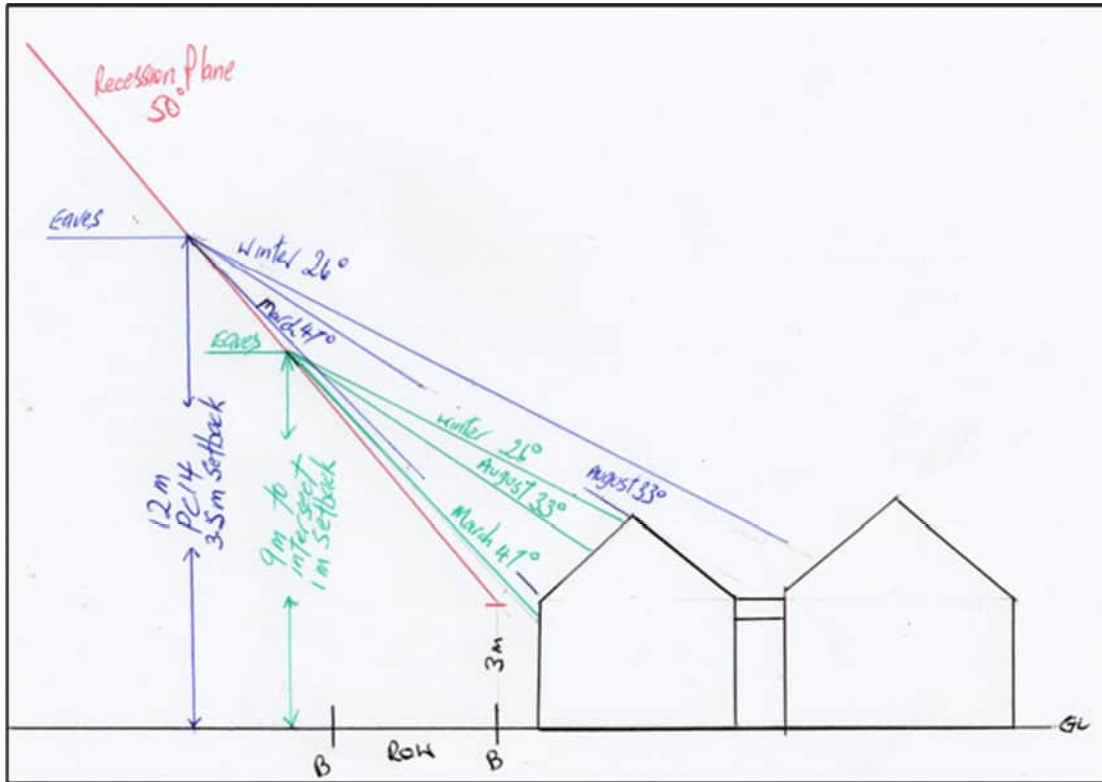
14.6.2.2 Height in Relation to Boundary

- The use of the far boundary of a ROW to set the recession plan, has major effects on neighbours to the opposite side of the ROW.
- This clause is a carry-over from past plans and is not appropriate for the new PC14 rules with a set point 3 meters above ground and at the new angles proposed.
- PC14 allows a new residential unit development at 52 Murray Place to be set back from the ROW by 1 metre and **using the recession plane allowance based on the furthest ROW boundary (2nd sentence 4.6.2.2)**, the building height would intersect the recession plane at a height of 9 metres. Then using the angles employed in CCC Sec 32 documents for winter solstice (26^o) and March equinox (47^o), and an August mid-point (33^o), at the 9m intersect point the sitting room and BR1 at 48 Murray Place would see no sunlight for 6 months from March to August, and the outside living, no sunlight for 3 months.
- At the full height of 12 meters to eave was used, residential units at #52 would be set back 3.5 meters and **shading over 48 Murray Place would be increased including all outside living space for 6 months each year.**
- Council has discretion over altering the setback, so the full height of 12m (plus roof height) could be granted at a 1-meter setback creating the worst of options (shading and privacy) being non-notified and at CCC's discretion with no opportunity for me to comment (except at CCC's invitation).
- **No examples are given within PC14 or Section 32 documents where an existing single storey house is impacted in the HDZ.**
- The removal of the last sentence will not disadvantage any HDZ lot adjacent to a ROW compared to any other HDZ site of the same proportions. That is, each allotment to be decided on its own merits and not taking advantage of a neighbouring ROW.

Requested Action

- **Delete the second sentence of Clause 14.6.2.2**

(See over for drawing).



Recession Planes as proposed PC14.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 10/05/2023

First name: Jo **Last name:** Jeffery

On behalf of:

Preferred method of contact Email

Postal address: 65A Rugby Street

Suburb: Merivale

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: jojefferynz@gmail.com

Daytime Phone: 021899654

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 16.1

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

Provision:Chapter 14 - Residential

Decision Sought:Keep the height change proposal within the four avenues until such a time that further housing is required outside of that. Protect Merivale streets from any such development permanently and apply a heritage ruling on these streets, like what has been done around Deans Bush.

My submission is that

The blanket rule for increased building heights should not be enforced on all streets, especially those with heritage buildings and a tree canopy - like Rugby Street, Merivale Lane and surrounding streets in Merivale. Buildings over two levels will impact greatly on the 'Christchurch' garden city feel of these beautiful streets which should be protected for future generations. There is still plenty of capacity within the four avenues for multi level residential buildings and this should be considered first before any other residential areas are impacted.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Sandra (Sandy) **Last name:** Bond

Organisation: Dr Sandy Bond LLC (self)

Preferred method of contact Email

Postal address: 26A Valley Road

Suburb: Cashmere

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: dr_sandybond@yahoo.com

Daytime Phone: +19043150908

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 17.1

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

Provision:Commercial

Decision Sought:I would like to see the height limits reduced. I do not recall what was decided post the Canterbury earthquake series, but I seem to recall it was 5-6 story buildings as the maximum height.

My submission is that

While I agree with the need to increase density, I believe the height limits within the city center of 90metres are too high. I lived

through the earthquakes 2010-2014 and during that time the CCC asked for feedback from the community of what they wanted to see when the city builds back. I seem to recall the pink sticky notes of ideas - but one was clear, that they did not want high-rise buildings - due the perceived danger of these (subsequent to two prominent buildings collapsing), and for other reasons. The need for a tiered approach building up and away from the river to preserve river views, etc. Are these views no longer relevant?

Attached Documents

File
No records to display.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 10/05/2023

First name: Nicholas **Last name:** Latham

On behalf of:

Preferred method of contact Email

Postal address: 164

Suburb:

City:

Country: New Zealand

Postcode:

Email: nicholas.l.nz@gmail.com

Daytime Phone:

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 18.1

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

Provision:All

Decision Sought:Less restrictions on increasing housing, especially mixed zone areas.

My submission is that

Support more housing, with an especially in the city centre

Attached Documents

File
No records to display.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 10/05/2023

First name: Charlotte **Last name:** Smith

On behalf of:

Preferred method of contact Email

Postal address: 8 Walnut Avenue

Suburb: Strowan

City: Christchurch

Country: New Zealand

Postcode: 8052

Email: charlotte.smith@gmail.com

Daytime Phone: 0226230878

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 19.1

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

Provision: General Rules and Procedures, Subdivision, Development and Earthworks, Designations and Heritage Orders, Specific Purposes Zone, Chapter 14 - Residential

Decision Sought: I would like to see the height restrictions significantly reduced to allow for only a max of 2 stories except in areas with high density.

My submission is that

I oppose the Proposed plan change 14. I do not agree that all parts of Christchurch need to have development of up to 3 houses up to 12m high. Some areas are already very busy near schools and to have up to 3 houses increases the traffic and reduces the quality of life for those in these areas. We live in Strowan and the traffic is already horrendous any time from 7:45 - 9am and 2:30 until about 4pm. Allowing for buildings up to 12m also will not allow of much in the way of natural sunlight and significantly reduce light and health of homes. Some of the older areas have lovely heritage homes and it ruins the fabric of the areas who thoughtless ugly infill housing are added to the heritage areas. Some of the streets are special being a memorial to the war dead and it would be sad to see these streets changed. Also with the seismic activity in Christchurch I think it would be very ill advised to have houses that are up to 12m tall. I would also suggest that the cheap housing is not built to the same quality of older homes and may not survive a large earthquake as the land is not as good with a tendency to liquefaction.

Attached Documents

File
No records to display.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 10/05/2023

First name: Mark **Last name:** Figgitt

On behalf of:

Preferred method of contact Email

Postal address: 115a Merivale Lane

Suburb: Merivale

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: markfiggitt@gmail.com

Daytime Phone: 021 467716

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 20.1

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

Provision: Planning Maps

Decision Sought: Ensure that all high density is consented and checked for compliance across the Board

My submission is that

You have made our zone (115a Merivale Lane) high intensity with buildings up to 4 storeys high, without consent. I have a number of

questions/submissions re this 1. Who pays for the infrastructure upgrade i.e. drains sewers, water supplies as the current infrastructure is not capable of delivering to this level. This needs to be clear and therefore consented and understood by all current rate payers. 2. How will parking be covered as specifically in Merivale there is no parking and adding high density increases the pressure on this - this needs to be clear and therefore consented 3. How can you make this high density @ 4 storeys and still meet the sunlight clause without consenting This appears to be a rushed and not well considered plan what are the other options that have been considered

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: George **Last name:** Hooft

Preferred method of contact Email

Postal address: 47A Studholme Street

Suburb: Somerfield

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: Geordie.Hooft@outlook.com

Daytime Phone: 021670330

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 21.1

- 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

Provision: Chapter 14 - Residential

Decision Sought: Suburban areas (most of the areas designated as medium density) should be left as "normal" suburban areas: leafy, single storey homes. That is what people looked for when they bought and to suddenly find that they may be in the middle of an intense apartment style area is an unfair and unexpected change. The sort of medium level intensification that is predicated should be reserved for areas inside or around the transitional zone (ie the four Aves) or other new designated areas (per above examples) where they are known in advance.

My submission is that

I oppose Chapter 14 of PC14 as it relates to the densification of residential housing in Christchurch. The proposed changes will: significantly reduce life-giving sunlight to people and vegetation; increase anxiety and depression caused by loss of sunlight and loss of privacy; materially decrease the number of trees and greenery in Christchurch; create an unsupportable level of on-street parking; and overload infrastructure services (ie three waters). There is no need to use densification to create housing when there are already many under-utilised land areas in Christchurch for that purpose (eg industrial area at Garlands Rd, former Christchurch Women's hospital site, former Addington saleyards, empty social housing at Carey St in Somerfield). All those areas have been allowed to be left negligently vacant and undeveloped while the Council allows property developers to build architecturally uninspiring cookie-cutter soulless boxes. There is no need to deprive families and ratepayers of sunlight and privacy when there are plenty of alternative spaces available for the development of housing.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Michael **Last name:** Campbell

Preferred method of contact Email

Postal address: 2 Seclusion Lane

Suburb: Parklands

City: Christchurch

Country: New Zealand

Postcode: 8083

Email: m.w.campbell@outlook.com

Daytime Phone: 0223189852

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 22.1

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

Provision: Transport, Chapter 14 - Residential, Commercial

Decision Sought: I am seeking a review of the 'Public Transport Accessibility Restriction'. It should only be applied in areas where the population numbers do not support public transport investment e.g. Brooklands. I believe the current designation is too broad and does not take into account the fact that many high-frequency transport routes already operate in and through these areas. I am seeking that council do not use this to reduce public or active transport investment and initiatives in the affected areas. I strongly push back on any move for the council to ignore the public transport needs of the outer suburbs. Furthermore I am seeking that the council reduce the areas that the Public Transport Accessibility Restriction designation applies, specifically removing any areas

within a 10 minute walk to a high frequency bus route or any other bus route that runs to/through the CBD or otherwise across the city. Finally i am asking the council to advise how the designation of Public Transport Accessibility Restriction is decided and how it can be removed as the city grows and outer suburbs need better transport solutions.

My submission is that

I am concerned and oppose the broad designation of 'Public Transport Accessibility Restriction'. This has the potential to designate, forever, the suburbs in question to be forever dependant on the use of private motor vehicle to provide access to, and get around the city. This may likely dis-encourage future investment in these areas for public and active transport including additional or different bus routes, light rail, cycle ways and walking. It will mean investment in these areas will go to other parts of the city that do not fall under this designation. It will also mean more pollution and more congestion in these areas. If anything outer suburbs should be a priority for council to improve access to public transport, to encourage people out of private vehicles. Outer suburbs do not have the benefit of being within walking distance to the cbd or shops, so we should be looking to improve options for this, not take them away. This will also mean that the council will not be able to adequately fulfil its requirements of net carbon zero and having recently declared a climate emergency. I believe this is an arbitrary designation, that is a choice based one. Other designations based on natural hazards make sense. However this one is only in place because the council (or other local authority) has chosen not to invest to make public transport a suitable option for these areas, which affects accessibility. I fear as well that pressure will be placed on council by residents to not invest in future public transport improvements in these areas for fear of having the designation removed. I believe that the designation is also wrong. I am based in the Limes in Parklands. We are a 10 minute walk to the number 7 bus route, which is one of the most high-frequency bus routes in Christchurch that goes direct to the CBD. Anywhere near this route should not have this designation applied to. Note - I have no interest in developing my land into higher density, more concerned that the council may actually decide to pull back or even withdrawn any investment in active or public transport once the designation is in place. I very much want more of this, not less.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Darryl **Last name:** Swann

Preferred method of contact Email

Postal address: 48A Fendalton Road

Suburb: Fendalton

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: darryl@swanns.net.nz

Daytime Phone: 0212266808

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 23.1

- 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

Provision:Chapter 14 - Residential,Planning Maps

Decision Sought:keep the existing rules for all areas except the Centre City.

My submission is that

The planned changes to height and boundary restrictions are too far reaching, and should be done on an area by area basis. Government should not be mandating this blanket change to all cites.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Ivan **Last name:** Thomson

Preferred method of contact Email

Postal address: 287 Centaurus Road

Suburb: St Martins

City: CHRISTCHURCH

Country: New Zealand

Postcode: 8022

Email: thomsoni.hamiltonj@gmail.com

Daytime Phone: 0274376425

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 24.1

- 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

Provision: Planning Maps

Decision Sought: The the Independent Hearings Panel and Council adopt the proposed Residential Suburban Zone for 287 Centaurus Road and areas in the vicinity as per above as denoted on Planning Map 46. Confirm the Waterway Setback that applies to Pope's Drain is 5m.

My submission is that

We support the Residential Suburban Zone (RSZ) for our property as notified together with the RSZ for the the surrounding area including, but not limited to, that area bordered by Vernon Tce, Aynsley Tce, Albert Tce and Armstrong Avenue as shown on Planning Map 46. Our reasons for the support are that the qualifying matters have been thoroughly investigated by the Council and justified in the Section 32 Evaluation for PPC 14 in accordance with the relevant sections of the Act introduced through the Enabling Housing Supply and other Matters Amendment Act. We query the accuracy of the Waterway Setback for our property shown along the western edge of Pope's Drain (Map 46). We understand the drain to be a Network Waterway as defined in the Plan which is subject to a 5m buildings setback .(Chapter 6, Rule 6.6.4). Also refer to Chapter 6 Appendix 11.5.4.3 for waterway classifications. We seek that the Planning Map be amended accordingly if required.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Michael **Last name:** Galambos

Preferred method of contact Email

Postal address: 78 Glenstrae Road

Suburb: Redcliffs

City: Christchurch

Country: New Zealand

Postcode: 8081

Email: michaelgalambos@yahoo.com

Daytime Phone: 9415284

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 25.1

- 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

Provision: Chapter 14 - Residential

Decision Sought: To permit parking, charging of EVs, storage and pursuit of hobbies I believe the proposed plan change should require: 1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger. 2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply. 3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units. 4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.

My submission is that

I support the proposed plan change 14. New Zealand is currently experiencing a housing affordability and cost of living crisis. This plan change will facilitate the development of land and provision of additional housing. This aligns with Council's community outcome of "Sufficient supply of, and access to, a range of housing" as stated in the 2021 Long Term Plan. While the plan change aligns with the supply and access to housing I am concerned that we will not get a range of housing. Looking at recent developments in and around the central city, many either 1 - have no provision for off-street parking 2 - have a central car park that is off-street but outdoor with no electrical provision 3 - have a small single garage Unlike large foreign cities Christchurch and New Zealand do not have extensive public transport networks for inter or intra city transport. While peak oil and climate change are likely to change automobile use, many believe that this may be a change to electric vehicles, e-bikes and similar. To support charging of electric vehicles it will be necessary to have off-street parking close enough to residences to permit electrical supply. In addition, given New Zealand's culture of DIY, innovation, sports and the great outdoors, a garage is more than a parking space but can also be a place where people pursue hobbies and store sporting equipment. For these reasons, although I support the plan change, I would like Council to set minimum parking requirements. I suggest that: 1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger. 2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply. 3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units. 4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Vivienne **Last name:** Boyd

Preferred method of contact Email

Postal address: 29/26 Wembley Street

Suburb: Sydenham

City: Sydenham

Country: New Zealand

Postcode: 8025

Email: johnandviv2@gmail.com

Daytime Phone:

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 26.1

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

Provision: Subdivision, Development and Earthworks

Decision Sought: no apartments on narrow no exit streets

My submission is that

Current and future provision for higher density housing in suburban areas, i.e. a number of apartments on a section where previously there was one house, do not take into account the roading issues for those living in other dwellings on particularly narrow suburban streets and especially no exit streets! During the at times protracted building process large trucks and equipment are left

on each side of the narrow street and on berms, plus footpaths are blocked. Access into and out of the street is severely compromised for those already living there. When eventually the apartments are completed the additional vehicles owned by the new occupiers and their visitors continue to clog up both sides of the street making driving hazardous and parking impossible.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Mike **Last name:** Oxlong

Preferred method of contact Email

Postal address: 69 Manchester Street

Suburb: Christchurch Central

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: mikeoxlong@gmail.com

Daytime Phone: 027696969

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 27.1

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

Provision: Introduction, Abbreviations and Definitions, Strategic Directions, Natural Hazards, General Rules and Procedures, Transport, Subdivision, Development and Earthworks, Natural and Cultural Heritage, Designations and Heritage Orders, Utilities and Energy, Chapter 12 - Papakāinga/Kāinga Nohoanga Zone, Specific Purposes Zone, Chapter 14 - Residential, Commercial, Industrial, Open Space, Planning Maps, All, Other

Decision Sought: Don't fucken change anything and stop ruining the fucken city

My submission is that

This shit is so fucken stupid, honestly anyone that works for the council should be fired. Parking in the city already dogshit and you wana build more shithole 5 story houses with no garages and just creates more conjunction on the streeets that are already packed. Imagine trying to work in town these days. You can't fucken park anywhere and have to walk 10minutes to get to a site. Love doing 3 trips with all my tools twice a day becuase you can park anywhere. Any plan that the council has had has never been valuable by anyone that has to work a proper and actually work in the shithole known as town. All these shithole 2 story shit box houses for the poor people that are useless and don't work or should I say don't won't to work because they are just a useless piece of shit to society should just be put on the street and not be paid by the fucken government. I know that all they do it get on the piss and buy drugs becuae in have had to live next to them. Just stop fucken making these perfectly capable single story houses into 3, 3 story houses devaluing every house around it. Clearly you don't give a fucke about those people that had to work hard for their money and actually work for their house only for them to lose so much money in house value for a shitty building company to make some money over it.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Bruce **Last name:** Taylor

Preferred method of contact Email

Postal address: 8 ALLISTER AVENUE,
STROWAN

Suburb:

City: CHRISTCHURCH

Country: New Zealand

Postcode: 8014

Email: dimtaylor@xtra.co.nz

Daytime Phone: 033558616

Gain an advantage in trade competition through this submission

I am

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 28.1

- 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***

Provision:Chapter 14 - Residential

Decision Sought:Replace the HDRZ zoning with MDRS for all the properties on the east side of Allister Avenue.

My submission is that

My wife and i do not support the proposed plan 14 designation of HDRS for our property at 8 Allister Avenue, Merivale. (1) There is no valid reason why we are not the same designation as our neighbours' properties of MDRS on the other side of Allister Avenue . The only reason must be because any designation of HDRS closer to the Merivale Mall complex is too difficult to work out and Allister Avenue is being used as a easy way out of the planners ' problem. (2) Properties situated north of Leinster Road have always been designated as Res 1 or Living 1. This prime residential zoning distinction should be maintained. (3)High rise apartment buildings will diminish the prospect of reducing global warming . Concrete will replace grass and trees. Refer to Simon Upton's recent paper on this topic. (4)All day parking on one side of Allister Avenue and the presence of many vehicles and young children at peak school times would be factors decreasing the viability of access for owners and for motorists using the Avenue as a short cut route and increasing the chances of accidents . (5) Our property has a land area of 1503 m2. A 32 metre high apartment building would unreasonably add to congestion and lack of safety , Allister Avenue not being a full width road .Services would have to be considerably upgraded .Neighbours 'properties would be adversely affected by shading unless a ""qualifying matter ""applied .Even an apartment building of up to 14 metres would adversely affect the viability of the Avenue and the enjoyment of the area by its property owners.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Dominic **Last name:** Mahoney

Preferred method of contact Email

Postal address: 32 Perry Street

Suburb: Papanui

City: Christchurch

Country: New Zealand

Postcode: 8053

Email: dominicpaulmahoney@gmail.com

Daytime Phone: 0211899254

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 29.1

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

Provision: Chapter 14 - Residential

Decision Sought: I wish Perry Street to not be rezoned High-density Residential Zoning. Ideally staying at the current Residential Suburban or equivalent.

My submission is that

I am opposed to Perry Street, Papanui being rezoned to "High-Density Residential Zone". During the 2016 Christchurch Replacement District Plan hearing, Decision 41 Chapter 14: Additional Residential Medium Density Areas for Linwood (Eastgate),

Hornby and Papanui (Northlands) identified that: “[21] ... Those submissions gave us a great deal of information that we had not previously received, particularly relating to the four war memorial streets in the area. The full history of these memorial streets, honouring the fallen of World War II, is set out in attachments to the evidence of Mrs Margaret Howley (RMD130) and can be found on our website. [22] Frankly, if we had known of this information it would have been a good reason not to require notification. That is because it at least indicates a potential matter of historic heritage to which the direction as to protection in s 6(f) of the RMA could well apply. [24] There are four streets (St James, Windermere, Dormer and Perry) that are war memorials and could be compared to Memorial Avenue itself. There are plaques recognising this status, and St James Avenue hosts an annual Anzac Day Parade. As such, these streets have special significance and we are satisfied RMD zoning would denigrate that significance.” [28] ... and the view we take of the importance of the four memorial streets included in these two sectors, we reaffirm the RS and RSDT zoning of these areas. In 2016 it was deemed unacceptable to rezone Perry Street to Medium Density and it was kept as Residential Suburban because of historical heritage nature of the street. Therefore, how is going from the current Residential Suburban zoning to High-density Residential Zoning not a breach of s 6(f) of the RAM and contradictory to the 2016 Hearing decision for the same reasons that the housing density intensification was rejected in 2016. Additionally, most of Perry Street (east of Dudley Creek) is identified on the current CCC Planning Maps as being in a Flood Management Area and at risk of surface flooding during the 1-in-200 APE Flood Event. This area has restrictions on floor levels, building platforms and ability to undertake site filling as it is required for floor water storage due to the elevated flooding risk of the area. How is going to a High-Density Zoning in this area sensible when you would be putting more people, property and built infrastructure at increased risk of flooding. Considering the recent (early 2023) flooding event in the North Island and devastating societal effects, how is undertaking more intensified development, further increase the exposure to this flooring hazard a prudent urban development measure? Therefore, to prevent increase flooding risk to future development High-density Residential Development should not be allowed in these areas of elevated floor risk.

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: John **Last name:** Stackhouse

Preferred method of contact Email

Postal address: 31 Penruddock Rise

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8025

Email: john.belinda.nz@gmail.com

Daytime Phone: 0278740092

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 30.1

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

Provision:Chapter 14 - Residential

Decision Sought:To either: a. Where a high-density zone meets medium density zone (the boundary) medium density requirements in terms of heights and recession planes should be applied. All new builds on those lots/building sites in the high-density zone bounding a medium density zone would therefore be required to meet medium density building requirements. This would therefore soften the impact of high-density development on neighbouring medium-density properties. This would lead to more consistent respect of the living conditions for those in neighbouring medium-density housing, particularly with regard to light and privacy. or b. Ensure at least a 10m natural planting corridor on HDZ areas where the HDZ bounds a MDZ. Recession planes would be applied to the new boundary 6m from the neighbouring MDZ properties. This would therefore lead to a softened blend between MDZ and HDZ and respect aspects of privacy and light.

My submission is that

I wish to have the specific provisions in Chapter 14 (residential) amended. There is a need to soften the impact on neighbouring properties in medium density zones bounding high density zones. The current 'hard' boundaries in effect have HDZ regulations applied to one or more boundaries of MDZ properties leading to an inequitable and detrimental outcome for those properties. This is not a desirable outcome as it immediately disadvantages these property owners of MDZ properties and does not lead to an outcome based on 'natural justice'. It disadvantages them significantly with regard to privacy and sunlight in particular by applying HDZ regulations to at least one boundary of a MDZ property.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: clare **Last name:** mackie

Preferred method of contact Email

Postal address: 12 Brancion Street

Suburb: Halswell

City: Christchurch

Country: New Zealand

Postcode: 8025

Email: clare@dylan-jenkinson.nz

Daytime Phone: 0275142111

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 31.1

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

Provision:Chapter 14 - Residential

Decision Sought:vote against the Sunlight Access Qualifying Matter as part of CCC's PC14 notification

My submission is that

I believe you should vote against the Sunlight Access Qualifying Matter that is part of the council's proposed plan as it would delay any new construction to the new standards through out the city for over a year. With the qualifying matter, the height restrictions would not majorly differ from the existing limits on residential building heights currently imposed on the city, restricting the types of

medium density homes that could be built. Many highly liveable cities around the Northern Hemisphere are further from the equator with lower sunlight angles than Christchurch, yet are denser with a wide range of medium and high density residential buildings. Therefore, we should be learning from these cities rather than restricting what we can build here.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Neil **Last name:** Hodgson

Preferred method of contact Email

Postal address: 346 Armagh Street

Suburb: Christchurch Central

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: pcplus@xtra.co.nz

Daytime Phone: 0274100004

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 32.1

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

Provision:Chapter 14 - Residential

Decision Sought:add this amendments to any changes to resource management laws

My submission is that

amended to consider sunshine not to be reduced significantly from any new building. ie is new building should not reduce at any time of the year the sun a property currently receives by more then 20%

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Eric **Last name:** Ackroyd

Preferred method of contact Email

Postal address: 12 Sabina Street

Suburb: Shirley

City: Christchurch

Country: New Zealand

Postcode: 8013

Email: eric.ackroyd@gmail.com

Daytime Phone: 0220558914

Gain an advantage in trade competition through this submission

I am

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

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

Note to person making submission:

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

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

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 33.1

- 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

Provision:Chapter 14 - Residential

Decision Sought:Stipulate that higher density housing development be prioritised in the city centre ahead of other residential zones.

My submission is that

I support increased housing availability in Christchurch, but higher density housing should be built close to the city centre first and foremost, using existing brownfield sites (empty sections, gravel carparks) or replacing existing but dilapidated multi-unit dwellings. Once the city centre has been developed, then the high- and medium-residential zones outside the centre should be developed,

again focusing on replacing existing older multi-unit dwellings. This will mean more people living close to the city centre to keep roading congestion in check, but also leave the maximum number of single-dwelling properties still available. These properties are more likely to have greater tree cover to help climate goals and space for produce gardens etc for those who want them. Higher-density residential zones will need strict noise limits - i.e. perhaps the creation (and enforcement) of something like residential low-noise traffic zones, particularly relating to exhaust and stereo noise, which is an ongoing problem and will be made worse by increased density.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Michael **Last name:** Tyuryutikov

Preferred method of contact Email

Postal address: 2/53 Winchester Str

Suburb: Merivale

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: mtrt656@yahoo.com

Daytime Phone: 0223215685

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 34.1

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

Provision:Chapter 14 - Residential

Decision Sought:To keep in place existing minimal courtyard area and parking space rules for residential properties, as well as sunlight requirements.

My submission is that

Please keep in place existing minimal courtyard area and parking space rules for residential properties, as well as sunlight requirements. They are required to keep Christchurch livable regardless of building height or number of houses per plot rules.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Lorraine **Last name:** Wilmshurst

Preferred method of contact Email

Postal address: 20 Carruthers Street

Suburb: Ilam

City: Christchurch

Country: New Zealand

Postcode: 8041

Email: malcwilms@gmail.com

Daytime Phone: 03 358 5824

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 35.1

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

Provision:Chapter 14 - Residential

Decision Sought:Some denying of Govt rules that apply in high population area but not Christchurch

My submission is that

Yes there is a need for extra housing for the growth of our city but not a deterrent to the character of our city. We do not want large high rise residential developments in our suburban areas. the use of vacant land in suburban area to two storeys and a couple of blocks makes sense but to go to 12 metres in local shopping areas is not required. It is cheaper and easier to obtain finance in new

subdivisions in areas such as Selwyn District and Waimak Dist - why ruin our city - we need to provide sustainable transport into the city not high density buildings that will provide wind corridors - a flat city with a strong easterly wind is a problem.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: John **Last name:** Walker

Preferred method of contact Email

Postal address: 8 Thorrington Road

Suburb: Cashmere

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: nottherunner@gmail.com

Daytime Phone: 0212576830

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 36.1

- 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

Provision:Chapter 14 - Residential

Decision Sought:I support the proposed plan change as it is.

My submission is that

I support the changes to allow greater housing intensification in medium density areas as I believe it is important for sustainability as greater housing density is more sustainable in a city environment. It may also make it more worthwhile demolishing older colder housing and replacing it with modern energy efficient housing. Hopefully it will also increase the supply of housing to make it more

affordable for those wanting to buy their own home.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Anna **Last name:** Melling

Preferred method of contact Email

Postal address: 523 Hereford Street

Suburb: Linwood

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: amelling@clear.net.nz

Daytime Phone:

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 37.1

- 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

Provision:Chapter 14 - Residential

Decision Sought:Make lower maximum heights to account for lower sun height further south. Your current plan will cause efforts at greening the city through gardens and solar panels to be wasted.

My submission is that

3 storeys is too high, here in the south island where the sun is so much lower in winter. I live in medium density residential. I am on the south side of the block, so there are properties directly to my north that can be developed. If developed to 3 storeys - I will lose

all sunlight to my garden, will not be able to grow fruit or vegetables any more. I will lose cherished family history in the form of a fruit tree planted by my Grandpa 50 years ago - he died when I was 3 - the tree will die from lack of sunlight. The potential use of solar panels for energy on my property will be severely diminished.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Kate **Last name:** Revell

Preferred method of contact Email

Postal address: 8 Errol Lane

Suburb: Huntsbury

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: katemrevell@gmail.com

Daytime Phone: 0212638108

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 38.1

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

Provision:Chapter 14 - Residential,Commercial

Decision Sought:Restrict building heights to a maximum of 22 metres.

My submission is that

I oppose the increase in building height limits of 22+ metres. This includes suburban and commercial. I believe that the highest building height should be 22 metres in all areas.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Chris **Last name:** Neame

Preferred method of contact Email

Postal address: 8 Errol Lane

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: Cjneamo@gmail.com

Daytime Phone: 0273034606

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 39.1

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

Provision:Chapter 14 - Residential,Commercial

Decision Sought:Maximum height for development of 22 metres

My submission is that

I oppose any development greater than height of 22 metres, in residential and commercial zones

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Kirsten **Last name:** Templeton

Preferred method of contact Email

Postal address: 15 Radbrook Street

Suburb: Avonhead

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: kirsten_colin@hotmail.com

Daytime Phone: 021316532

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 40.1

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

Provision:Chapter 14 - Residential

Decision Sought:I would like to see the plan changed so that neighbours would have to be consulted if a site was to be developed in a manner that was reasonably different to the current layout/style/size of a property.

My submission is that

I oppose the proposed change from residential area to medium density area which allows for the building of several 3 storey units on a current site with no consultation with neighbours. I feel this would have a detrimental effect on the feel of a neighbourhood,

property prices and the environment enjoyed by current homeowners.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Rosemary **Last name:** Baird Williams

Preferred method of contact Email

Postal address: 47 Evesham Crescent

Suburb: Spreydon

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: rosemaryb_84@hotmail.com

Daytime Phone: 0273316213

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 41.1

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

Provision:Chapter 14 - Residential

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

My submission is that

I support the addition of Bewdley St and Evesham Crescent as a Residential Character area. These streets are a rare example of intact 1950s and 1960s post war suburban architecture and retain their original feel and layout. People visiting me often comment how all the houses look the same - modest, set back from the road, front gardens. Spreydon is changing rapidly, and I understand the need for more housing, but I think it's really cool to retain a street like this that reminds us of how the city grew after the war - and reflects a very middle/lower class way of suburban life.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 09/05/2023

First name: Adrien **Last name:** Taylor

Preferred method of contact Email

Postal address: 25 Stoke Street

Suburb: Sumner

City: Christchurch

Country: New Zealand

Postcode: 8081

Email: adrienptaylor@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 42.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Original Submitter:

Original Point:

Points: 42.2

- 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 oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

My submission is that

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

Original Submitter:

Original Point:

Points: 42.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter

My submission is that

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

Original Submitter:

Original Point:

Points: 42.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I

seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

My submission is that

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: David **Last name:** Mallett

Preferred method of contact Email

Postal address: 24 Mountfort Street

Suburb: Spreydon

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: david.mallett@ghd.com

Daytime Phone: 0272844039

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 43.1

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

Provision:All

Decision Sought:I would like to see proximity to schools, in particular primary schools, added as another qualifying matter to restrict development around schools and promote the retention of the current housing stock that is ideally suited to young families.

My submission is that

I oppose the plan change. In particular I disagree with the proposed densification of housing in proximity to schools, especially primary schools. The increased density housing is not well suited to young families, and the newly developed houses are generally

too expensive for young families. As a result we are seeing this in our community leading to a reduced primary school roll as families can't afford to live nearby, and a loss of community. If we have to grow and densify (which I philosophically disagree with) then I support the growth being close to commercial centres and public transport routes, however think that the importance of schools to the community have not been picked up in the plan change. In particular we are in the West Spreydon primary school area and I would like to see development reduced in this area.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Luke **Last name:** Baker-Garters

Preferred method of contact Email

Postal address: 28 Somerset Crescent

Suburb: Spreydon

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: lbgarters@gmail.com

Daytime Phone:

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 44.1

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

Provision:Natural and Cultural Heritage,Designations and Heritage Orders

Decision Sought:I seek the following decision (s) from the council: -Removal of the city-wide sunlight access qualifying matter in its entirety -removal of the Public transport accessibility restriction qualifying matter in its entirety -removal of all central city maximum building height overlays. These should be replaced with a single overlay that does not restrict building height. -amend plan change 14 to zone all of the central city to mixed use zoning.

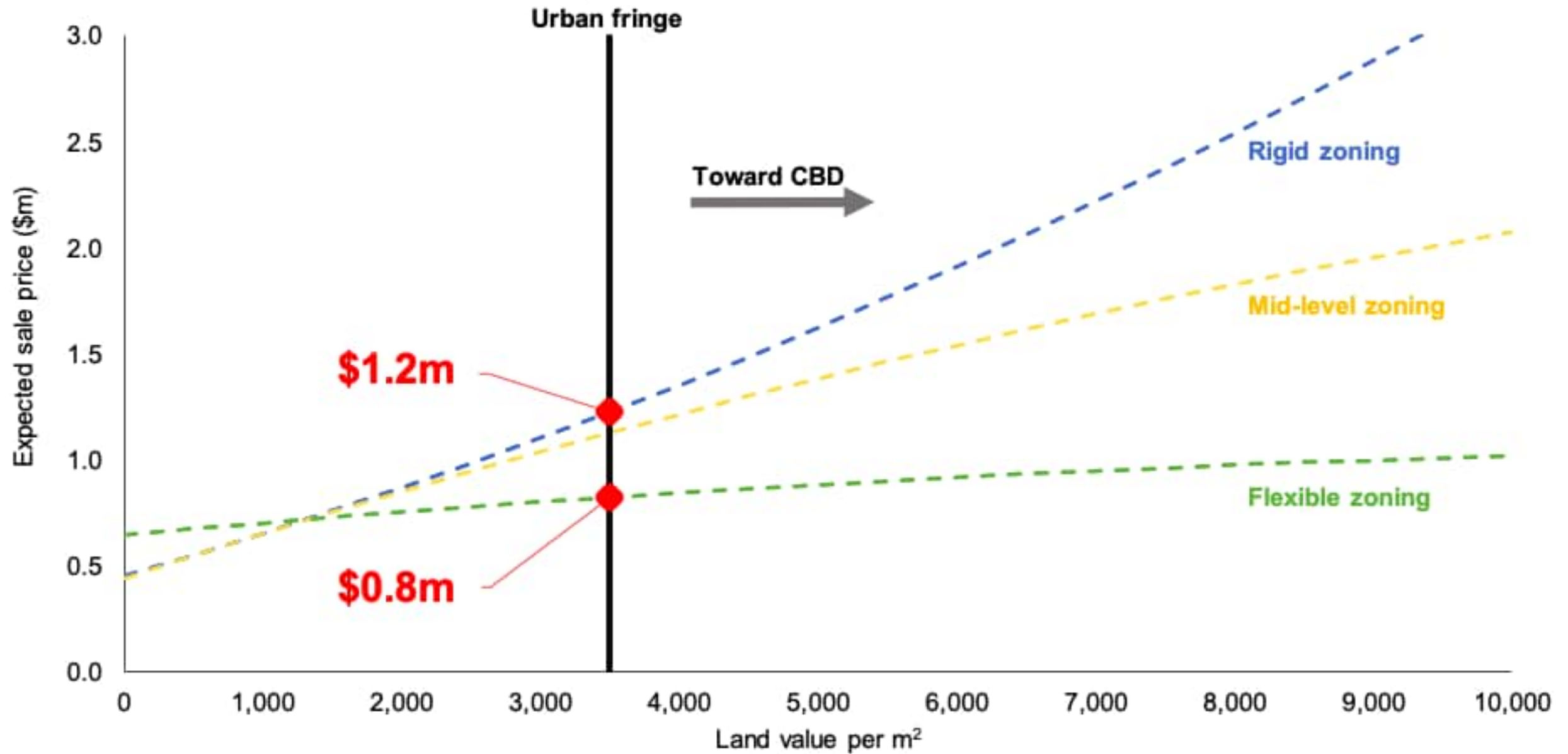
My submission is that

I oppose the city-wide sunlight access qualifying matter. This is illegal under the MDRS and will significantly blunt the effect of the MDRS on rents and house prices, which is the point of this QM. This is a very transparent attempt to delay the implementation of the district plan until 2024 in the hope of a change in central government that is more receptive to the NIMBY attitudes towards housing at the council. The cost-benefit analysis for the MDRS is very clear that with these changes, median house prices will be \$20,244 (in 2020 dollars) lower in 2043 and disposable income for new households will be \$10,122 (in 2020 dollars) higher than the status quo. This is a massive stealth tax increase enforced by the council that transfers from renters to owner occupiers and would be the largest tax increase in council history. If people are worried about receiving less sunlight they can sell their houses and collect the large windfall gains from up-zoning on their land values and move somewhere where they can receive sunlight all day. How much sunlight do homeless people get? Properties with less sunlight will have this reflected in their property values and people with preferences for lower levels of slight can pay less for these properties. It's not the role of the council to determine the preferences of people for the amount of sunlight their house receives. I oppose all Public transport accessibility restriction qualifying matters. Some of these have to be a parody, the Bishopdale/Papanui area has the 28 and 107 buses that run straight through it plus the orbiter, one of Christchurch's most used bus routes, running not far from it. This area is of course only included here because of the local resident's associations lobbying the council to protect their property values which the council has sadly caved to. This area is very close to a large job centre in Northlands mall which is exactly where housing should be concentrated. Similarly, the Avonhead/Ilam area has the 130 and 140 bus routes close by and is not far from Bush Inn and the University of Canterbury. I oppose all of the central city maximum building height overlays. Housing should be concentrated in the central city and property owners should be free to decide the height of whatever they want to build in the CBD. The height restrictions imposed after the earthquakes have led to poor outcomes in terms of the types of housing that have been built in the CBD with townhouses being built in prime inner city locations when land values would indicate that apartment buildings should be built there. This is one area where NIMBYs and YIMBYs agree. This is not surprising, inner-city height restrictions distort the land price curve and increase inner-city land prices which property owners can't respond to by increasing the number of units on their land, which increases the price per square foot per dwelling (see Figure 4 attached from the NPS-UD CBA prepared by PWC for the Ministry for the Environment). This is why inner-city dwellings in Christchurch are very expensive per square foot and out of reach of most people. High land prices are overcome through building multi-storey buildings that provide a much larger total floor area and spread the costs of land across a larger number of dwellings. Areas such as these contribute to greater accessibility for the rich and poor alike. Central cities have significant amenity value, wage premiums and agglomeration effects which are attractive to people of all income levels but can only be realised by the rich when height restrictions are imposed.

Attached Documents

File
No records to display.

Figure 4: Expected price for a representative unit under three zoning assumptions.



Source: Auckland Council data, PwC analysis.

Note: Expected sale price is derived using the equations of the exponential lines fitted to the data displayed in Figure 3. As that figure shows, actual prices vary around these price points.

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

Submitter Details

Submission Date: 09/05/2023

First name: Monique **Last name:** Knaggs

Preferred method of contact Email

Postal address: 64 Corson Avenue

Suburb: Beckenham

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: monikyu@yahoo.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 45.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Original Submitter:

Original Point:

Points: 45.2

- 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 oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

My submission is that

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

Original Submitter:

Original Point:

Points: 45.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

My submission is that

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

Original Submitter:

Original Point:

Points: 45.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency.

This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Yeah - I sure hope that if this does all go through, that you know what you're doing regarding height of buildings. I'm thinking of shade issues, here - but then again, with climate becoming hotter and hotter, shadow from taller residential buildings may not be a bad thing?? If there ARE going to be higher buildings, though, you would do well to have all roofs planted with greenery, PLUS have space on the roof for residents to sit/sunbathe for 20 minutes or so, in order for them to get the required daily amount of sunshine/Vitamin D needed to keep residents healthy.

If ten-storey high apartment buildings DON'T have enough space on their roofs for residents to be able to get their daily dose of Vitamin D sunshine, and/or if you don't have balconies facing the sun, then you need to keep in mind that other ways for residents to get enough sun should be well thought out (sunny parks or walkways nearby, for instance)

Cheers

My submission is that

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 09/05/2023

First name: George **Last name:** Laxton

Preferred method of contact Email

Postal address: Flat 1, 46 Buffon Street

Suburb: Waltham

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: laxtongeorge@yahoo.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 46.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Original Submitter:

Original Point:

Points: 46.2

- 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 oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

My submission is that

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

Original Submitter:

Original Point:

Points: 46.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

My submission is that

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

Original Submitter:

Original Point:

Points: 46.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and

amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

I am deeply concerned with the current car dependent status quo that we are currently living with in Christchurch. One of the best ways we can combat this is by building amenities closer together and this means housing density. Not just in one or two places but city wide along major transport routes as proposed. Just looking at all the 2 story town housing popping up just shows that there is demand for higher density housing near where people work and go for amenities. The way I see it is that they are being built instead of higher density housing because the rules don't allow them to.

My submission is that

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 09/05/2023

First name: Elena **Last name:** Sharkova

Preferred method of contact Email

Postal address: 54 McBratneys Road

Suburb: Dallington

City: Christchurch

Country: New Zealand

Postcode: 8061

Email: krokotundel@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 47.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Original Submitter:

Original Point:

Points: 47.2

- 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 oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

My submission is that

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

Original Submitter:

Original Point:

Points: 47.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

My submission is that

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

Original Submitter:

Original Point:

Points: 47.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and

amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

My submission is that

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 09/05/2023

First name: Elena **Last name:** Sharkova

Preferred method of contact Email

Postal address: 54 McBratneys Road

Suburb: Dallington

City: Christchurch

Country: New Zealand

Postcode: 8061

Email: krokotundel@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 47.5

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

Original Submitter:
Original Point:

Points: 47.6

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

Original Submitter:
Original Point:

Points: 47.7

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

Original Submitter:
Original Point:

Points: 47.8

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Annette **Last name:** Prior

Preferred method of contact Email

Postal address: 40 Trevor Street

Suburb: Hornby

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: grahamannette.prior@xtra.co.nz

Daytime Phone: 0276878653

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 48.1

- 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

Provision: Chapter 14 - Residential

Decision Sought: I would like to see the new builds and high rise buildings, built in new subdivisions. That way people know they are buying into a home, where this will be all around them.

My submission is that

I oppose the height of new builds in high and medium Density residential standard. They are too big next to the housing as it is now. New land subdivisions should be built with these new high story places, so they are kept together. Rather than have people in

existing housing going though new high builds next to them.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Stephen **Last name:** Deed

Preferred method of contact Email

Postal address: 9 Lacebark Lane

Suburb: Northcote

City: Christchurch

Country: New Zealand

Postcode: 8052

Email: s.deed@outlook.com

Daytime Phone: 0274822264

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 49.1

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

Provision:Chapter 14 - Residential

Decision Sought:In Suburban Residential areas a height limit of 2 stories should apply regardless of how close to Suburban Shopping areas.

My submission is that

In Suburban Residential areas a height limit of 2 stories should apply regardless of how close to Suburban Shopping areas. it is unreasonable to have higher building heights than 2 stories in Suburban Residential areas.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 09/05/2023

First name: Felix **Last name:** Harper

Preferred method of contact Email

Postal address: 46 Murphys Road

Suburb: Halswell

City: Christchurch

Country: New Zealand

Postcode: 8025

Email: harpokiwi@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 50.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are

important for the future of our city.

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

Original Submitter:

Original Point:

Points: 50.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

Original Submitter:

Original Point:

Points: 50.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

Original Submitter:

Original Point:

Points: 50.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Attached Documents

File
No records to display.