

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

## Submitter Details

**Submission Date:** 10/05/2023

**First name:** Jono **Last name:** de Wit

**Preferred method of contact** Email

**Postal address:** 8A Nanette Street

**Suburb:** Upper Riccarton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** jonodewit@gmail.com

**Daytime Phone:** 0274634882

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:** 51.1

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:That the Riccarton Bush interface qualifying matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road. That the area covered by the sunlight QM is reduced in size to match the public transport access QM area.

**My submission is that**

I generally support the changes to zoning and rules to allow people to build housing with higher density and more storeys on their land because it will allow the city to grow and house it's people without continually sprawling further and further out. It should result in more housing where people want to live for more affordable prices. It will allow more people to live closer to public transport, work and shops which will mean more people will be able to have a viable choice of taking public transport, walking or biking instead of adding to traffic jams. I do not support the Riccarton Bush interface qualifying matter because I do not believe it meets the strict requirements for a qualifying matter and it will have a large negative effect on the density which will be able to be built around the important Riccarton Road transport corridor and close to Riccarton central. It makes no sense to plan mass rapid transport down Riccarton road while at the same time severely limiting the amount of housing which can be built on the northern side of it in central Riccarton. I do not believe this QM is in the interest of the city or the people who may want to live close to Riccarton and the future MRT there. I do not support the sunlight QM because it will delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones. The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live. I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route. I do not support the Residential Heritage Area QM south of Shand Crescent in Riccarton for the same reasons. I do not think this area meets the threshold to be a protected area especially when it is located so close to Riccarton Road public transport corridor. I think the walkable catchment distances from town centres should be increased because they are quite short at the moment and allowing more people to live close to these centres will be a good thing.

## 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:** Janice **Last name:** Lavelle

**Preferred method of contact** Email

**Postal address:** 142 Edinburgh Street

**Suburb:** Spreydon

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** whaeaj@gmail.com

**Daytime Phone:** 02108618980

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:** 52.1

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,Open Space,Other

Decision Sought:Seriously rethink the MRZ zones across Christchurch. Stop seeing building tiny box multi- story cheek by jowl housing as the answer. Housing is not the only determinant of good health and a happy society.

**My submission is that**

I don't have many comments to make. I think the financial contribution to, lets be frank, pay off the council to allow the tree canopy to be further degraded is a complete joke. It will not deter developers. They will add the cost into the price for the new builds and pass

it onto the buyers. I live in Edinburgh Street - fortunately on a corner site which is unlikely to be immediately surrounded by 3 story future slum monstrosities however they are popping up everywhere and a lot of really big trees have disappeared. Subsequently the bird life has pretty much gone with it. I do not see how this helps the environment or supports wellness for people or the ecosystem in any way. People need space greenery and wildlife. Wildlife needs a habitat!! This is not New York or London. You can do better.

---

#### Attached Documents

File
No records to display.

**Janice Lavelle**

18 June 2022 · 🌐



City council reports about 16% of tree canopy gone in Christchurch since 2016...anyone surprised when in fill housing is rampant? These beautiful big poplars have been part of the Edinburgh St skyline for who knows how long. Gone to make way for 18 units...well done Christchurch city council. Try and put those 2 facts together and you might come up with part of the reason. At the same time we want bird corridors? Only good thing is it isn't nesting time yet. Yes I'm pissed off.



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

## Submitter Details

**Submission Date:** 10/05/2023

**First name:** Roger **Last name:** Conroy

**Preferred method of contact** Email

**Postal address:** 5 Siddal Place

**Suburb:** Richmond

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8013

**Email:** rogerconroy46@gmail.com

**Daytime Phone:** 022 4582788

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:** 53.1

- 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,Other

Decision Sought:I want to make this submission. I'm not interested in receiving the Council's decision, as I will read it in the newspaper.

**My submission is that**

CH 14: ""requiring greater sunlight access for homes"". If a 2 story or higher building was built 2 meters from my north boundary, it would reduce the sunlight in my living room and bedroom by about 80%. I'm 77 years old, and I would be devastated. Other: Why

are we planning for future growth for Christchurch city? New Zealand's population is forecast to start declining in 2050. If we don't increase the city's population, we wouldn't need medium density and high density 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:** Jason **Last name:** Middlemiss

**Organisation:** Waimāero Fendalton-Waimairi-

Harewood Community Board

**Preferred method of contact** Email

**Postal address:** 4 Jeffreys Road

**Suburb:** Fendalton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

**Email:** aidan.kimberley@ccc.govt.nz

**Daytime Phone:** 03 941 6566

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:** 54.1

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: Strategic Directions

Decision Sought: -

**My submission is that**

3.3.2. The Board has concerns around the desire to minimise transaction costs and resource consent processes, design standards, and requirements for written approvals. The Board acknowledges the rights of developers, but is concerned that there will be no requirement for developers to engage with the local community to ensure developments are designed with careful consideration for the surrounding community and environment. 3.3.7. The Board supports the need for new developments to be well integrated with the existing environment without hindering the social, economic and cultural well-being. But it is also vital to consider the capacity of existing infrastructure to support the development. For example, the Merivale area does not have the transport infrastructure to support more intensification. The Board strongly supports the sunlight access qualifying matter and updated recession planes. The Board believes these are essential elements of the Plan Change.

---

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:** Elisabeth **Last name:** Stevens

**Preferred method of contact** Email

**Postal address:** 9 Hawthorne Street

**Suburb:** Strowan

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

**Email:** stevensmalaysia@Yahoo.com

**Daytime Phone:** 02885136655

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:** 55.1

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:At minimum, make our whole street medium density. But ideally, make no change. For the sized pieces of land, mostly around 650m2, putting a 3+ storied apartment up will cause implications with the sun, causing damp houses. It will also mean the loss of beautiful 100 yr plus old bungalows. These houses are largely very well kept, and are lovely to live in. Having a multi-storied apartment will destroy the feel of the community. Christchurch is a great place to live because of the sense of community. Why would you want to change that? There is no need to change the density of the city area.

**My submission is that**

Our street, Hawthorne Street, is being split into medium and high density with this new plan. Our lovely community of mostly 100 year old plus, well maintained, bungalows will be pulled out and 3+ storied apartments built. Our community will not exist as we know it now. We currently walk down the street and know our neighbours. We have a great community spirit and all take care of our properties. Being able to build multi-level apartments, that take sun from neighbouring properties for 5 months a year, will destroy our community.

---

## 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:** Hood

**Preferred method of contact** Email

**Postal address:** 121 Foremans Road

**Suburb:** Islington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8042

**Email:** soley-solar@xtra.co.nz

**Daytime Phone:** 0273014360

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:** 56.1

- 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: Strategic Directions ,Chapter 14 - Residential

Decision Sought: CLEAR goals/rules. What is 'walking distance'. Thats an open ended statement, and imprecise language. If I were to be asked to make a decision that might impact me, based upon 'walking distance' for new buildings, HOW is that even possible? Also, walking distance for who? Is this fuzzy rule, going to apply to children? The the old? To the physically less able? And, how do people with some of the above, carry all their groceries back to their 'walking distance' home? Often you will see people loading the back of their vehicle with many many bags of groceries or other shopping related items - so just how practical is walking back and forward to the shops is it, for these multiple numbers of bags - IF even a bag type item?

**My submission is that**

Oppose - strongly. We are asked to make our environment more liveable, our houses warm and dry for the health of its occupant, and the community safe and suitable for us all. Yet the changes to the rules are going to impinge on doing much of the above laudable goals. Height of buildings along with the density of living are suitable IF they were done as a new development - arguably. When done to an existing living environment, the benefit (if any) erodes or removes the quality for those already in the environment, and that have HAD to comply over the years or decades, to that environment. Changes to the location of boundary distance, saw houses allowed to be built closer together than they once were - with issue then arising from recession planes and the 'blue sky' and sunlight on those on the southern Shaded) side of boundary. Couple that (or is that now removed) with the height of new buildings, means not only is the blue sky and shading issue being ignored, but made exponentially worse. Then add the privacy issue - losing any sense of that - with multiple story building literally right looking into, not simply your once tranquil and private property, but having the added densification means the removal respite sought by many people from the hub bub of the noise of the city. IF I wanted that, or found it not an issue, I would have already bought in a city environment. As society gets 'busier' and the wide open spaces we once deliberately sought, by buying the 'quarter acre' sections, the less able we are to have the space to have a wee bit of respite to the increased urbanization of our cities AND life. Short-sighted changes to long standing requirements start to bight deep, such as removing on site parking, and or even, garaging in some instances - so this becomes a fraught issue. How so? IF we were to buy an electric vehicle, were do we charge them? Not on the street in the suburbs, and likely not in the street in the city itself, in general - so where? Not in a housing situation with multiple stories if the garaging/parking issue gets 'complicated'. Now, will these housing developments have sufficient infra-structure for the charging of the vehicles? Will the developer install sufficiently capable power cable to the units, such that the demand for charging (say over night) can occur for all the residents? Will the changes mean the residents are NOT permitted to own a vehicle (electric) as a result of not being able to charge said vehicle - which is kind of necessary when owning a vehicle. Or is that actually a goal? Don't even get me started with the Insurance implications. My existing rights to a healthy home, safe home, enjoyable home, is being eroded - quickly, by these changes. NO, I am not being selfish. I am aware that there is a need for more housing - affordable preferably. Where you give help to one person BUT take away from another is - diluting the quality of life for us all, not improving it. Soon enough, once people in these denser living units grow as people/couples and perhaps start having a family, they will then require a larger home - and possibly a bit of lawn on their property. Where will that new home be? Probably not next door to them, where once there was a nice tranquil home, as that too has possibly been 'developed' into a multi unit housing building, with the owner having driven out.

## 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:** Alexandra **Last name:** Free

**Preferred method of contact** Email

**Postal address:** 155 Milton Street

**Suburb:** Somerfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** alex.christie42@gmail.com

**Daytime Phone:** 0225291327

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:** 57.1

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 approve proposed plan change 14.

### My submission is that

I wish to express my support for Proposed Plan Change 14. My partner and I believe that as we move toward a becoming a low carbon city and in conjunction with a national shortage of housing supply it is extremely important how we consider medium and high density housing and preventing urban sprawl. Along with the proposed Medium and High Density zoning we specifically

support the qualifying matters set out under the RMA and the Financial contributions for developers.

---

#### 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:** shona **Last name:** mcdonald

**Preferred method of contact** Email

**Postal address:** 94 Radley Street

**Suburb:** Woolston

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Email:** shonamcdonald246@gmail.com

**Daytime Phone:** 0220686400

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:** 58.1

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,Transport,Chapter 14 - Residential

Decision Sought:no 3storey blocks of flats next to single storey homes

**My submission is that**

What the Council is proposing in regard to MDH & HDH..... has happened in Otautahi over a min of 2yrs, the horse has already bolted. Ecan & CCC have consistently made errors in regard to builds & Public Transport, historically check your records and don't repeat it's costly not sustainable at all. Seems you like to wreck things when they're ok. High density living is not the New Zealand



way, people from densely populated countries won't mind living on top of each other in blocks of flats. Bus services haven't improved since the Earthquakes... shame on Ecan at ruining this. No point in talk, talk, talk and no action, no wonder less people use buses. Sadly management has a lot to answer for by not paying decent wages to keep good drivers. With a disjointed service that also would mean split shifts. Horrible. Aiming for a carless city where everyone cycles, walks or buses to work or school? This is not the 50s' or the 60s' anymore.

---

#### 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:** Kathryn **Last name:** Higham

**Preferred method of contact** Email

**Postal address:** 35 Manor Place

**Suburb:** Bryndwr

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

**Email:** Kat.dave35@gmail.com

**Daytime Phone:** +64211834220

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:** 59.1

- 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: Town is the only place where tall buildings should be allowed as that is what people expect when living there. This is how most towns work around the world.

**My submission is that**

I don't want it to be allowed to have anyone build three stories or more in residential areas. Especially in Bryndwr and Burnside. This would reduce privacy, create too many cars on our already full streets, ie the parked cars down the sides. Already we have to treat

them as one ways. It would cause more noise, more clutter on bin days etc etc. Town is the only place where tall buildings should be allowed as that is what people expect when living there. This is how most towns work around the world.

---

#### 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:** Rebecca **Last name:** West

**On behalf of:**

**Preferred method of contact** Email

**Postal address:** PO Box 30016

**Suburb:** Barrington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** ra-west@outlook.com

**Daytime Phone:** 0299828258

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:** 60.1

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:We wish to see the following amendments to the above provision: • minimum land size significantly increased, and • minimum street facing site dimension increased • allowing for the two amended points, greater attention to the mitigation of the loss of sunlight to neighboring properties should be required. We understand that the 'city' needs to accommodate greater population, but as a result of a planning rule change such as this, a great many of our current homes will become much less livable

in a climate such as Canterbury. Planning should not just ignore the living conditions of current residents to try and include new ones.

**My submission is that**

Our submission, as the owners of 3/168 Chester Street, is that we oppose the “High Density Zoning provision along the street” that will allow a four level tower development on the neighboring section at 166 Chester Street. Given our unit block is a ground one level development (built in the 1970s) with the living areas facing west, there is no need for ‘architectural modelling analysis’ to appreciate that a 4 level, or even a 3 level tower on our western boundary would block ALL sun to our row of units for the majority of daylight hours. The most attractive / valuable / positive aspect of our property is the beautiful afternoon sun it receives deep into its living area and full courtyard. The light/sun is what people love about living in this property. There is no question that the limited light resulting from a potential neighboring tower will change this unit dramatically, making it a cold, sunless, uninviting place to live. Given the direction and placement of sites along Chester Street in relation to ‘aspect’, this new provision will negatively impact so many people currently enjoying the simple healthy standard of good housing, that of light! The dimensions of the site at 166 Chester Street - narrow frontage with a total land area of 550m<sup>2</sup> - does not allow space for any design variation for a 3-4 level development to mitigate the loss of light to our neighbouring property. The possible amalgamation of a number of these smaller narrow sites may allow for better more creative design to lessen impacts to neighbors, but the No.166 site alone can only allow for one skinny towering box that will shadow everything to its east. See attached photo.

## Attached Documents

File
No records to display.

360



## Our proposed Housing and Business Choice Plan Change (14)

### Submitter Details

**Submission Date:** 09/05/2023

**First name:** James **Last name:** Gardner

**On behalf of:**

**Preferred method of contact** Email

**Postal address:** 18 Kiteroa Place

**Suburb:** Cashmere

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** iamdudley@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:** 61.1

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:** 61.2

- 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 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:** 61.3

- 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 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:** Cynthia **Last name:** Roberts

**Preferred method of contact** Email

**Postal address:** 45 Moncks Spur Road

**Suburb:** Redcliffs

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8081

**Email:** cynthia.roberts@xtra.co.nz

### 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:** 62.1

- 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**

6.Tree Canopy Cover and Financial Contributions

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:** 62.2

- 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**

Chapter 14 - Low Public Transport  
Accessibility Area Qualifying Matter

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:** 62.3

- 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**

Chapter 14 - Sunlight Access Qualifying Matter

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: 62.4

- 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**

Chapter 14 - High-Density Residential Zone

The council is required by law 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 commerical centres.

In supporting high density housing it is essential that green spaces and canopy cover are part of the mix in creating liveable cities. Developers must also provide suitable secure storage for electric bikes to facilitate biking as an option for occupants.

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:** Peter **Last name:** Galbraith

**Preferred method of contact** Email

**Postal address:** 152 Warren Crescent

**Suburb:** Hillmorton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8025

**Email:** petergalbraith@windowslive.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:** 63.1

- 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:** 63.2

- 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:** 63.3

- 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.

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:** John **Last name:** Reily

**Preferred method of contact** Email

**Postal address:** Unit 303, 231 Madras Street

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** karandjoh@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:** 64.1

- 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:** 64.2

- 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:** 64.3

- 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:** 64.4

- 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 live in an apartment block which provides secure storage for bicycles. There are 45 units in the building with over 100 residents. There is bike storage at ground level for 12 bikes and storage for a further 16 bikes which require the bike to be lifted to head height. Lifting my bike up to head height is beyond me. The developer, God bless them, no doubt thinks they have done something considerate and marvellous but ... Developers must provide adequate and sensible bike storage for high density housing developments.

### **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:** Andrew **Last name:** Douglas-Clifford

**Preferred method of contact** Email

**Postal address:** 73B Derby Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** andrew@andrewdc.co.nz

### 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:** 65.1

- 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:** 65.2

- 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:** 65.3

- 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:** 65.4

- 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.

Housing affordability and climate change are by far the most important issues that this plan needs to address, not protecting property values. As one of many young people who want to make Christchurch our home - it is crucial that we don't let NIMBY protectionism drown out the voices calling for positive change in how we develop our cityscapes and environments.

### **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:** Olivia **Last name:** Doyle

**Preferred method of contact** Email

**Postal address:** Flat 3, 124 Champion Street

**Suburb:** Edgware

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8013

**Email:** pepperraed@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:** 66.1

- 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:** 66.2

- 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:** 66.3

- 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:** 66.4

- 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:** john **Last name:** bennett

**Preferred method of contact** Email

**Postal address:** 7 Fendall Lane

**Suburb:** Fendalton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** john.dinah@gmail.com

**Daytime Phone:** 021379770

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:** 67.1

- Support
- Oppose
- Seek Amendment

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

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

That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.

**My submission is that**

Proposed Sunlight access qualifying matters (recession planes)

I do not believe adequate consideration has been taken on the impact on residents that the resulting loss of

sunlight will have on them and their site, despite the Council modifying the originally imposed conditions. The modified recession planes only put us at a point where we would get the same limited sunlight as Auckland. That should not have been seen as a target by the CCC. Whilst it recognises the different latitudes the cities have, it does not take account of Christchurch being a colder climate than Auckland and so sunlight into our houses in the middle of winter is so much more important and essential to the well being of Christchurch residents.

Receiving no sunlight into ones ground floor unit for 3 months of the year proposed by the CCC is not acceptable as it will negatively effect the physical and mental health and well being of residents in the MDRS.

Christchurch has significant mental health issues following the earthquakes and significantly reducing or even eliminating sunlight into existing and proposed new homes during winter is going to have profound effects on residents.

Research has shown that sunlight is essential to ones health and wellbeing. Especially so in Winter.

**Original Submitter:**

**Original Point:**

**Points:** 67.2

- 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***

Lower height limit in the Central City to be the same as the High density zone of 26m (10 stories).

Lower Limit height on the North side of pedestrianised streets to 14m (4 stories)

**My submission is that**

The 90m height limit for Central city buildings ignores the Cities Blueprint which was prepared with considerable consultation and by very experienced professionals. Pre quake the city suffered from the effects of very tall buildings (like the PWC built by a developer with the biggest ego who wanted the tallest building in town). Those effects were felt by pedestrians and cyclists who experienced the increased high wind speeds at street level, the loss of visual amenity, and the visual and physical dominance of overly tall structures.

The most successful and enjoyable cities overseas to live in and visit are arguably the lower rise cities eg Paris etc. Where the city is of a more pedestrian friendly scale.

Christchurch Central City has an abundance of empty land. One very tall building will soak up all tenants and businesses for years to come hampering development of the City as a whole. This was evidenced in the '80's and 90's when a number of tall buildings were built within the Central City;

There also appears to be not sufficient controls on building heights on the North side of streets frequented by pedestrians eg Cashel Mall redevelopment post quake suffers badly from shading in the winter making it an undesirable pedestrian space.

**Original Submitter:**

**Original Point:**

**Points:** 67.3

- 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***

Re write the MDRS rules to require that all medium and high density developments need to go through an Urban design approval process (like the Urban design Panel) to achieve outcomes that will benefit the communities within Christchurch.

The rules should be lenient as per the proposed rules, for comprehensive developments that show exemplar Urban design and less lenient (ie larger setbacks and lower recession planes than proposed) for one off development of individual sites to allow mid winter sun into neighbouring ground floor residential units.

**My submission is that**

The proposed rules do not encourage a comprehensive development approach to increasing density, but instead



encourage an ad hoc approach with each site considered individually and not collectively. The rules should encourage comprehensive developments of large sites (say 4000m2 and above) which are carefully planned to allow sunlight into all housing units and create communities with access to common spaces (eg outdoor play, community gardens, shared storage, shared vehicle parking/garaging, shared bicycle (and other sport equipment) storage etc.

**Original Submitter:**

**Original Point:**

**Points:** 67.4

- 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***

Introduce the requirement to provide secure storage and parking on site for e transport (bicycles, cars, scooters etc) and the charging of them.

**My submission is that**

Given that Government and Council are trying to encourage more environmentally sustainable transport, the new rules do not encourage or require provision of secure storage within each housing unit (for bicycles etc) nor to provide off street car parking or garaging so that one can charge their e car, e bike, e scooter or whatever transport mode is developed in the coming years.

Given the increasing crime and theft in our city if we want to encourage an uptake of cycling then adequate secure storage for bikes (or other sporting/hobby/gardening equipment) needs to be provided in all housing units.

**Original Submitter:**

**Original Point:**

**Points:** 67.5

- 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***

Ensure the financial contribution required for not meeting the landscaping requirements is high enough that meeting the requirement will be financially beneficial to the developer.

**My submission is that**

The introduction of a minimum 20% coverage for tree canopy is to be commended. But the financial contribution for not meeting this requirement needs to be punitive to actively encourage that provision and not provide a loophole out.

**Original Submitter:**

**Original Point:**

**Points:** 67.6

- 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***

Reassess the rules proposed to create a great city that people will want to live in.

Include design controls and require all developments to be assessed by a professionally qualified urban design panel.

**My submission is that**

The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.

## Attached Documents

File
Experience

I am a registered Architect with Wilkie and Bruce Architects. I have 40yrs experience working as a Registered Architect in Christchurch, the city I also grew up in. I speak with considerable professional experience, care and concern for our city.

Whilst I agree that Christchurch needs to encourage higher density development, and allow for additional housing to be built into the future, we should be building houses and a city that will greatly benefit the people who will live, work and visit our city. I do not think the proposed new rules under change 14 have truly considered what the Christchurch City will look like under these rules and the negative effects on the residents and the environment that will result.

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

## Submitter Details

**Submission Date:** 10/05/2023

**First name:** karen **Last name:** theobald

**Preferred method of contact** Email

**Postal address:** 55 Morgans Valley

**Suburb:** Heathcote Valley

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** karen.theobald@xtra.co.nz

**Daytime Phone:** 0276855675

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

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

Note to person making submission:

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

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

Yes

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

## Attached Documents

File

CCC Submission 2023 Theobald

10 May 2022

55 Morgans Valley

Christchurch 8022

Christchurch City Council

Christchurch District Plan change submission- Clause 5.6.1.2

This submission addresses a current flaw in the District Plan and with this review process it presents Council with an opportunity to address this issue.

Our **submission** refers to the removal of Point 7, Clause 5.6.1.2 of the District Plan. The particular sentence reads “The calculation shall not take account of hazard mitigation works”. The calculation is for determining risk (AIFR) from rockfall and cliff collapse. (Please find attached the full section).

In the years following the Canterbury Earthquakes of 2010/2011, the Council agreed to fund rockfall protection structures for red zoned Port Hills residents who wanted to stay in their homes. Some of our current councillors were present around the Council table when this was approved. The alternative for the homeowners was to accept the Government “red-zone” offer. A number of residents in this situation who wanted to stay in their home and further protect it from future rockfall risk with a protection structure chose the council funded option. The Council made the decision to fund these structures on the basis of using the 50% of the Crowns “red-zone” offer which the Council was funding. In other words the same ratepayer funding was being used, but for a different purpose i.e. paying to protect homes rather than buying the property through the Crowns “red-zone” offer and then demolishing and removing the house etc.

The extensive and extremely lengthy process of rockfall protection structures (RPS) engineering, design, approval and peer reviewed by council approved and contracted Geotech engineers, consenting, construction and signed off when completed was not an easy task and certainly not for the faint hearted. For those who wanted to stay living in their homes safely, the immense effort and time invested certainly contributed towards a beneficial outcome.

The design of the rockfall protection structure is required to make the home safe from rockfall risk. It is designed and constructed, maintained and signed off to protect the dwelling and those who live there and for that exact reason specifically. The Council agreed to use ratepayer funding to make these homes safe and liveable. The comprehensive contract between the homeowner(s) and the Council requires the homeowner(s) to maintain the integrity of the consented structure.

Regardless of all these facts, the current Christchurch District Plan requires discounting of the mitigation. Mitigation engineered, designed, constructed and consented by council approved staff and contractors. Yes!

The current inclusion of the sentence in question sentence also contradicts the use of mitigation in other hazard zones such as flood areas.

The impact for Port Hills homeowners who accessed a council funded and approved RPS could be significant in relation to future property value, insurance and saleability. It appears grossly unreasonable on homeowners as it voids the fact that their home is now safe (and hazard mitigated) from rockfall risk.

An alternative solution is to apply a new overlay accounting for a property or part of, that falls within a natural hazard area BUT its rockfall risk (for that particular dwelling) has been mitigated. All the consented RPS documentation relevant to a specific address exists.

This way forward has minimal effort as all the documentation as mentioned is already in existence and accessible to council staff. Our request to remove the sentence in question (point seven of clause 5.6.1.2) may seem minor but its impact is significant to the Port Hills homeowners. These ratepayers suffered immense stress and hardship to continue living in their homes after believing they were being lawful following all the council processes for their mitigation (RPS).

Thank you for your time. I am available to answer any issues around this request.

Karen and Brian Theobald  
[Karen.theobald@xtra.co.nz](mailto:Karen.theobald@xtra.co.nz)  
027 685 5675

## The Christchurch District Plan

### 5.6.1.2 Exceptions to Rule 5.6.1.1 - AIFR Certificate

- a. The Council will issue an AIFR Certificate (which will be valid for 2 years from the date of issue) which specifies the calculated AIFR from i. and ii. below for an identified area of land in Rockfall Management Area 1, Rockfall Management Area 2 and/or Cliff Collapse Management Area 2 only, when the following procedure is undertaken and the requirements of the procedure are satisfied:
- i. The Council has received a report, in respect of an identified area of land, prepared by a Chartered Professional Engineer with requisite experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered), which calculates the AIFR from rockfall and/or cliff collapse for the identified land in the following manner:<sup>7</sup>
    - A. If the land is in Rockfall Management Area 1:
      - I. Apply the method for assessing the risk as set out in the *GNS Science Consultancy Report 2011/311 Port Hills Slope Stability: Pilot Study for assessing life-safety risk from rockfalls (boulder rolls)*, and any subsequent updates to this report by GNS Science, using the parameters listed in the Table in Policy 5.2.2.4.1.a. for Rockfall Management Area 1 along with any relevant site-specific information, and other parameters in the GNS Science report (calculation 1(a)).
      - II. If the risk (AIFR) resulting from calculation 1(a) is less than that shown in the Table in Policy 5.2.2.4.1.a for Rockfall Management Area 1 ( $\geq 10^{-4}$ ), then using the same method set out in the *GNS Science Consultancy Report 2011/311 Port Hills Slope Stability: Pilot Study for assessing life-safety risk from rockfalls (boulder rolls)*, and any subsequent updates to this report by GNS Science, calculate the AIFR using the parameters listed in the Table in Policy 5.2.2.4.1.a for Rockfall Management Area 2 along with all relevant site-specific information, and other parameters listed in the GNS Science report (calculation 1(b)).
    - B. If the land is in Rockfall Management Area 2:
      - I. Apply the method for assessing the risk as set out in the *GNS Science Consultancy Report 2011/311 Port Hills Slope Stability: Pilot Study for assessing life-safety risk from rockfalls (boulder rolls)*, and any subsequent updates to this report by GNS Science, using the parameters listed in the Table in Policy 5.2.2.4.1.a. for Rockfall Management Area 2 along with all relevant site-specific information, and other parameters in the GNS Science report (calculation 2(a)).
    - C. If the land is in Cliff Collapse Management Area 2:
      - I. Apply the method for assessing the risk as set out in the *GNS Science Consultancy Reports 2012/57 Port Hills Slope Stability: Pilot Study for assessing life-safety risk from cliff collapse and 2012/124 Port Hills Slope Stability: Life-safety risk from cliff collapse in the Port Hills*, and any subsequent updates to those reports by GNS Science, using the parameters listed in the Table in Policy 5.2.2.4.1 for Cliff Collapse Management Area 2 along with all relevant site-specific information, and other parameters in the GNS Science Consultancy Reports (calculation 3(a)).
- AND
- ii. The Council has commissioned and received a peer review report from a Chartered Professional Engineer with requisite experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered)\*\*, which concurs with the application of the method required in i. above, and with the calculated AIFR(s) for the identified land.

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

## Submitter Details

**Submission Date:** 10/05/2023

**First name:** Mark **Last name:** St. Clair

**Preferred method of contact** Email

**Postal address:** 5 Cooper Street

**Suburb:** Karori

**City:** Wellington

**Country:** New Zealand

**Postcode:** 6012

**Email:** mark@stcplanning.co.nz

### Daytime Phone:

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 69.1

- 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**

Tsunami  
Management  
Overlay Map  
Extent – Qualifying  
Matter

Mapping extent Oppose WWB considers that further assessment and transparency of the mapping extent needs to be provided to ensure that the area identified as Tsunami risk is the most appropriate for managing development or whether it is best utilised for civil defence emergency management.

Further assessment required on the Tsunami Management Overlay mapping

---

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

**Points:** 69.2

- 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**

Chapter 5 – Natural  
Hazards

5.2.2.5.2 Policy - Managing  
development within Qualifying  
Matter Tsunami Management Area

Oppose WWB considers that this policy should only apply to residential development within residential zones to align with the purpose of qualifying matters under the NPS-UD. WWB also considers that risk to property is too high threshold and the focus should remain on risk to life. Overall WWB considers that Tsunami risk is best managed through Civil Defence Emergency Management warning systems.

Amend Policy 5.2.2.5.2:

Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site for residential purposes in residential zones, unless the risk to life and property is acceptable.

---

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

**Points:** 69.3

- 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**

Chapter 5 – Natural

## Hazards

### 5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area

Oppose If the proposed Tsunami Management Area Qualifying Matter overlay is adopted, the rules should only apply to those relating to residential activities within the residential zone to ensure that industrial activities within the Industrial Heavy Zone, such as WWB's Opawa Road site are not unduly affected and have the unintended consequence of extinguishing permitted activity status of the underlying zone.

Amend: Rule 5.4A.1

#### 5.4A.1 Permitted activities

a. There are no permitted activities. Non-residential activities

---

#### Attached Documents

File
Submission_PC14_WWB_1_May_2023_stc

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

*Clause 6 of Schedule 1, Resource Management Act 1991*

---

**To** Christchurch City Council

Name of submitter: Winstone Wallboards Limited (*WWB*)

- 1 This is a submission on Plan Change 14: Housing and Business Choice 2023 to the Christchurch City Plan (**PC14**).
- 2 WWB could not gain an advantage in trade competition through this submission.
- 3 The specific provisions of PC14 that WWB's submission relates to and the reasons for WWB's submission are set out in **Appendix A** and **Appendix B** below.
- 4 WWB's submission is that it:
  - Seeks clarification on the parameters of the Tsunami Management Area Qualifying Matter mapping overlay;
  - Seeks Policy 5.2.2.5.2 be redrafted to clarify the intent of the Tsunami Management Area Qualifying Matter to only apply to residential intensification and risk to life, rather than property.
  - Seeks Rule 5.4A be redrafted to provide for:
    - permitted activities where it does not involve residential development
  - Seeks to be directly engaged on upcoming release of Plan Change 12 on Coastal Hazards for implications on WWB's site.
- 5 The general and specific reasons for WWB's relief sought is set out in **Appendix A**.
- 6 WWB seeks the following decision from the local authority:
  - a. Grant the relief as set out in **Appendix B**;
  - b. Grant any other similar and /or consequential relief that would deal with WWB's concerns set out in this submission.
- 7 WWB wishes to be heard in support of the submission.
- 8 If others make a similar submission, WWB will consider presenting a joint case with them at a hearing.

**Signed** for and on behalf of Winstone Wallboards Limited by its Resource Management Consultants and authorised agents stcplanning

---

Mark St. Clair  
Director  
1 May 2023

Address for service of submitter:  
Winstone Wallboards Limited  
c/- Mark St. Clair  
stcplanning  
5 Cooper Street  
Karori  
Wellington 6012  
Ph 021 271 0815

Email address: [mark@stcplanning.co.nz](mailto:mark@stcplanning.co.nz)

## Appendix A

### INTRODUCTION

- 1 WWB welcomes the opportunity to submit on Christchurch City Council Proposed Plan Change 14: Housing and Business Choice 2023 (PC14).
- 2 The submission is broadly organised as follows:
  - **Summary of WWB's submission;**
  - **Statement of Interest and Background;**
  - **General submission;**
  - **Specific submission in relation to the regulatory context**
  - **Summary of relief sought**
  - **Conclusion**
  - **Detailed relief sought (contained in Appendix B)**

### SUMMARY

- Submission in Opposition to the Tsunami Management Area Qualifying Matter***
- 3 WWB generally supports the Council's identifying areas that are subject to potential Tsunami risk.
  - 4 However, WWB's key concerns regarding the Tsunami Management Area Qualifying Matter relates to the following matters:
    - (a) *Mapping Extent of the Tsunami Management Area Qualifying Matter Overlay*
    - (b) *The provisions of the Qualifying Matter and how they are applied.*
  - 5 WWB seeks the following in relation to matters (a) and (b) above:
    - a. *Seeks clarification on the parameters of the Tsunami Management Area Qualifying Matter mapping overlay;*
    - b. *Seeks Policy 5.2.2.5.2 be redrafted to clarify the intent of the Tsunami Management Area Qualifying Matter to only apply to residential intensification and risk to life, rather than property.*
    - c. *Seeks Rule 5.4A be redrafted to provide for:*
      - *permitted activities where it does not involve residential development*
    - d. *Seeks to be directly engaged on upcoming release of Plan Change 12 on Coastal Hazards for implications on WWB's site.*

## STATEMENT OF INTEREST AND BACKGROUND

- 6 Winstone Wallboards Limited (WWB) is New Zealand's only manufacturer and largest marketer of gypsum plasterboard, drywall systems, associated GIB products and services. WWB has multiple locations throughout New Zealand, including the Christchurch manufacturing and distribution centre at 219 Opawa Road, Christchurch.

### *Existing and Future Use of the site for Industrial Purposes*

- 7 The WWB Opawa Road site (219 Opawa Road) was lawfully established and has operated at this location for over 50 years, operating 24 hours a day, 7 days a week for the purposes of manufacturing and despatch to manufacturing warehouses for the distribution of gypsum plasterboard, drywall systems and associated GIB products.
- 8 The site is located in the Industrial Heavy Zone and currently operates under resource consents for trade waste, discharge to air and location compliance certificate.
- 9 The site is located on the eastern side of Opawa Road, with the majority of the site covered by the *Tsunami Management Area Qualifying Matter Overlay*. (refer **Figure 1** below)

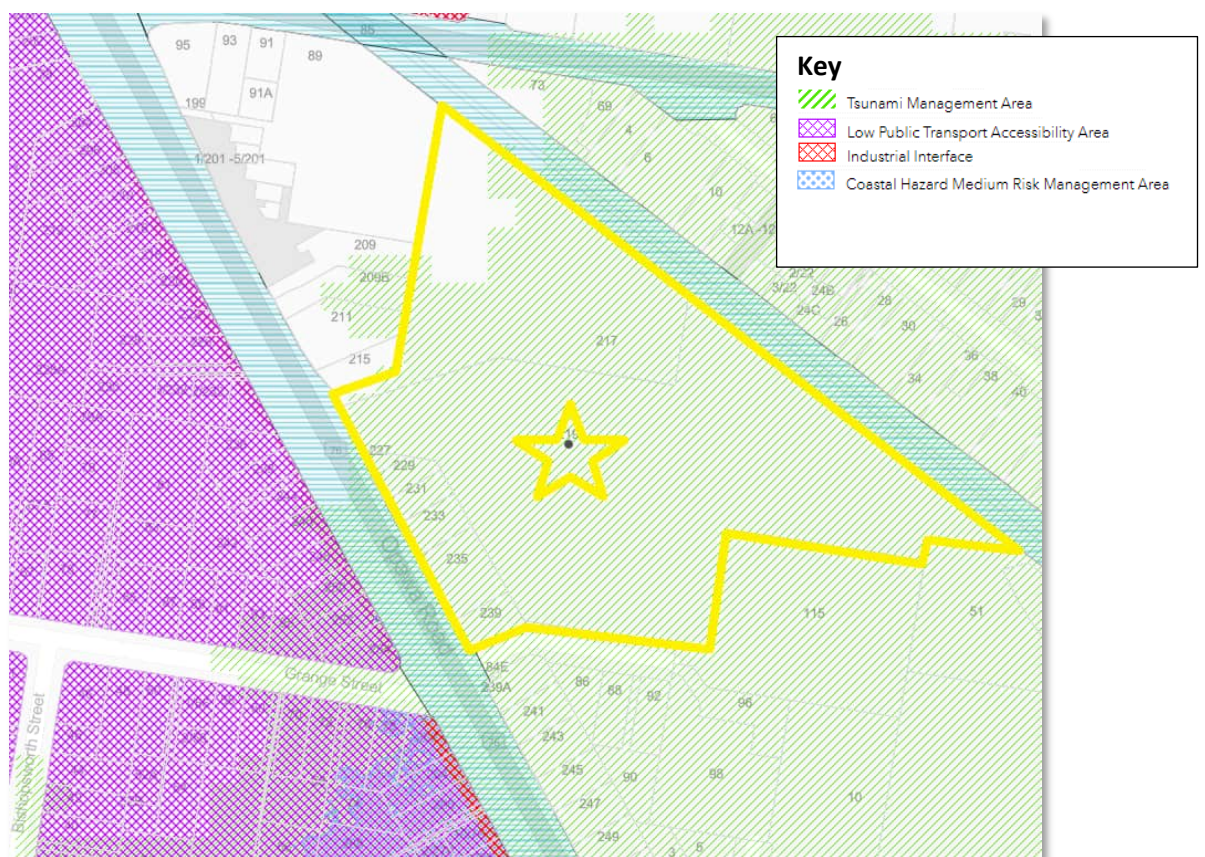


Figure 1: Proposed Qualifying Matters of PC14, showing WWB outlined in yellow annotated by a star. (Source: PC14 Map, annotated by stcplanning)

## GENERAL SUBMISSION

### *Key aims of the submission*

- 10 Given the housing crisis in New Zealand, the continued supply of building materials is of utmost relevance and importance to WWB as New Zealand's only manufacturer and largest marketer of gypsum plasterboard, drywall systems, associated GIB products and services.

- 11 The principal aim of this submission is therefore to ensure the continued operation of WWB Christchurch site, now and in the future. This will ensure the continued supply of building materials to support residential intensification by establishing the most appropriate provisions to achieve that goal and assist the Council in implementing relevant direction from higher order statutory instruments – particularly the National Policy Statement on Urban Development 2020 (**NPS-UD**).
- 12 WWB also seeks amendments to the notified provisions in PC14 to better implement the requirements of Schedule 3A of the Resource Management Act 1991 (**RMA**)<sup>1</sup>. These are detailed in **Appendix B**.

### **SPECIFIC SUBMISSION IN RELATION TO THE REGULATORY CONTEXT**

#### ***National Policy Statement on Urban Development***

- 13 The National Policy Statement on Urban Development (NPS UD) directs that local authority decisions on urban development are to be integrated with infrastructure planning decisions,<sup>2</sup> and that planning decisions contribute to well-functioning urban environments.<sup>3</sup>
- 14 A well-functioning urban environment is one in which:
- “enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future”<sup>4</sup>*
- 15 WWB’s Opawa Road operation provides building materials to ensure that people and communities can construct residential dwellings now and, in the future, and therefore their continued operation contributes to a well-functioning urban environment and therefore implements Objective 1 of the NPS UD.

#### ***Resource Management (Enabling Housing Supply and Other Matters Amendment Act 2021) – Application of Qualifying Matter Provisions***

- 16 The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (*Enabling Housing Act*) was introduced to speed up implementation of the NPS UD, whereby Councils were required to incorporate Medium Density Residential Standards (MDRS) into every relevant residential zone by 20 August 2022 provided that the MDRS should be less enabling of development where a qualifying matter applies.<sup>5</sup>
- 17 The Enabling Act specifically provides for qualifying matters and recognises that there will be circumstances where the development potential of MDRS cannot and ought not to be realised to its fullest extent. This is true for the areas where residential zoning adjoins industrial zoning, such as the areas to the eastern side of Opawa Street and WWB considers that proposed Industrial Interface Quality Matter is entirely appropriate in managing reverse sensitivity matters. Furthermore, the Low Public Transport Accessibility Qualifying Matters provide for intensification that commensurate with public transport services and demonstrate Council’s sound planning practice, which WWB also considers aligns with the intention of the Enabling Act and supports the intent of this Qualifying Matter.

<sup>1</sup> Schedule 3A of the RMA, inserted on 21 December 2021, to implement the Enable Housing Supply and Other Matters Amendment Act 2021.

<sup>2</sup> Objective 6 NPS UD

<sup>3</sup> Policy 1 NPS UD

<sup>4</sup> Objective 1 NPS UD

<sup>5</sup> Resource Management Act 1991 (*RMA*) 77G(1), s 80F(1)(a).



- 18 However, the Tsunami Management Area Qualifying Matter mapping and associated provisions appear to go beyond the scope of managing the effects of development potential of MDRS as currently drafted, they apply to all development, in all zones, rather than being limited to MDRS in residential zones, which is the purpose of a qualifying matter.
- 19 The way in which the current Tsunami Management Area Qualifying Matters are drafted and applied have the potential to extinguish the underlying Industrial Heaving zoning provisions that relate to WWB's Opawa Road site.
- 20 The consequences of the proposed overlay and provisions could lead to WWB's operation being limited in the future if the underlying zoning provisions are overridden by the Tsunami Management Area Qualifying Matters, in turn, reducing the overall production of building products. Therefore, the provisions as currently drafted would not provide for the overall outcome of delivering Enabling Housing Act.
- 21 We consider that most prudent way to ensure this unintended outcome does not occur, is to provide for permitted activity status for activities within the Tsunami Management Area Qualifying Matters where it does not involve residential development. The associated policies and objectives would therefore need to be amended to reflect and align with the overall intent of providing for permitted activities within the Tsunami Management Area Qualifying Matters Overlay.

#### *Tsunami Quality Matter Mapping Extent*

- 22 The s32 Report states that *"The tsunami qualifying matter is based off the 2019 NIWA 1 in 500 year tsunami event with 1.6m sea level rise by 2120. The depth, velocity and debris in a tsunami can result in significant risk to life and damage to property."*<sup>6</sup>
- 23 However, there is no assessment within the s32 report that qualifies whether this level of mapping is appropriate, and the parameters used to create the mapping in terms of limiting development or whether is more appropriately used for evacuation purposes. WWB questions whether the intent of NIWA's mapping was for development restriction or civil defence management purposes.
- 24 Furthermore, the extent of the Tsunami Management Area mapping overlay appears to be largely pixelated (refer **Figure 1** above) and what is not clear if any buffering has been used to create the overlay map and how this overlay map corresponds to NIWA's three different levels evacuation zones.
- 25 WWB considers the use of Tsunami risk mapping is entirely appropriate to be used for civil defence evacuation purposes, however, if such mapping is to be used to limit development, then the parameters of the mapping need to be transparent, and all mapping options assessed to ensure the most appropriate mapping extent it used. Overall, WWB considers that Tsunami risk management is best managed through civil defence emergency management warning systems and evacuation procedures.

#### *Upcoming Coastal Hazards Plan Change*

- 26 Council intends to publicly notify Plan Change 12: Coastal Hazards (**PC12**) later this year. As Tsunami is interlinked with the 'suite' of Coastal Hazards, such as coastal inundation, coastal erosion etc it is considered that any proposed mapping or provisions that are proposed for **PC12** could have consequences on the Tsunami Management Area. WWB considers that

---

<sup>6</sup> S32 Report – Qualifying Matters, Part 2, page 121, dated



Tsunami hazard would have ideally considered at the same time as all other Coastal Hazards rather than in isolation.

- 27 To ensure that the proposed Plan Change 12 does not have any consequences for WWB site, WWB seeks that they be directly consulted on this upcoming plan change.

#### SUMMARY OF RELIEF SOUGHT

- 28 In summary, WWB seeks to ensure that the existing permitted activity rights the Opawa Road site which are provided for under the existing Industrial Heavy Zone are retained by the following:

##### **WWB seeks:**

- a. **Clarification** on the appropriateness and full disclosure of the parameters in creating the *Tsunami Management Area Qualifying Matter* mapping overlay for planning purposes.
- b. **Amendment** to Policy 5.2.2.5.2 to clarify the intent of the Tsunami Management Area Qualifying Matter only applying to residential intensification and risk to life, rather than property
- c. Amendment to Rule 5.4A be redrafted to provide for:
  - permitted activities where it does not involve residential development
- d. **Directly engaged** on upcoming release of Plan Change 12 on Coastal Hazards for implications on WWB's site.

#### CONCLUSION

29. For reasons set out in this submission, WWB considers amendments to Proposed PC14 are required to ensure that the continued supply of building material needed to support the residential intensification in Christchurch and New Zealand and deliver the intent of Schedule 3A of the Resource Management Act 1991. **Appendix B** outlines WWB requested relief in full.
30. As currently drafted, the Tsunami Qualifying Matter mapping and associated provisions are not considered appropriate given they apply to all activities and all zones and therefore do not appropriate deliver the overall intent of the NPS-UD or the Enabling Act.
31. WWB preference is that the Tsunami Qualifying Matter only applies to residential activities within residential zones as set out in **Appendix B** as the most appropriate method of managing the effect to life of Tsunami Risk.

## APPENDIX B

### Proposed Plan Change 14: Housing and Business Choice 2023– Detailed Relief

Submitter Name: **Winstone Wallboards Ltd**

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
Tsunami Management Overlay Map Extent – Qualifying Matter	Mapping extent	Oppose	WWB considers that further assessment and transparency of the mapping extent needs to be provided to ensure that the area identified as Tsunami risk is the most appropriate for managing development or whether it is best utilised for civil defence emergency management.	<b>Further assessment required on the Tsunami Management Overlay mapping.</b>
Chapter 5 – Natural Hazards	5.2.2.5.2 Policy - Managing development within Qualifying Matter Tsunami Management Area	Oppose	WWB considers that this policy should only apply to residential development within residential zones to align with the purpose of qualifying matters under the NPS-UD. WWB also considers that risk to property is too high threshold and the focus should remain on risk to life. Overall WWB considers that Tsunami risk is best managed through Civil Defence Emergency Management warning systems.	<b>Amend Policy 5.2.2.5.2:</b>  Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site <u>for residential purposes in residential zones</u> , unless the risk to life and <del>property</del> is acceptable.
Chapter 5 – Natural Hazards	5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area	Oppose	If the proposed Tsunami Management Area Qualifying Matter overlay is adopted, the rules should only apply to those relating to residential activities within the residential zone to ensure that industrial activities within the Industrial Heavy Zone, such as WWB’s Opawa Road site are not unduly affected and have the unintended consequence of extinguishing permitted activity status of the underlying zone.	<b>Amend: Rule 5.4A.1</b>  5.4A.1 Permitted activities  a. <del>There are no permitted activities.</del> Non-residential activities.
Upcoming Plan Change 12: Coastal Hazards		Neutral		<b>Seeks to be directly engaged</b> on upcoming release of Plan Change 12 on Coastal Hazards for implications on WWB’s site.



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

## Submitter Details

**Submission Date:** 10/05/2023

**First name:** Simon **Last name:** Fitchett

**Preferred method of contact** Email

**Postal address:** Flat 4, 21 Redruth Avenue

**Suburb:** Spreydon

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** simon.fitchett173@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:** 70.1

- 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:** 70.2

- 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:** 70.3

- 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:** 70.4

- 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:** Nkau **Last name:** Ferguson-spence

**Preferred method of contact** Email

**Postal address:** 45A York Street

**Suburb:** Waltham

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Email:** nikaufs@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:** 71.1

- 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:** 71.2

- 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:** 71.3

- 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 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:** Julia **Last name:** Tokumaru

**Preferred method of contact** Email

**Postal address:** 36 Cresswell Avenue

**Suburb:** Burwood

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8061

**Email:** jchide@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:** 72.1

- 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:** 72.2

- 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:** 72.3

- 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:** 72.4

- 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:** Mark **Last name:** Stringer

**Preferred method of contact** Email

**Postal address:** 60 Becmead Drive

**Suburb:** Harewood

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8051

**Email:** mrkstringer@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:** 73.1

- 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:** 73.2

- 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:** 73.3

- 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:** 73.4

- 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.

If Japan and San Francisco can build up while being near active fault lines so can we!

### **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:** Michael **Last name:** Redepenning

**Preferred method of contact** Email

**Postal address:** 7 Lyall Place

**Suburb:** Bryndwr

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

**Email:** mredepenninjr@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:** 74.1

- 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:** 74.2

- 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:** 74.3

- 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:** 74.4

- 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:** Aidan **Last name:** Ponsonby

**Preferred method of contact** Email

**Postal address:** 8 Sutton Place

**Suburb:** Dallington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8061

**Email:** adponsonby@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:** 75.1

- 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:** 75.2

- 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:** 75.3

- 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:** 75.4

- 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:** Colin **Last name:** Gregg

**Preferred method of contact** Email

**Postal address:** 35 Helmores Lane

**Suburb:** Merivale

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** colin@greggbuilders.co.nz

**Daytime Phone:** 0274322364

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.

Additional requirements for hearing:

I am happy to be part of a combined presentation with others seeking a similar outcome.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 76.1

- 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***

See the decisions I seek on the Residential Chapter

**My submission is that**

See my submission on the Residential Chapter

**Original Submitter:****Original Point:****Points:** 76.2

- Support
- Oppose
- Seek Amendment

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

- That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or,  
  
andnbsp;
- If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and,  
  
andnbsp;
- That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and,  
  
andnbsp;
- That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules *can* be notified of the required resource consents and to make submissions.  
  
andnbsp;
- Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief we seek.

**My submission is that**

We are extremely concerned by the impact of the proposed rezoning to High Density Residential, on the character and coherence of our neighbourhood at Helmores Lane, specifically the area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) (**the Area**).andnbsp; Owners and occupiers of these properties, ourselves included, have come to this Area to enjoy the amenity that the neighbourhood offers and have invested heavily in securing their properties.andnbsp; These property owners highly value the existing environment and the benefits it provides in terms of pleasantness and lifestyle.andnbsp; Previously, that character had been acknowledged by the identification of the area as a special amenity area (SAM8).

andnbsp;

It is accepted that the Area has been subject to some residential re-development over the years, especially since the Canterbury earthquakes, nevertheless it has retained a sense of character and coherence that, we consider, is somewhat unique. It has a relationship to the Avon River and to the parklands beyond, which are part of, and provide a link to the rest of, Hagley Park.andnbsp; It has remained an enclave of relatively spacious residential dwellings that has also enabled the retention of many trees (including significant specimen trees) both within the streetscape and within private properties.

andnbsp;

There are also heritage items within the Area that have been identified in the proposals for PC14.andnbsp; These items, including some of the surviving older residences, are an important part of the overall character of the Area. Changing the area around these items would

remove their context and impact on their heritage setting.

andnbsp;

The inclusion of this area as a High-Density Residential zone threatens to destroy this character and the coherence it provides.andnbsp;  
This is not simply a question of land values.andnbsp;  
There is much to be valued in living in an area with its own character and a sense of coherence that we seek to preserve.

andnbsp;

Some might say that the change in zoning does not impact on this situation as the coherence will be maintained by existing landowners.andnbsp;  
This is arguable at best and in the case of the Area, overlooks that the changed zoning would itself change the equation for landowners and, more importantly those who might succeed them.andnbsp;  
The character of the Area is, in part, based on the longevity of ownership, which naturally means that changes in ownership can happen because of succession, amongst other reasons.andnbsp;  
Newer owners, less invested in the character of the Area, would be free to take advantage of high-density status and, what is feared is a domino effect once the character that makes the Area so valuable to many, begins to be lost.

andnbsp;

In addition, we note that there may also be further constraints to High (or even Medium) Density development in the area, which is identified as TC3 land and much of which is also in the Council's own Flood Plain overlay.andnbsp;  
That is not to mention potential parking issues that would likely be created if there was a proliferation of High Density accommodation.

andnbsp;

We acknowledge that this may not be the only area in Christchurch that holds these fears.andnbsp;  
We are firmly of the view that such views should not be unnecessarily discounted, where they can be justified.

andnbsp;

Within the framework that the Council has chosen to give effect to the new Medium Density Residential standards and the National Policy Statement on Urban Development, we consider that there is the ability to protect what is special about this area by:

andnbsp;

- Rezoning the area Medium Density, and identifying the Area as a Residential Character Overlay Area, with the applicable rules (as attached): or

andnbsp;

- Rezoning the area Medium Density and imposing a further change to the qualifying matter allowing access to sunlight by making the recession plane 45°, rather than 50°, from 3m at southern boundaries: and/or

andnbsp;

- Providing that southern boundary neighbours can be notified if resource consents for height or access to sunlight non-compliances.

andnbsp;

There may be other ways to reduce the impacts on character of the intensification changes which will become apparent and which we would like considered, but the key is that we think there is a need to protect the existing character.andnbsp;  
Having it identified as a Residential Character Area appears the best way, but if that is not possible, reducing the extent of any permitted intensification should be explored.andnbsp;  
At the very least, this area should not be zoned high density.

---

#### Attached Documents

File
PC14 Helmores Lane - proposed RCOverlay rules

## PC14 – RESIDENTIAL CHARACTER OVERLAY RULES (PROPOSED)

### CCC Summary of Proposed Changes

In recognition of the status of a Qualifying Matter, we propose introducing a resource consent requirement as a restricted discretionary activity, to help us better protect Character Areas. While some infill development will be allowed, we will have more ability to decline a resource consent where the design of a new house, or changes to an existing house, aren't in keeping with the Character Area.

Subdivision will also be more restrictive, depending on the zone and area. For example, within a certain Character Area an additional house may be allowed on an existing site, or to the rear on a new site, but it may be limited to between five and eight metres (one or two storeys, depending on building design). It may require a larger garden and existing trees to be retained, with the house or houses set further back from the street and other boundaries than would be allowed for in a general suburban area.

Rules for the Character Areas will differ depending on the character values of each area, as well as the District Plan zone in which the character area is located. The character values that are already being used to assess any development designs submitted to us are proposed to remain the same.

### Proposed Rules (Medium Density Residential Zone)

Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay
Permitted	Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.	No equivalent rule – no density limit
Controlled	In a Character Area Overlay, a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is: i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area Overlay within which it is located.  b. Any application arising from this rule shall not be limited or publicly notified.	
Restricted Discretionary	Residential units in the Character Area Overlay that do not meet Rule 14.5.3.2.7 – Number of residential units per site – maximum of 2 residential units per site.	No density limit.



Restricted Discretionary	<p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m<sup>2</sup> on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</p> <p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p> <p>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</p> <p>iii. to accessory buildings that are less than 30m<sup>2</sup> and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p> <p>c. Activities that do not meet Built Form standard 14.5.3.2.6. d. Any application arising from this rule shall not be limited or publicly notified.</p>	
	Building height controls (dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed)	In most places, 11 metres
	<p>Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> <li>- the width of building frontages</li> <li>- landscaping</li> <li>- setbacks (larger than typical)</li> <li>- building coverage</li> <li>- outdoor living space requirements</li> <li>- minimum glazing facing the street</li> <li>- fencing</li> <li>- garaging and car ports</li> <li>- building separation</li> </ul> <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow.</p>	

	If these rules are not met, resource consent is needed (restricted discretionary activity status).	

### Proposed Subdivision Rules

	<b>Activity within a Character Area Overlay</b>	<b>Activity if not in a Character Area Overlay</b>
	<p>Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.</p> <p>In High Density Zone – 400m<sup>2</sup>.</p>	<p>400m<sup>2</sup> proposed for the Medium Density Residential Zone or 300m<sup>2</sup> proposed for the High Density Residential Zone</p>

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

## Submitter Details

**Submission Date:** 10/05/2023

**First name:** Jo **Last name:** Horrocks

**Organisation:** Toka Tu Ake EQC

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** resilience@eqc.govt.nz

**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:** 77.1

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**

See detailed submission attached. 3.3.7 Support with amendment.

**Original Submitter:**

**Original Point:****Points:** 77.2

- 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**

5.2.2.1.1 Support with amendment

**Original Submitter:****Original Point:****Points:** 77.3

- 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**

Support with amendment. 5.2.2.5.1

**Original Submitter:****Original Point:****Points:** 77.4

- 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**

5.2.2.5.2 Support with amendment

**Original Submitter:****Original Point:****Points:** 77.5

- 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**

5.4A

**Original Submitter:****Original Point:****Points:** 77.6

- 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**

6.1A 6.1A

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

**Points:** 77.7

- 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**

8.5.1.2

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

**Points:** 77.8

- 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**

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

**Points:** 77.9

- 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**

5.2.2.2.1

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

**Points:** 77.10

- 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**

14.1

Attached Documents

File
Jo submission

## Have your say

We welcome your submission on our proposed Housing and Business Choice Plan Change (PC14) and/or proposed Heritage Plan Change (PC13).

If you're having trouble making a submission, we have a Friend of Submitters service available to help. Please [email >>>](#) or call 03 941 6886.

### Written feedback



Fill out an online form by  
11.59pm on Wednesday 3 May 2023  
[ccc.govt.nz/haveyoursay](https://ccc.govt.nz/haveyoursay) (preferred)



Complete the feedback form enclosed  
and drop off at:  
Te Hononga Civic Offices  
53 Hereford Street  
Christchurch  
by **5pm Wednesday 3 May 2023**



Email [engagement@ccc.govt.nz](mailto:engagement@ccc.govt.nz)\*



Post written comments to:  
Freepost 178  
Housing and Business Choice Plan Change/  
Heritage Plan Change  
Christchurch City Council  
PO Box 73016  
Christchurch

**Your feedback needs to include all of the 'required information' in the submission form on the next page.**

### Submissions are public information

Subject to the provisions of the Local Government Official Information and Meetings Act 1987, we will make all submissions publicly available, including all contact details you provide on your submission. If you consider there are reasons why your contact details and/or submission should be kept confidential, please contact The Engagement Manager by phoning 03 941 8935 or 0800 800 169.

[ccc.govt.nz/haveyoursay](https://ccc.govt.nz/haveyoursay)

## Have your say

## Housing and Business Choice Plan Change 14 and Heritage Plan Change 13

Clause 6 of Schedule 1 Resource Management Act 1991

*\* Required information*

Name\*: Jo Horrocks

Address\*: PO Box 790 Postcode\* :6011

Email: resilience@eqc.govt.nz Phone no. \_\_\_\_\_

If you are responding on behalf of a recognised organisation, please provide:

Organisation's name: Toka Tū Ake EQC

Your role \_\_\_\_\_

**Trade competition and adverse effects\*** (*select appropriate*)

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

If you are a person who could gain an advantage in trade competition through this submission, are you directly affected by an effect of the proposed plan change/part of the plan change that –

(a) adversely affects the environment, and

(b) does not relate to the trade competition or the effects of trade competition?  Yes  No

\* A person who could gain an advantage in trade competition through the submission may make a submission only if you answered Yes to the above, as per clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

I wish to speak in support of my submission on Plan Change 13

I wish to speak in support of my submission on Plan Change 14

I do not wish to speak.

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


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

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

Yes, I have attached extra sheets.  No, I have not attached extra sheets.

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

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

Signature  Date: 09/05/2023

## Have your say

### Housing and Business Choice Plan Change 14

#### My submission is that:\*

*(You should clearly state whether you support or oppose the specific proposed provisions or wish to have them amended. You should also state the reasons for your views. Please continue on separate sheet(s) if necessary.)*

Part of plan change	Support/ Oppose	Reasoning	Decision sought
<p>3.3.7 Objective – Well-functioning urban environment</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;(....)</p> <p>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change</p>	Support with amendment	We support the inclusion of resilience to the effects of climate change into the definition of a well-functioning urban environment. One of the future effects of climate change is likely to be worsening risk from some natural hazards, such as coastal hazards, storm hazards and flooding. Canterbury is at risk from natural hazards that will not be affected by climate change, particularly earthquakes. We therefore request that resilience to natural hazard risk be added to the definition of a well-functioning urban environment.	<p>Retain objective and add the following underlined:</p> <p>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to <u>natural hazards and</u> the current and future effects of climate change</p>
<p>5.2.2.1.1 Policy — Avoid new development where there is unacceptable risk</p> <p>a. Avoid new subdivision, use and development, including new urban zonings, where the risk from a natural hazard is assessed as being unacceptable.</p>	Support with amendment	We support limiting intensification within areas at risk from natural hazards. However, it is important to clearly define what level of risk to life and property is “acceptable” for all natural hazards to avoid confusion and ensure consistent application of rules and policies.	<p>Retain the policy, but formulate and add a definition of acceptable level of risk in regard to natural hazards.</p> <p>An acceptable risk is present where it is generally accepted by society, and the risk posed is commensurate with other risks that are faced daily. When determining if an acceptable risk is</p>



			<p>present, the following criteria shall be considered:</p> <ul style="list-style-type: none"> <li>• Development can occur with limited controls or restrictions; and</li> <li>• Assessment and monitoring of the natural hazard and climate change risks is undertaken to allow increases in risk to be managed.</li> </ul>
<p>5.2.2.5.1 Policy – Managing development in Qualifying Matter Coastal Hazard Management Areas</p> <p>a. Within the following Qualifying Matters, development, subdivision and land use that would provide for intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is low or very low based on thresholds defined in Table 5.2.2.5.1a</p> <p>b. Replacement buildings, accessory buildings and extensions/additions to buildings are enabled where effects are mitigated to an acceptable level based on a site specific assessment and having regard to the level and timing of the hazard. This could be by use of an appropriate risk based trigger or alternative methods</p>	Support with amendment	<p>We support limiting intensification within areas at risk from coastal hazards. However, it is important to clearly define what level of risk to life and property is “acceptable” in the case of coastal hazards to avoid confusion and ensure consistent application of rules and policies.</p>	<p>Retain the policy, but formulate and add a definition of acceptable level of risk in regard to coastal hazards.</p> <p>An acceptable risk is present where it is generally accepted by society, and the risk posed is commensurate with other risks that are faced daily. When determining if an acceptable risk is present, the following criteria shall be considered:</p> <ul style="list-style-type: none"> <li>• Development can occur with limited controls or restrictions; and</li> <li>• Assessment and monitoring of the natural hazard and climate change risks is undertaken to allow increases in risk to be managed.</li> </ul>
<p>5.2.2.5.2 Policy – Managing development within Qualifying Matter Tsunami Management Area</p> <p>a. Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p>	Support with amendment	<p>We support the avoidance of intensification within areas at risk from tsunami hazard. However, it is important to clearly define what level of risk to life and property is “acceptable” in the case of tsunami to avoid confusion and ensure consistent application of rules and policies.</p>	<p>Retain the policy, but formulate and add a definition of acceptable level of risk in regard to tsunami hazard.</p> <p>An acceptable risk is present where it is generally accepted by society, and the risk posed is commensurate with other</p>

			<p>risks that are faced daily. When determining if an acceptable risk is present, the following criteria shall be considered:</p> <ul style="list-style-type: none"> <li>• Development can occur with limited controls or restrictions; and</li> <li>• Assessment and monitoring of the natural hazard and climate change risks is undertaken to allow increases in risk to be managed.</li> </ul>
<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <p>C1, C2, C3: Controlled activity status for replacement of buildings and construction of accessory buildings, and associated earthworks and stormwater management in the Coastal Hazard Medium Risk Management Area,</p> <p>RD1,2,3: Restricted discretionary activity status for replacement of buildings and accessory buildings and associated earthworks and stormwater management in the Coastal Hazard High Risk Management Area, and construction of accessory buildings, and associated earthworks and stormwater management in the Coastal Hazard Medium Risk Management Area,</p> <p>D1: Discretionary activity status for the construction of new buildings in the Coastal Hazard Medium Risk Management Area,</p> <p>NC1: Non-complying activity status for new</p>	Support	<p>We support restricting development and subdivision within areas at medium and high risk from coastal hazards, including inundation from tsunami.</p> <p>We note that it is explicitly stated in the plan change maps that residential density in the Tsunami Management Area is restricted to that permitted or controlled in the Residential Suburban and Residential Suburban Density Transition zones. We suggest that this is made more explicit within the Natural Hazards chapter, and note made to explain how this affects application of the MDRS.</p>	<p>No change to rules and policies requested, but we suggest further explanation given as to how restrictions on development and intensification in coastal hazard zones will affect application of the MDRS.</p>

<p>buildings in the Coastal Hazard High Risk Management Area,  NC2: Non-complying activity status for subdivision within Coastal Hazard Medium and High Risk Management Areas.  NC3: Non-comply activity status for residential intensification within the Tsunami Management Area.</p>			
<p>6.1A Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3</p> <ul style="list-style-type: none"> <li>- Flood hazard management areas</li> <li>- Coastal Hazard Management Areas</li> <li>- Tsunami Management Area</li> <li>- Slope instability management areas</li> </ul>	Support	We support the inclusion of flood, coastal, tsunami and slope hazard management areas as Qualifying Matters to reduce the level of enablement of the MDRS and NPS-UD.	No Change
<p>8.5.1.2  C8 Subdivision that creates any vacant allotments within the Medium Density Residential and High Density Residential Zones.  The following standards apply:</p> <ul style="list-style-type: none"> <li>a. Activity standards 8.6.1, and 8.6.3 – 8.6.9, 8.6.12, and 8.6.15.</li> </ul> <p>Matters of Control:</p> <ul style="list-style-type: none"> <li>a. Rule <b>8.7.4</b> and,</li> <li>b. Where relevant, Rules 8.7.7-8.7.11 and 8.7.13; and</li> <li>c. Rule 8.7.12.</li> </ul> <p>C9 Subdivision within the Medium Density Residential and High Density Residential zones</p>	Support	We support hazard constraints being included as matters of control of subdivision to create allotments within the Medium and High Density Residential Zones.	No Change

<p>where no vacant allotments are created and each allotment:</p> <ul style="list-style-type: none"> <li>a. Contains an existing residential unit; and/or</li> <li>b. Is proposed to contain a residential unit, approved as part of a resource consent; and/or</li> <li>c. Is subject to a concurrent resource consent application for a residential unit; except as otherwise specified in Rule 8.5.1.2 C1A and C2A.</li> </ul> <p>Relevant standards apply:</p> <ul style="list-style-type: none"> <li>a. Activity standards in Rules 8.6.3-8.6.9, 8.6.12, and 8.6.15 apply</li> </ul> <p>Matters of control:</p> <ul style="list-style-type: none"> <li>a. Rule <b>8.7.4</b> and,</li> </ul> <p><i>8.7.4.2 Hazard constraints</i></p> <p><i>b. The extent to which any hazard or geotechnical constraints exist on the land and the appropriateness of measures to reduce risk, including liquefaction, flooding, rockfall, cliff collapse and other matters addressed in Chapter 5 (Natural Hazards).</i></p>			
<p>Medium Density Residential Zone extent into Flood Management areas</p>	<p>Support with amendment</p>	<p>Flood hazard risk is predicted to increase in the near future due to rising sea-levels, associated rising ground-water levels, and more frequent and intense rain events. Flooding does not pose high risk to life or to the structural integrity of buildings, but frequent, repeated flood events can have a severe effect on the wellbeing of residents and</p>	<p>Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.</p>

		<p>incur a high financial cost to businesses and residents due to loss of business, loss of access to buildings, damage to property and furnishings, and clean-up costs (including removing contaminated silt from under houses which can become a health hazard).</p> <p>We support the extent of the modelled Flood Management Areas and note that the threshold for this mapped extent is a greater intensity and lower likelihood flood than the lowest flood level modelled by other territorial authorities. We do not suggest that intensification should not be allowed in this area, but there should be some restriction on density in Medium and High Density Residential Areas which intersect with this overlay, in addition to the required floor level provision.</p>	
<p>5.2.2.2.1 Policy — Flooding</p> <p>b. In the High Flood Hazard Management Area: provide for development of a residential unit on residentially zoned land where the flooding risk is predominantly influenced by sea-level (sic) rise and where appropriate mitigation can be provided that protects people’s safety, (sic) well-being and property (sic) from unacceptable risk; (...)</p> <p>In all other cases, avoid subdivision, use or development where it will increase the potential risk to people’s safety, well-being and property.</p>	Support with amendment	<p>We support the restriction of development, particularly for the purposes of intensification, in areas at high risk from flood hazards.</p> <p>However, we do not think it is appropriate to allow for lower restriction on development of residential units in areas where the risk of flooding is primarily influenced by sea-level rise. Some amount of sea level rise is expected in the near future with the effects of climate change. Residential properties should therefore not be developed in those areas where sea-level rise will impact them.</p>	Remove “b. In the High Flood Hazard Management Area: provide for development of a residential unit on residentially zoned land where the flooding risk is predominantly influenced by sea-level rise and where appropriate mitigation can be provided that protects people’s safety, well-being and property from unacceptable risk”
<p>14.1 Introduction</p> <p>e. A number of the provisions in this chapter give effect to the requirements of the Act and the National Policy Statement on Urban</p>	Support	We support restricting implementation of the MDRS both by use of qualifying matter overlays over the Medium and High Density Residential areas; or by zoning areas at risk from natural	No Change.

<p>Development to provide for intensification in urban areas, including by implementing the Medium Density Residential Standards. However, the Act enables those intensification requirements to be reduced where justified by a “qualifying matter”. In this chapter the reduction in intensification due to qualifying matters has been implemented in two ways: by having the Medium Density Residential or High Density Residential zones , but enabling lesser intensification than the Medium Density Residential Standards require in the areas or sites in those zones where a qualifying matter applies; or by having a lower density residential zone, for example the Residential Suburban or Residential Hills Zone, because the rules for that zone provide the level of density that the qualifying matter necessitates. Further information on qualifying matters can be found in 14.3, How to interpret and apply the rules, sub-clause g.</p>		<p>hazards for lower density development than the Medium or High Density Residential Zones.</p>	
--	--	---	--

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

## Submitter Details

**Submission Date:** 10/05/2023

**First name:** Marina **Last name:** Steinke

**Preferred method of contact** Email

**Postal address:** 62 Bevington Street

**Suburb:** Avonhead

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8042

**Email:** Marina.Steinke@gmail.com

**Daytime Phone:** 03 3428016

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 78.1

- Support
- Oppose
- Seek Amendment

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

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

That the height restrictions for the central city currently in place be kept in place and not be increased to 90m.

**My submission is that**

The proposed height in the central city not exceed the 7 stories set by the government after the earthquakes. The type of shaking to be expected when the Alpine fault or the Hikurangi Fault rupture will be most damaging to high rise buildings. This was explained by engineers from Canterbury University and a visiting professor from an earthquake prone region in the USA.

## 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:** Indiana **Last name:** De Boo

**Preferred method of contact** Email

**Postal address:** 100 Elizabeth Street

**Suburb:** Riccarton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** indy.deboo@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:** 79.1

- 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 Canopy Cover and Financial Contributions. 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:** 79.2

- 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:** 79.3

- 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**

Sunlight Access Qualifying Matter.

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:** 79.4

- 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 commerical centres.

**Attached Documents**

File
------

No records to display.

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

## Submitter Details

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

**First name:** K **Last name:** Hay

**Organisation:** SSRA- South shore residents association

**Preferred method of contact** Email

**Postal address:** PO Box 18748

**Suburb:** New Brighton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8641

**Email:** ssra.org.nz@gmail.com

**Daytime Phone:** 0274520166

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

none

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 80.1

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***

Attached is the submission of the SSRA in regards to PC14 qualifying matters specifically in relation to natural hazards - please read this submission to gain an understanding of our points of concern.

**My submission is that**

Attached is the submission of the SSRA in regards to PC14 qualifying matters specifically in relation to natural hazards - please read this submission to gain an understanding of our points of concern.

---

Attached Documents

File
Plan change 14 submission SSRA 29042023

## **SSRA submission on Plan Change 14-qualifying matters.**

### **SSRA- Southshore Residents Association**

**The work of the SSRA is underpinned by 4 key values.**

- **Kaitiakitanga** – That we are temporary guardians of things that are precious to us and have a responsibility to look after them for future generations.
- **Oranga** – We preserve the health, vitality, and wellbeing of living things (environment, community, and individuals).
- **Manaakitanga** – We have a duty of care for others – to uphold their mana, respect them and look after them.
- **Whanaungatanga** – We work to be the essential glue that binds people together, providing the foundation for a sense of unity, cohesion, relationship, kinship, and sense of community connection. We will foster relationships through shared experiences and working together which provides our residents with a sense of belonging.

With these values, SSRA believe we are better able to work together to respond to adversity; to achieve resilient and vibrant communities with a sustainable future; and to build and maintain our community so all our residents feel valued and included and can contribute to the best of their abilities.

**Southshore is our tūrangawaewae. It is the place where we feel especially empowered and connected. It is our foundation, our place in the world, our home.**

### **Introduction**

Thank you for the opportunity to submit our feedback on PC14. Please accept this document as the SSRA submission in relation to the PC14 IHP process.

### **Who are we?**

The Southshore Residents' Association (SSRA), established in 1946, is the longest continuously running residents' association in New Zealand. Each year the SSRA works to provide several events and additional services to our community and the wider area. This includes advocacy on issues that may affect our residents, their homes and how they live in the community. These services and actions are funded largely by resident donations and grants and all work is undertaken by a dedicated group of volunteers.

Our comments on the proposed Plan Change 14 focuses largely on the qualifying matters (QM) that relate to, and effect coastal residents and communities.

What's a Qualifying Matter (QM)?

Qualifying Matters are characteristics or qualities specific to some areas or properties, which means the rules enabling increased development will be modified to the extent necessary to maintain and protect values or manage effects. They are prescribed and defined under the Resource Management Act.

The purpose of identifying qualifying matter is that it signals that the MDRS intensification proposed in the RMA Enabling Housing Supply and other matters Amendment Act 2021 is not suitable.

## **1. Plan change 14 QM coastal hazard areas and the interaction and relationship to plan change 12.**

SSRA are concerned that the Council may use PC14 as a vehicle to replace the current District Plan provisions for coastal areas. We are concerned that the CCC may use the qualifying matters in PC14 as an effective proxy for Plan Change 12, in the sense that it could incorporate many of the provisions (mapping, objectives & policies & rules) intended to be included in PC12.

By using the PC14 process any components contained in the plan change (including possible duplicate parts of PC12) will not have the usual right of appeal. As the PC14 process that has no appeal on merits there is therefore no opportunity to remedy or pursue through the environment court.

Further SSRA would like to request that the interaction between PC14 Coastal Hazard QM and the proposed Coastal Hazards PC12 is thoroughly explored and modelled. There have been occasions for coastal areas, where aspects of one chapter of the district plan does not reflect the objectives and purposes of another part of the plan, in fact sometimes they are opposing in objective. This had led to stalling of processes, confusion, varied interpretations, and unintended consequences. These have had a detrimental effect on community wellbeing.

Interaction between PC 12 and PC14 coastal qualifying matters need to have shared objectives and align in application.

## **2. Use of data, mapping, and scenarios to inform planning in coastal areas.**

SSRA are concerned about the information and data being used for the mapping of the areas that will be informed by PC14 coastal hazards QM. SSRA have observed much chatter in both scientific and parliamentary realms regarding the use of the unlikely scenario of

RCP8.5. SSRA understands that the coastal mapping uses the representative concentration pathway 8.5 (RCP 8.5 and its 83rd percentile derivative RCP 8.5H+) to predict coastal hazard lines. We have reservations on this because this pathway is now described as ‘not a likely’ or a ‘plausible scenario’ by the latest IPCC report (AR6).

Given that the NZCPS (2010) Policy 24 states *“giving priority to the identification of areas at high risk of being affected”* and *“taking into account national guidance and the best available information on the **likely effects** of climate change on the region or district.*

SSRA wonder if the CCC use of 8.5 and the resulting mapping of the coastal areas with this ‘unlikely’ or ‘plausible’ scenario-IPCC report (AR6) pathway is problematic, overly cautious and does not reflect the “likely effects” given indicated in the NZCPS. The result is it may stifle community growth in areas that are unlikely to be affected for a long period of time.

### **3. Coastal urban vs rural PC14 QM**

Another factor, conscious that the coastal hazards objectives and policies apply to all zones, whereas qualifying matters should only apply to existing residential zoned land & perhaps some other "urban" zones where residential development is contemplated.

The risk it seems is that people in rural zones may be affected by the coastal hazards provisions but may be entirely unaware of this possibility.

### **4. Definition of intensification and development in coastal areas.**

SSRA believe the definition of development and intensification needs to be clear and robust. We are concerned that without context to show clear intent, the meaning of intensification could be extrapolated over time to extend building an additional room on an existing house. (i.e., that this can be viewed as intensification). SSRA have observed in the past where original intent has been lost over time and new interpretation of rules have been applied.

### **5. RUO – rules**

In the Southshore area we currently have the RUO mechanism put in place by a previous IHP. We ask if this has been retained, including associated rules? If so, what happens if the Qualifying Matter Coastal Hazard Management Areas overlap with the RUO?

### **6. Are tsunami planning rules appropriate for QM in the district plan?**

SSRA want to ensure that while the proposed PC14 QM may serve to control intensification in coastal areas, it does not stop reasonable development or serve to stagnate a community.

For example – the current public document signals proposed development within tsunami hazard areas is to be restricted to a suburban density of one two-storey dwelling per site. We question whether this will onerously restrict single house sites. This may reduce the development of single unit and single level dwellings. These are essential for older residents



or single occupancy. SSRA are concerned that this control would be overly restrictive from a varied housing occupancy supply perspective. Varied housing options are socially responsible and enable community wellbeing.

Further it is our view that the CCC is overreaching in its risk management of coastal areas in relation to tsunami planning restrictions. Tsunami risk is a rare and unlikely event and, if it occurs, large South American events have been shown to have ample warning timeframes.

We question if other hazards such as fire risk or surface flooding (increased risk due to climate change), both of which have occurred, will be subjected to similar restrictions.

We believe it is sufficient to provide residents with warning systems. Ensure that residents have appropriate routes to either vertically or horizontally evacuate, and let residents self-manage the risk. We don't believe it is appropriate to manage this through the District Plan.

## **7. What does an ineffective policy look like and its effect on the community?**

SSRA believe that the Southshore experience is one that you can learn from. The interaction between parts of the plan were not consistent in objective and purpose. Parts of the plan for the same aspect had opposing objectives. This brought planning and consenting for the area to a standstill. When the RUO was not functioning as intended in Southshore, the wellbeing level of the residents were so concerning it was raised at council level. Several residents were financially affected, and their health was of concern to their friends and families. This is what happens when a community is inappropriately overregulated too soon. Communities are smothered.

### **Summary**

1. Clarify Plan change 14 QM coastal hazard areas and the interaction and relationship to plan change 12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14QM and objectives of PC12.
2. Reservations on the scenarios used to inform planning maps – are they appropriate?
3. Clarity on urban and rural zones in QM.
4. Definition of intensification and development.
5. Clarification on the functioning of the RUO.
6. Tsunami maps informing planning inappropriate for DP.

### **SSRA encourage the CCC to consider the cost of regulation to ALL parties:**

- The costs of regulating if property owners will manage the risk anyway.
- There are costs when regulating too hastily, or over-regulation. First, it does not allow gradual adaption which may be less costly to achieve. Second, early regulation may deprive owners of the ability to enjoy the full use of their property in the interim.

- The costs of regulating when there is significant uncertainty. When the risk is both uncertain and beyond the life of most built structures, regulation runs the risk of unnecessarily imposing costs on the community.

**We would like to point out that while this is the single submission of the SSRA it represents collective voices of our community, which total over 500 households. On their behalf SSRA would like to be given the opportunity to speak to this submission.**

He aha te mea nui o te ao? He tāngata!

End.

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

## Submitter Details

**Submission Date:** 10/05/2023

**First name:** Kate **Last name:** Gregg

**Preferred method of contact** Email

**Postal address:** 35 Helmores Lane

**Suburb:** Merivale

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** andrew.schulte@cavell.co.nz

**Daytime Phone:** 03 358 6491

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.

Additional requirements for hearing:

I am happy to be part of a combined presentation with others seeking a similar outcome.

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 81.1

- Support
- Oppose
- Seek Amendment

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

Please see the decisions I seek on the Residential Chapter.

**My submission is that**

please see my submission on the Residential Chapter.

**Original Submitter:****Original Point:****Points:** 81.2

- Support
- Oppose
- Seek Amendment

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

- That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or,
- If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and,
- That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and,
- That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules *can* be notified of the required resource consents and to make submissions.
- Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief we seek.

**My submission is that**

We are extremely concerned by the impact of the proposed rezoning to High Density Residential, on the character and coherence of our neighbourhood at Helmores Lane, specifically the area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) (**the Area**). Owners and occupiers of these properties, ourselves included, have come to this Area to enjoy the amenity that the neighbourhood offers and have invested heavily in securing their properties. These property owners highly value the existing environment and the benefits it provides in terms of pleasantness and lifestyle. Previously, that character had been acknowledged by the identification of the area as a special amenity area (SAM8).

It is accepted that the Area has been subject to some residential re-development over the years, especially since the Canterbury earthquakes, nevertheless it has retained a sense of character and coherence that, we consider, is somewhat unique. It has a relationship to the Avon River and to the parklands beyond, which are part of, and provide a link to the rest of, Hagley Park. It has remained an enclave of relatively spacious residential dwellings that has also enabled the retention of many trees (including significant specimen trees) both within the streetscape and within private properties.

There are also heritage items within the Area that have been identified in the proposals for PC14. These items, including some of the surviving older residences, are an important part of the overall character of the Area. Changing the area around these items would remove their context and impact on their heritage setting.

The inclusion of this area as a High-Density Residential zone threatens to destroy this character and the coherence it provides. This is not simply a question of land values. There is much to be valued in living in an area with its own character and a sense of coherence that we seek to preserve.

Some might say that the change in zoning does not impact on this situation as the coherence will be maintained by existing landowners. This is arguable at best and in the case of the Area, overlooks that the changed zoning would itself change the equation for landowners and, more importantly those who might succeed them. The character of the Area is, in part, based on the longevity of ownership, which naturally means that changes in ownership can happen because of succession, amongst other reasons. Newer owners, less invested in the character of the Area, would be free to take advantage of high-density status and, what is feared is a domino effect once the character that makes the Area so valuable to many, begins to be lost.

In addition, we note that there may also be further constraints to High (or even Medium) Density development in the area, which is identified as TC3 land and much of which is also in the Council's own Flood Plain overlay. That is not to mention potential parking issues that would likely be created if there was a proliferation of High Density accommodation.

We acknowledge that this may not be the only area in Christchurch that holds these fears. We are firmly of the view that such views should not be unnecessarily discounted, where they can be justified.

Within the framework that the Council has chosen to give effect to the new Medium Density Residential standards and the National Policy Statement on Urban Development, we consider that there is the ability to protect what is special about this area by:

- Rezoning the area Medium Density, and identifying the Area as a Residential Character Overlay Area, with the applicable rules (as attached): or
- Rezoning the area Medium Density and imposing a further change to the qualifying matter allowing access to sunlight by making the recession plane 45°, rather than 50°, from 3m at southern boundaries: and/or
- Providing that southern boundary neighbours can be notified if resource consents for height or access to sunlight non-compliances.

There may be other ways to reduce the impacts on character of the intensification changes which will become apparent and which we would like considered, but the key is that we think there is a need to protect the existing character. Having it identified as a Residential Character Area appears the best way, but if that is not possible, reducing the extent of any permitted intensification should be explored. At the very least, this area should not be zoned high density.

---

**Original Submitter:**

**Original Point:**

**Points:** 81.3

- 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**

---

Attached Documents

File
PC14 Helmores Lane - proposed RCOOverlay rules

## PC14 – RESIDENTIAL CHARACTER OVERLAY RULES (PROPOSED)

### CCC Summary of Proposed Changes

In recognition of the status of a Qualifying Matter, we propose introducing a resource consent requirement as a restricted discretionary activity, to help us better protect Character Areas. While some infill development will be allowed, we will have more ability to decline a resource consent where the design of a new house, or changes to an existing house, aren't in keeping with the Character Area.

Subdivision will also be more restrictive, depending on the zone and area. For example, within a certain Character Area an additional house may be allowed on an existing site, or to the rear on a new site, but it may be limited to between five and eight metres (one or two storeys, depending on building design). It may require a larger garden and existing trees to be retained, with the house or houses set further back from the street and other boundaries than would be allowed for in a general suburban area.

Rules for the Character Areas will differ depending on the character values of each area, as well as the District Plan zone in which the character area is located. The character values that are already being used to assess any development designs submitted to us are proposed to remain the same.

### Proposed Rules (Medium Density Residential Zone)

Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay
Permitted	Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.	No equivalent rule – no density limit
Controlled	In a Character Area Overlay, a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is: i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area Overlay within which it is located.  b. Any application arising from this rule shall not be limited or publicly notified.	
Restricted Discretionary	Residential units in the Character Area Overlay that do not meet Rule 14.5.3.2.7 – Number of residential units per site – maximum of 2 residential units per site.	No density limit.

Restricted Discretionary	<p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m<sup>2</sup> on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</p> <p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p> <p>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</p> <p>iii. to accessory buildings that are less than 30m<sup>2</sup> and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p> <p>c. Activities that do not meet Built Form standard 14.5.3.2.6. d. Any application arising from this rule shall not be limited or publicly notified.</p>	
	Building height controls (dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed)	In most places, 11 metres
	<p>Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> <li>- the width of building frontages</li> <li>- landscaping</li> <li>- setbacks (larger than typical)</li> <li>- building coverage</li> <li>- outdoor living space requirements</li> <li>- minimum glazing facing the street</li> <li>- fencing</li> <li>- garaging and car ports</li> <li>- building separation</li> </ul> <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow.</p>	

	If these rules are not met, resource consent is needed (restricted discretionary activity status).	

### Proposed Subdivision Rules

	<b>Activity within a Character Area Overlay</b>	<b>Activity if not in a Character Area Overlay</b>
	<p>Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.</p> <p>In High Density Zone – 400m<sup>2</sup>.</p>	<p>400m<sup>2</sup> proposed for the Medium Density Residential Zone or 300m<sup>2</sup> proposed for the High Density Residential Zone</p>



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

## Submitter Details

**Submission Date:** 10/05/2023

**First name:** Gina **Last name:** McKenzie

**Preferred method of contact** Email

**Postal address:** 44A Kathleen Crescent

**Suburb:** Hornby

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8042

**Email:** gina@realcommunications.co.nz

**Daytime Phone:** +64223557601

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.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 82.1

- 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 want the council to remove Hornby from the list of suburbs for high density development as our suburb is not a suitable site for such intensive development.

**My submission is that**

I am opposed to high density residential housing in the Hornby area as a resident in one of the streets affected by this proposed change which could see housing developments of up to six storeys constructed in our neighbourhood with no resource consent needed.

I purchased a house in Hornby in 2021 as it is an area with excellent land - TC1 grey and affordable housing. Since moving here I have met many residents during my daily walks and I have seen the pleasure they take in creating beautiful vegetable and flower gardens and the space that children have to play in their generous backyards.

Hornby is one of the last affordable areas for people to buy a home in where we don't need to worry about land and earthquake issues that impact other areas of the city. In this area people can buy a family home with a backyard and plenty of space for their children to play for a reasonable price. Not everyone wants to live in a high density housing area and Hornby is over 10 kilometres from the central city which makes it an unsuitable place for this type of development.

We have the lowest tree canopy cover in all of Christchurch and it makes me so sad to see beautiful gardens and established trees being felled almost daily on my walks around the area. These trees are not being replaced with like for like but instead with tiny shrubs as the high density development is right to the edges of the properties being developed.

Hornby already has huge pressure on its infrastructure. Every time it rains I see contractors out unblocking drains and flooded streets all around the neighbourhood. By removing backyards and green spaces which can absorb excess rain and replacing these with high density housing we are going to decrease this important surface even further.

Most streets are already full of cars and we don't have enough space for extra cars to park which is an issue as most of these developments do not have enough space for everyone to park their cars off the road.

We lack community facilities in this suburb and I don't believe that the existing facilities can cope with an influx of new residents.

We are taking away the opportunity for people to purchase a house with a backyard and a decent amount of space for their children to play by pursuing high density development.

I can already see how terrible it looks when you have a single storey house stuck in the middle of two high rise developments. You can see this on the corner of Gilberthorpes and Waterloo roads where there is a single storey house stuck between two high density housing units under construction. It is evident that the sunlight is being restricted to this house and their sense of wellbeing and health will be restricted further once the development is completed, not to mention the increase in noise, traffic and the reduced value of their home to anyone except large scale commercial developers.

---

**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:** Colin **Last name:** Dunn

**Preferred method of contact** Email

**Postal address:** 840 Halswell Junction Road

**Suburb:** Islington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8042

**Email:** joyce-colin@xtra.co.nz

**Daytime Phone:** 033495567

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:** 83.1

- 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 rescission roles are too lenient and buildings need to be more than 1 meter from the boundary for 2 and 3 level buildings. I am watching the new building developments happening around Giberthorps Rd and it very

concerning that we are making ghettos of the future. I am waiting for the complaints to come from one of these ghettos about the loud singing from the Samoan church it looks down on. I know some of the people who have developments taking place next to them and it extremely stressful for them to now have a 2 level building right on their boundary.

I really feel for people who have a recently built home that will diminish in value and privacy when a multi level building is erected next door.

---

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:** Christopher **Last name:** Seay

**Preferred method of contact** Email

**Postal address:** 36 Burke Street

**Suburb:** Addington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** chriseay@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:** 84.1

- 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:** 84.2

- 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:** 84.3

- 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:** 84.4

- 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 support all forms of housing intensification and believe that we must move in tandem on intensification, public transport, active mode share, and reducing car dependence to foster our physical and mental wellbeing and address the climate emergency.

### **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:** Claire **Last name:** Williams

**Preferred method of contact** Email

**Postal address:** 124 Rugby Street

**Suburb:** Merivale

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** claire.limacher@gmail.com

**Daytime Phone:** 0274337884

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:** 85.1

- 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**

In my opinion the PC14 planning document prepared by the Council requires further changes particularly in respect to the Merivale area.

Over the last 5 years there have been many apartments built in the Merivale area with minimal parking provision. This has created sections on Cox Street, Stirling Street, Akela Street, Office Road, Rugby Street (Papanui Road end), Andover Street, Tonbridge Street, Rastrick Street, Shrewsbury Street and Merivale Lane where cars are parked on both sides of the road and traffic flow is down to single lane. This is causing a dangerous situation for pedestrians, cyclists and drivers.

If further intensification is permitted there must be provision made for adequate parking.

Recession Planes - I think the recession planes for Christchurch should meet the Australian Standard.

Overshadowing and Privacy - privacy issues should be considered for all developments not just when a consent is required. Large windows looking down on living areas, for example, can have a big impact on the inhabitants in the lower building.

---

#### 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:** Richard **Last name:** Newbold

**Organisation:** Balmoral Limited

**Preferred method of contact** Email

**Postal address:** 435 Marshland Road

**Suburb:** Marshland

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8083

**Email:** richardnewbs@gmail.com

**Daytime Phone:** 027 22197441

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 86.1

- 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*

See attached supporting documents.

**My submission is that**

See attached supporting documents.

---

Attached Documents

File
PC14 Submission Balmoral Limited

## Form 5

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION***Clause 6 of Schedule 1, Resource Management Act 1991***To** Christchurch City Council**Name of submitter:** Balmoral Limited

- 1 This is a submission on Plan Change 14 (**PC14**) to the Christchurch District Plan (the **Plan**).
- 2 Balmoral Limited (**'Balmoral'**) could not gain an advantage in trade competition through this submission.
- 3 Balmoral's submission relates to PC14 in relation to the properties at 336 and 340 Prestons Road and 427 and 435 Marshland Road.
- 4 Balmoral seeks the following decision from the local authority:
  - 4.1 The relief as set out in **Annexure A and B**.
  - 4.2 Any other similar relief that would address the relief sought by Balmoral.
  - 4.3 All necessary consequential amendments.
- 5 Balmoral **wishes to be heard** in support of the submission.
- 6 If others make a similar submission, Balmoral will consider presenting a joint case with them at a hearing.

**Signed** for and on behalf of Balmoral Limited

---

C Dale  
Senior Planner  
10 May 2023

Address for service of submitter:

Balmoral Limited  
c/- Novo Group Limited  
Attention: C Dale  
PO Box 365  
Christchurch 8013  
Email: clare@novogroup.co.nz

## ANNEXURE A

The drafting suggested in this annexure reflects the key changes the submitter seeks. Consequential amendment may also be necessary to other parts of the proposed provisions.

The submitter proposes drafting below and seeks that this drafting, or drafting with materially similar effect, be adopted by the Council.

No.	Provision	Position	Submission	Relief Sought
1.	Planning Map 19	Oppose	<p>The properties at 336 and 340 Prestons Road, 427 and 435 Marshland Road, are currently zoned Rural Urban Fringe (RUF). This zoning does not reflect the existing activities on the sites that being a medical centre, preschool and church.</p> <p>The site sits opposite the existing Prestons Local Centre. Balmoral seek a Local Centre Zone that recognises the existing activities and that allows for their continued development or redevelopment as part of an integrated Prestons Local Centre.</p> <p>The sites at 336 and 340 Prestons Road and 427 and 435 Marshland Road adjoins RUF zoned land. Direct interfaces between Local Centre Zone (Prestons) and the RUF zone are a feature of boundaries between the two zones. The LCZ and LCZ (Prestons) specific provisions contain suitable provisions to address that interface and ensure the on-going maintenance of rural amenity.</p> <p>In addition, General District Wide provisions are relevant to the extent that they control light, glare, noise and signs. These provisions would appropriately apply to the subject property as a result of its rezoning to LCZ (Prestons).</p>	<p>Rezone the sites at 336 and 340 Preston's Road and 427 and 435 Marshland Road Local Centre Zone (Prestons) (as shown in <b>Annexure B</b> below) and all necessary consequential amendments.</p>

ANNEXURE B – LOCAL CENTRE ZONE (PRESTONS)



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

## Submitter Details

**Submission Date:** 10/05/2023

**First name:** Christopher **Last name:** Henderson

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** chris@inspiral.co.nz

**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:** 86.2

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 86.3

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 86.4

- 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**

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:** 86.5

- 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 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:** Sally **Last name:** Elford

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** sally@blg.nz

**Daytime Phone:** 03 339 0401

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 88.1

- 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***

Consideration of the Rural Urban Fringe zoned land located between QEII Drive south and Prestons Local Centre north, and between Prestons to the east and Marshlands Road to the west, in particular Part Rural Section 1705, to allow for its inclusion into the Medium Density Residential Zone as part of Proposed Plan Change 14.

**My submission is that**

The exclusion of all Rural Urban Fringe zoned land from Proposed Plan Change 14 (PPC14) is not supported. Some areas of land zoned Rural Urban Fringe are appropriate for residential development. In particular, the area of land bounded by QE2 Drive (south), Marshlands Road (west), Prestons Local Centre (north) and Prestons residential area (east). Specifically, Part Rural Section 1705 (the subject site), which is owned by M.I.I.G. Limited. This land is more suitable for rezoning to Medium Density Residential than remaining Rural Urban Fringe for the reasons outlined in the supporting document attached to this submission.

## Attached Documents

File
7311 PLN APP 02_Submission_80 Mairehau Road

Ref: 7311

Christchurch City Council Civic Offices  
PO Box 73013  
Christchurch 8154

Sent via website to: Engagement Team - <https://www.ccc.govt.nz/the-council/haveyoursay/show/531>.

Attn: Engagement Team

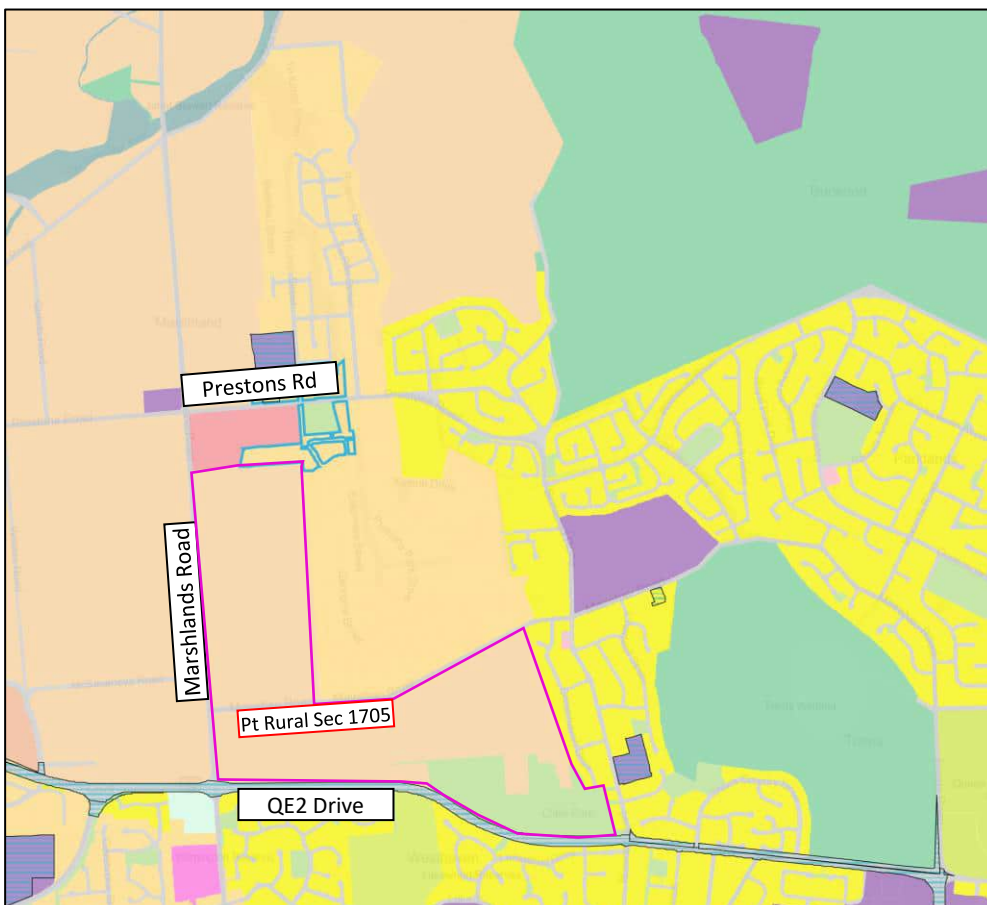
10 May 2023

To whom it may concern

## SUBMISSION ON PROPOSED PLAN CHANGE 14

### What chapter(s) does the submission relate to?

This submission does not relate to a specific chapter. This submission relates to the exclusion of land zoned Rural Urban Fringe from Proposed Plan Change 14 (PPC14), where that land could more appropriately be zoned Medium Density Residential. The specific area this submission relates to (see image 1 below) is bordered by QE2 Drive, Marshlands Road, Prestons Local Centre, and Prestons residential area. In particular, this submission relates to Part Rural Section 1705.



- Land subject to this submission
- Specific parcel of land

**Image 1: Area subject to this submission including the specific parcel in red.**

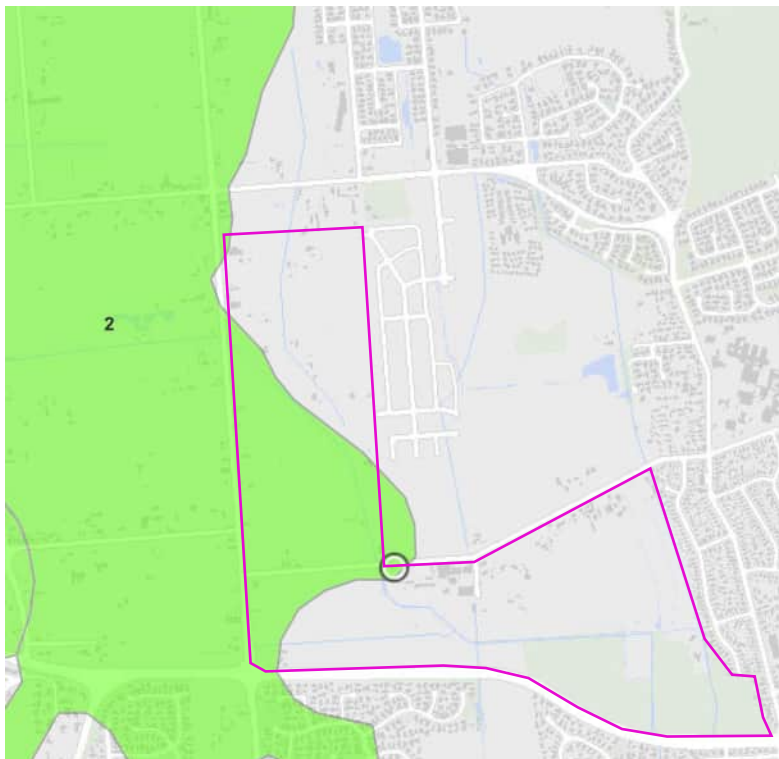
### My submission is that:

The exclusion of all Rural Urban Fringe zoned land from Proposed Plan Change 14 (PPC14) is not supported. Some areas of land zoned Rural Urban Fringe are appropriate for residential development. In particular, the area of land bounded by QE2 Drive (south), Marshlands Road (west), Prestons Local Centre (north) and Prestons residential area (east). Specifically, Part Rural Section 1705 (the subject site), which is owned by M.I.I.G. Limited. This land is more suitable for rezoning to Medium Density Residential than remaining Rural Urban Fringe for the reasons outlined below.

Christchurch is growing and new houses will be needed in the next 30 years. According to 'Our Space: 2018 – 2048' (Greater Christchurch Partnership, 2019), Christchurch is expected to grow by approximately 150,000 people in the next 30 years, which equates to approximately 74,000 new households. To accommodate growth, 'Our Space' advocates a compact urban form, higher density, and efficient transport networks around proposed or existing town/neighbourhood/urban centres where commercial, community and recreation amenities/facilities are concentrated. Similarly, PPC14 proposes to allow intensification in areas that can support it e.g., areas close to commercial centres that are accessible for multiple modes (walking, cycling, public transport, private car) and have suitable infrastructure. Further, coastal cities around the country will be grappling with how to manage urban development and growth in coastal areas subject to future sea level rise. The pressure on land outside coastal flooding areas will grow. Considering the above, the subject site is positioned appropriately. In particular:

- Prestons Outline Development Plan area is located north/northeast of the subject site on the opposite side of Mairehau Road within the Residential New Neighbourhood Zone. The Residential New Neighbourhood Zone is proposed to be zoned Medium Density Residential under PPC14. There is residential development to the south of the subject site, over QE2 Drive, and to the east of the subject site separated by some rural residential allotments. Hence, the subject site is no longer "urban fringe" but is almost surrounded by residential development.
- Under PPC14, Prestons is defined as a Local Centre and a Medium Density Zone Precinct. Prestons is approximately 1.5 km from the subject site, which is considered an accessible distance.
- The subject site is accessible to a strategic transport corridor, State Highway 74 or QE2 Drive. QE2 Drive is 500 m from the west end and 1 km from the east end of the subject site. QE2 Drive links to Lyttelton in the south, Redwood to the west and, thereafter, north to Kaiapoi and beyond.
- Walking and cycling infrastructure is accessible. QE2 Drive has a separated shared walk/cycle track. From Marshlands Road it extends to North New Brighton past QE2 recreation centre and thereafter south to Bexley Park. It also extends to the shared walk/cycle way alongside the Northern Motorway to Kaiapoi or south to the Papanui Parallel and into the central city.
- Public transport infrastructure is available: Bus # 135 on Marshlands Road from the Palms to New Brighton has a stop 300 m from the west end of the property and 800 m from the east end of the property on Marshlands Road. There are additional bus routes available on Marshlands Road that travel to the City Centre Bus Exchange.
- The subject site has reasonable access to existing or proposed community, retail and recreation facilities including Prestons proposed Local Centre mentioned above (1.5 km north), Waitakiri Primary School (1.9 km to 2.4 km east), Marshland School (2 km north), Burwood Hospital and a corner shopping area (1.25 km and 0.75 km east) and Homebase Shopping Mall on Marshlands Road (0.8 km and 1.3 km south).
- A variety of parks and reserves are in the area including Clare Park, Clarevale Reserve and Travis Wetland.

- The subject site does not fall into any area to “protect and avoid” as per the Background Report to the Greater Christchurch Spatial Plan (February 2023) apart from a small piece of land at the northwest corner of the property which is listed as highly productive land. The areas to protect and avoid were mapped using natural hazards data, records of sites of significance to Māori, environmental areas and features to protect, and highly productive land data.
- The subject site is categorised as containing a negotiable hazard/constraint as it has peat soils. Negotiable hazards/constraints mean “land development must be carefully managed with appropriate consideration and mitigation of any risk” (CCC, 2023, p12) and where “mitigation may be possible or appropriate to reduce risks to people and property to an acceptable level” (p7). It is possible to mitigate the risks of developing on peat land. A geotechnical investigation was commissioned regarding the subject site and its suitability for subdivision (October 2020). The report concluded that *“the site is suitable for subdivision subject to further investigation and design at the subdivision stage”*.
- Using Canterbury Maps Highly Productive Land data, roughly a quarter of the site is categorised as Class 2 land, and roughly a third of the land area between QE2 Drive, Marshlands Road, Prestons Local Centre and Prestons residential area to the east is categorised as Class 2 land (see image 2 below).

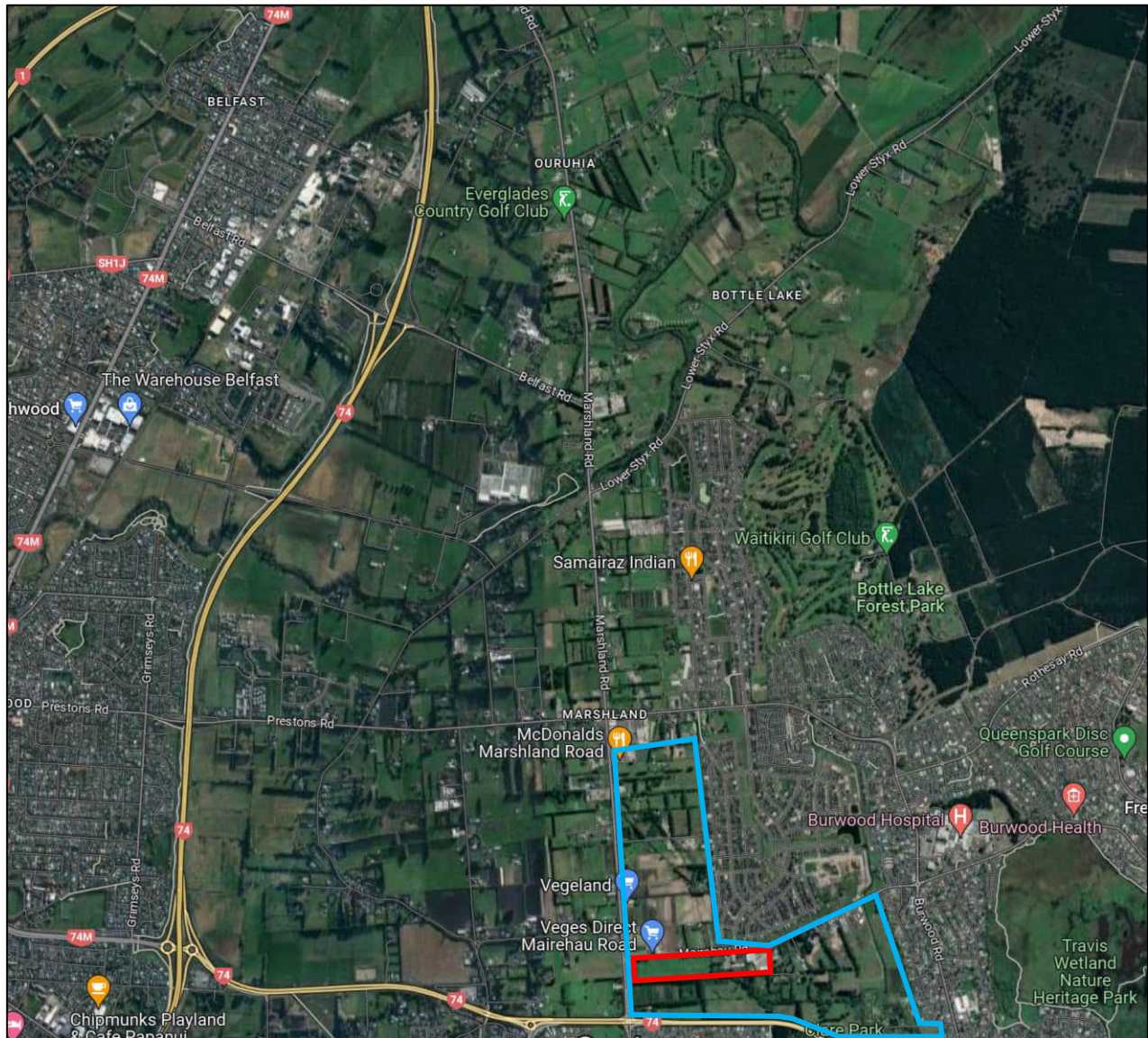


**Image 2: Highly Productive Land classification, Canterbury maps (28 April 2023), showing Class 2 land in green on submission area.**

- The subject site is separated from the QE2 Drive designated road corridor by approximately 190 m at its closest, which is beyond the separation distance required to control for the effects of reverse sensitivity, in particular, road noise.
- Increasing development and density north of QE2 Drive to support the proposed Prestons Local Centre will, in part, reduce the potential effects of community severance caused by major infrastructure such as QE2 Drive.



- Zooming out and looking at Christchurch from above, a finger of development that extends from QE2 Drive north to the Styx River and another finger of development that extends along the west side of the new Northern Motorway from QE2 Drive north to the Styx River could contain some of the future development potential of Christchurch. See image 3 below.



**Image 3: Residential growth in Christchurch (Google Maps, 08/05/2023), showing the subject site in red and the wider site in blue.**

Marshlands Road to the west up to Prestons Local Centre to the north forms a more appropriate boundary for urban development than its current location. A large proportion of Rural Urban Fringe zoned land between the urban boundary to the east, QE2 Drive to the south, Marshlands Road to the west and Prestons Local Centre to the north is generally not defined as an area to avoid or protect with only some of that land defined as highly productive.

Including land zoned Rural Urban Fringe between QE2 Drive, Marshlands Road, Prestons Local Centre and the existing residential area to the east, but in particular, Part Rural Section 1705, into PPC14's Medium Density Residential Zone will support the Greater Christchurch's Urban Development Strategies Strategic Goals. In particular:

- People and communities have equitable access to a range of integrated community infrastructure, facilities and services, including education, health, sport, recreation and core council services.
- With good urban design, neighbourhoods and their centres include communal spaces, are liveable, walkable, safe and attractive, and have good connectivity and accessibility.
- New urban development is well integrated with existing urban areas. Sufficient land is available to meet needs for regeneration and future land use.
- An efficient, reliable, safe and resilient transport system for people and businesses reduces dependency on private motor vehicles, promotes active and public transport, and improves accessibility for all people.

The following decision of Council is sought:

Consideration of the Rural Urban Fringe zoned land located between QEII Drive south and Prestons Local Centre north, and between Prestons to the east and Marshlands Road to the west, in particular Part Rural Section 1705, to allow for its inclusion into the Medium Density Residential Zone as part of Proposed Plan Change 14.

If you have any questions, please feel free to contact the writer on 03 339 0401 or via email [lisa@blg.nz](mailto:lisa@blg.nz).

Yours faithfully,

**Baseline Group**



**Lisa Perry**  
Planner



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

## Submitter Details

**Submission Date:** 10/05/2023

**First name:** Emma **Last name:** Coumbe

**Preferred method of contact** Email

**Postal address:** Hackthorne Road, Cashmere,

Christchurch

**Suburb:** Cashmere

**City:** Christchurch

**Country:** New Zealand

**Postcode:**

**Email:** emmacoumbe2000@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:** 89.1

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 89.2

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 89.3

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 89.4

- 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**

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:** Emma **Last name:** Coumbe

**Preferred method of contact** Email

**Postal address:** Hackthorne Road, Cashmere,

Christchurch

**Suburb:** Cashmere

**City:** Christchurch

**Country:** New Zealand

**Postcode:**

**Email:** emmacoumbe2000@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:** 89.5

- Support
- Oppose
- Seek Amendment

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

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

I 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:** 89.6

- Support
- Oppose
- Seek Amendment

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

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

I 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:** 89.7

- 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***

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:** 89.8

- 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***

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:** Mike **Last name:** Singleton

**Preferred method of contact** Email

**Postal address:** Villa 20, Margaret Stoddart

Retirement Village, 23 Bartlett Street

**Suburb:** Riccarton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

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

**Daytime Phone:** 0211574525

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:** 90.1

- 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**

See the submission attached.

Attached Documents

File

Mike Singleton

RECEIVED

09 MAY 2023

Dm.

Scan &  
Email

## How to have your say

We welcome your submission on our proposed Housing and Business Choice Plan Change (PC14) and/or proposed Heritage Plan Change (PC13).

If you're having trouble making a submission, we have a Friend of Submitters service available to help. Please email [CHCHPC13-14@jwest.co.nz](mailto:CHCHPC13-14@jwest.co.nz) or call 03 941 6886.

### Written feedback



Fill out an online form by 11.59pm on Wednesday 3 May 2023 at [ccc.govt.nz/haveyoursay](http://ccc.govt.nz/haveyoursay) (preferred)



Complete the feedback form enclosed and drop off at:  
Te Hononga Civic Offices  
53 Hereford Street  
Christchurch  
by **5pm Wednesday 3 May 2023**



Email [engagement@ccc.govt.nz](mailto:engagement@ccc.govt.nz)\*



Post written comments to:  
Freepost 178  
Housing and Business Choice Plan Change/  
Heritage Plan Change  
Christchurch City Council  
PO Box 73016  
Christchurch

### Submissions are public information

Subject to the provisions of the Local Government Official Information and Meetings Act 1987, we will make all submissions publicly available, including all contact details you provide on your submission. If you consider there are reasons why your contact details and/or submission should be kept confidential, please contact the Engagement Manager by phoning 03 941 8935 or 0800 800 169.

[ccc.govt.nz/haveyoursay](http://ccc.govt.nz/haveyoursay)

**\*Your feedback needs to include all of the 'required information' in the submission form on the next page.**



# Have your say

## Housing and Business Choice Plan Change 14 and Heritage Plan Change 13

Clause 6 of Schedule 1 Resource Management Act 1991

Before we get started we'd like to ask a few questions about you. This helps us better understand who we are hearing from.

Gender:  Male  Female  Non-binary/another gender

Age:  Under 18 years  18-24 years  25-34 years  35-49 years  50-64 years  
 65-79 years  over 80 years

Ethnicity:  New Zealand European  Māori  Pacific Peoples  Asian  
 Middle Eastern/Latin American/African  Other European  Other

**\* Required information**

Name\* Mike Singleton  
Address\* Town House 20, 23 BATTLE ST Postcode\* 8011  
Email msingleton@xtra.co.nz Phone no. 021 157 4525

If you are responding on behalf of a recognised organisation, please provide:

Organisation's name \_\_\_\_\_

Your role \_\_\_\_\_

**Trade competition and adverse effects\* (select appropriate)**

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

If you are a person who could gain an advantage in trade competition through this submission, are you directly affected by an effect of the proposed plan change/part of the plan change that -

(a) adversely affects the environment, and

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

Yes  No

\* A person who could gain an advantage in trade competition through the submission may make a submission only if you answered Yes to the above, as per clause 6(4) of Schedule 1 of the Resource Management Act 1991.

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

I wish to speak in support of my submission on Plan Change 13

I wish to speak in support of my submission on Plan Change 14

I do not wish to speak.

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

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

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

Yes, I have attached extra sheets.  No, I have not attached extra sheets.

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

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

Signature Mike Singleton Date 9/5/25

Have your say

## Housing and Business Choice Plan Change 14

The specific provisions of the plan change that my submission relates to are as follows:\*

(Please continue on separate sheet(s) if necessary.)

- (A) High Density Residential Development between Deans Ave & Railway
- (B) Recession Planes
- (C) High Density Residential Development on old Sale Yards Site

My submission is that:\*

(You should clearly state whether you support or oppose the specific proposed provisions or wish to have them amended. You should also state the reasons for your views. Please continue on separate sheet(s) if necessary.)

- (A) The area identified has recent development which is incompatible with high density
  - (1) The area is distant (walking) from Supermarket
  - (2) High rise building detract from amenity of existing Hagley Park
- (B) recession Planes necessary to retain amenity
- (C) Saleyard site alone lends itself to intensification

I seek the following decision from the Council:\*

(Please give precise details stating what amendments you wish to see made to the proposed Plan Change. Please continue on separate sheet(s) if necessary.)

- (A) medium density (3 storey) for area identified
- (B) Introduce recession Planes to maintain amenity
- (C) Allow high density / mixed commercial use for old sale yards site by way of resource consent process

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

## Submitter Details

**Submission Date:** 10/05/2023

**First name:** Ezra **Last name:** Holder

**Preferred method of contact** Email

**Postal address:** 7 Carinya Lane

**Suburb:** Heathcote Valley

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** ez+pc14submission@ezzy.nz

### 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:** 91.1

- Support
- Oppose
- Seek Amendment

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

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

### My submission is that

I 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:** 91.2

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 91.3

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 91.4

- 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**

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:** Ella **Last name:** McFarlane

**Preferred method of contact** Email

**Postal address:** 49 Carruthers Street

**Suburb:** Ilam

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** emcfarlane027@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:** 92.1

- Support
- Oppose
- Seek Amendment

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

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

### My submission is that

I 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:** 92.2

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 92.3

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 92.4

- 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**

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:** Sarah **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:** sarah.richardson1996@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:** 93.1

- Support
- Oppose
- Seek Amendment

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

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

### My submission is that

I 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:** 93.2

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 93.3

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 93.4

- 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**

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:** Lesley **Last name:** Kettle

**Preferred method of contact** Email

**Postal address:** 9 Idris Road

**Suburb:** Fendalton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

**Email:** kettle\_aj\_la@xtra.co.nz

### 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:** 94.1

- Support
- Oppose
- Seek Amendment

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

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

### My submission is that

I 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:** 94.2

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 94.3

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 94.4

- 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**

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:** Email **Last name:** Lane

**Preferred method of contact** Email

**Postal address:** 9A Oberg Lane

**Suburb:** Westmorland

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8025

**Email:** Emily.M.Lane@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:** 95.1

- Support
- Oppose
- Seek Amendment

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

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

### My submission is that

I 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:** 95.2

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 95.3

- Support
- Oppose
- Seek Amendment

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

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

**My submission is that**

I 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:** 95.4

- 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**

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:** Craig **Last name:** Gilmore

**Preferred method of contact** Email

**Postal address:** Unit 7, 25 Latimer Square

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** craig.gilmore@commscope.com

**Daytime Phone:** 0274610662

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

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 96.1

- 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***

We are keen to work with the council to provide and get feedback on what can be done to improve the bike parking in order to make it more secure in the central city and promote useage of bikes in the city by medium density city dwellers and others

**My submission is that**

Bike Lock-ups in the central city - feedback based on the Experience of residents at Worcester Terraces - 48 unit dwelling

- Bike lockup is underutilised as many residents have lost confidence in them due to frequent break-ins and bike theft

-If residents felt they were safe there still probably wouldn't be enough space

-There have been multiple bike thefts even though the gates are locked and coded

---

**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:** Jane Katie **Last name:** Carter

**Preferred method of contact** Email

**Postal address:** 79 North Avon Road

**Suburb:** Richmond

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8013

**Email:** katiecarter174@gmail.com

**Daytime Phone:** 0275745719

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:** 97.1

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:Other

Decision Sought:Removal of Significant tree from district plan 83 North Avon Road Richmond Christchurch.

### My submission is that

The new plan states there is a significant tree on the property 83 North Avon Road.I own 79, North Avon Road. The tree was cut down prior to Consortium building two properties for Kainga Ora two years ago. I have written to the council several times to have this removed from the plan as it no longer exists.

## 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:** Jane Katie **Last name:** Carter

**On behalf of:**

**Preferred method of contact** Email

**Postal address:** 79 North Avon Road

**Suburb:** Richmond

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8013

**Email:** katiecarter174@gmail.com

**Daytime Phone:** 0275745719

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:** 97.1

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:Other

Decision Sought:Removal of Significant tree from district plan 83 North Avon Road Richmond Christchurch.

**My submission is that**

The new plan states there is a significant tree on the property 83 North Avon Road.I own 79, North Avon Road. The tree was cut

down prior to Consortium building two properties for Kainga Ora two years ago. I have written to the council several times to have this removed from the plan as it no longer exists.

---

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:** Jan **Last name:** Mitchell

**Preferred method of contact** Email

**Postal address:** 68 Beckford Road

**Suburb:** Opawa

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Email:** janmitchellmail@gmail.com

**Daytime Phone:** 0278693876

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:** 98.1

- 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, Chapter 14 - Residential

Decision Sought: Limiting incorporation of new rules to new subdivisions. Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.

**My submission is that**

These provisions are not appropriate for Christchurch. A blanket proposal for all New Zealand is lazy, ignorant and lacking in recognition of individual local conditions. The level of intensification is a knee jerk reaction to a difficult problem. Only newly

developed subdivisions should be subject to such drastic measures as proposed so that purchasers are aware of the type of housing they will be amongst. The impact of such extreme measures as proposed will severely affect existing properties by devaluing the owners' largest asset , destroying their privacy and negatively affecting access to sunshine. It would be very easy for the CCC to limit the incorporation of the government's proposals while still planning for future population expansion.

---

#### 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:** Peter **Last name:** Earl

**Preferred method of contact** Email

**Postal address:** 20 Tyndale Place

**Suburb:** Ilam

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** earlpete@hotmail.co.nz

**Daytime Phone:** 0223220562

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:** 99.1

- 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 oppose the changes, as a young professional and recent graduate the cost of living crisis is a particularly relevant issue for me, I will face greater and greater climate change challenges as I age, and now that I work in an office, I am now fronting issues with keeping my health in check. I see no reason why Christchurch should not stay in line with the national plan, we desperately need to increasing the supply of housing to bring costs down, not only to help make rent more affordable, but so I won't be faced with 30 year mortgage. I want to live in an apartment, I don't want to be forced to pay for a garden/lawn to maintain, I don't want a car, and I don't want to be forced to pay for land for car parks on my property. Further, apartments massively reduce the

materials required for construction and have lower maintenance costs and therefore a reduced impact on the environment. A cheap apartment would allow me to live closer to work and enable me to commute either by walking or biking, this has huge benefits. The annual cost of car ownership is estimated to be \$10,000 annually, as a recent graduate struggling with the cost of living, the freedom to not have to own a car would massively improve not only my financial situation, but it would help to improve my health, reduce my impact on the environment, reduce wasted space on roads and car parks, reduce noise levels in the city but I also just find walking more enjoyable. Christchurch needs more living alternatives. Now I realise the plan still allows for high density living and the proposed changes are to protect those that do not want it. My argument is that, if so many people truly only want medium to low density housing, then is that not what the free market would build? If the population was truly against high density living, then no one would want to purchase an apartment, developers would not be able to profit by building them and the city would not change. Deregulate the market, bring the plan back in line with the national plan, let the city evolve naturally, and give people the freedoms to choose how they want to live. One of the proposed changes involved reducing height limits near industrial zones as there were fears the higher level apartments would be exposed to noise, I find this ridiculous. What would happen if this regulation was not implemented? The buyer or renter could still choose to live somewhere else if they wanted but, by not regulating you give them the freedom to choose back. By restricting density near industrial zones, you make it more difficult for people to live close to work, forcing them to drive, which contributes to noise in and of itself, wastes land, increases infrastructure costs, and increases pollution. Additionally I also oppose the changes that would require 20% tree cover, while I applaud what this proposed change is trying to achieve, I believe the result would not be effect. By requiring 20% tree cover, land would be wasted in-between trees, which would spread out the city, increasing the length of roads, and encouraging people to drive not walk, having a negative impact on the environment. The space wasted between the trees would also take away land that could have been used for more effective planting elsewhere, instead of requiring 20% tree cover, we should have a denser city and then keep trees on private property if people choose to have them and in parks. Trees also damage pavements, discouraging walking and biking, reduce the width of footpaths, discouraging walking and biking, leaves falling from trees clog up drains, which discourages people biking and walking when it rains and increases the cost of floodwater treatment and drainage.

**My submission is that**

I oppose all proposed changes as I believe they will reduce property rights, freedoms, result in a city that is more spread-out, less environmentally friendly, has a higher cost of living and is less human friendly. Specifically I oppose restricting density in general, 20% tree cover requirements, and restricting height near industrial zones. I believe the free market can more efficiently allocate resources to meet the demands of people living in the city than if it were tightly controlled and regulated, that we should pursue an environmentally friendly, people friendly, low cost of living city while giving people more freedoms

## 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:** Rebecca **Last name:** McCullough

**Preferred method of contact** Email

**Postal address:** 4/46 Harvey Terrace

**Suburb:** Richmond

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8013

**Email:** becks66@xtra.co.nz

**Daytime Phone:** 0276633631

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:** 00.1

- 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,Open Space

Decision Sought:I want to be informed of any changes that may occur in Richmond or along the Otakaro regeneration plan

**My submission is that**

I do not oppose housing intensification in areas where the land is stable and safe to build on and that it will safely be able to address housing affordability, light, green areas, climate change and protect productive soils. However I do oppose the view to have high density buildings, more than two stories in Richmond that will border the redzone/ Otakaro/Avon River. Specifically

related to high density apartments proposed to be built in Harvey Terrace. This land has been significantly affected by the 2010/2011 earthquakes placing increased pressures on our infrastructure, on the sewer, water, electrical and roading systems that feed through to the inner city. We do not have the underground infrastructure to cope with the layering effect/consequences of high density apartments, no spaces for adequate parking, streets too narrow to accommodate the volume of extra cars which could affect visibility and safety for pedestrians and motorists. The redzone became about because of the extensive wide land damage, many homes inhabitable and had to be demolished so allowing three story buildings along this corridor is senseless and far too expensive to remediate. We need areas like Richmond that is close to the city where we can raise families, be able to park outside our house, be able to access main roading without fear, be able to maintain heritage buildings that contributes to Canterbury's history. The government should not be allowed to bulldoze and make one blanket rule as they feel they are making the right decision for our future. I have chosen to live in Richmond due to the fact I have tried living in an apartment in central city and frankly it was sheer hell.. Not everyone wants to walk miles with their groceries to get to their apartment, having to park their car miles away from their unit, due to insufficiency of car parks assigned to the apartment building, having your car constantly broken into, not being able to enjoy having a garden or a pet or have the space to entertain their next generation. Hindered light filtering through because the apartment next door is five stories high. It may suit the younger generation but eventually these young people will want a home where they can experience living in suburban areas that caters for relaxed and safer living. We should have a choice, and my choice is to maintain Richmond's heritage, let's protect what we have PLEASE.

---

#### Attached Documents

File
No records to display.