

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

## Submitter Details

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

**First name:** Max **Last name:** Stewart

**Preferred method of contact** Email

**Postal address:** 3/61 Marshland Road

**Suburb:** Shirley

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8061

**Email:** maxmichaelstewart@gmail.com

**Daytime Phone:** 0221562361

Gain an advantage in trade competition through this submission

I am

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 01.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:No amendments

**My submission is that**

I believe intensification is critical to help solve some environmental and housing issues and is definitely the way forward.

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:** justin **Last name:** avi

**Preferred method of contact** Email

**Postal address:** 10 Tongariro Street

**Suburb:** Halswell

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8025

**Email:** massarerelative@gmail.com

**Daytime Phone:** 0211864532

Gain an advantage in trade competition through this submission

I am not

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

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- Yes
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## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 02.1

- Support
- Oppose
- Seek Amendment

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

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

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

Decision Sought: 1. remove antonio hall from heritage list, upzone it to high density residential zone 2. upzone the future urban zone near the new north halswell town centre to high density 3. Upgrade all the areas near the main bus routes (1,3,5,7, orbiter) to high density zone 4. protect the areas on both sides of the christchurch southern and northern motorway for future mass rapid transit like the auckland northern busway

**My submission is that**

1. Please upzone the areas close to university and riccarton road, there is going to be mass rapid transit soon, and its better for riccarton to have high density housing 2. antonio hall in riccarton is definitely not a heritage zone, its an eyesore. its better for us to buy it, upzone it to high density residential zone, and build apartments on it to cater for uni students and for commuters (plus its going to be really close to the proposed MRT station) 3. I really like the upzoning of North halswell, well done. I would like the future urban zone surrounding that new town centre to be upzoned as well. 4. protect the areas on both sides of the christchurch southern and northern motorway for future mass rapid transit like the auckland northern busway 4.

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#### Attached Documents

File
No records to display.

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

## Submitter Details

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

**First name:** David **Last name:** Krauth

**Preferred method of contact** Email

**Postal address:** 1/5 Limburg Lane

**Suburb:** Spreydon

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** david.krauth1958@gmail.com

**Daytime Phone:** 0273384262

Gain an advantage in trade competition through this submission

I am not

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

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Yes

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## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 03.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:That the existing height restriction not be increased to 12 meters and that resource consents be required for all developments

**My submission is that**

I oppose these changes to the District plan. They will result in a lack of privacy, reduced sunlight,increased traffic and a general reduction to our existing quality of life

## 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:** Lawrence **Last name:** Kiesanowsk

**Preferred method of contact** Email

**Postal address:** 2 Roker Street

**Suburb:** Somerfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** chizelldog@gmail.com

**Daytime Phone:** 0278074305

Gain an advantage in trade competition through this submission

I am

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

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 04.1

- Support
- Oppose
- Seek Amendment

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

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

Provision:Natural and Cultural Heritage

Decision Sought:To keep some areas as original

**My submission is that**

I followed most and agree to partial infill leaving some areas for character and heritage otherwise the city will change to much eith no memories et

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:** Blake **Last name:** Quartly

**Preferred method of contact** Email

**Postal address:** 93 Burke Street

**Suburb:** Addington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** blakequartly@outlook.com

**Daytime Phone:** 0275425253

Gain an advantage in trade competition through this submission

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 05.1

- Support
- Oppose
- Seek Amendment

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

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

Provision:All

Decision Sought:Reduce as much as possible the adjustments to the Government's original plan.

### My submission is that

I support the changes as specified by the government with no specific exceptions for Christchurch. These restrictions delay the inevitable, which is a dense & connected city. Restricting density to public transport corridors isn't a fair restriction because PT can always be extended & multi-modal transport (bike then bus) are also perfectly valid methods of getting around. Additionally, trees

should be the responsibility of the council & used in public space. Many great cities around the world prefer street trees than residential trees. They're more likely to be maintained & for all to enjoy.

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Attached Documents

File
No records to display.

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

## Submitter Details

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

**First name:** Michael **Last name:** Andrews

**Preferred method of contact** Email

**Postal address:** 21 St Martins Road

**Suburb:** Saint Martins

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** mikeandrews@tutanota.com

**Daytime Phone:** 03 4538723

Gain an advantage in trade competition through this submission

I am not

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

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

Yes

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## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 06.1

Support

Oppose

Seek Amendment

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

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

Provision:All

Decision Sought:Sunlight access - The rules should be changes to make sure the ground floors get sunlight access all year round.

Remove all water changes. Climate change - any decision should be based on expert advice while taking into consideration both

sides of the argument. A lot of things in this area are done due to political reasons while canceling any serious debate. Rate

increases should be no more than 3%. Dense housing - we need to be extremely careful as to not to change the character of exiting

suburbs. They also cast shade on existing properties which is something that needs to be prevented.

**My submission is that**

Sunlight access - the rules should be changes to make sure the ground floors get sunlight access all year. Having sunlight is extremely important to our mental well-being. It is also crucial to make sure the home is not damp. What's the point of building houses they are dark and damp - this is a recipe for medical issues. Water charges - remove all water charges. We already pay enough for maintaining the water infrastructure in our rates.

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## Attached Documents

File
No records to display.

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

## Submitter Details

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

**First name:** Paul **Last name:** may

**Preferred method of contact** Email

**Postal address:** 182 Rose Street

**Suburb:** Somerfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** peejmay213@gmail.com

**Daytime Phone:** +64272065555

Gain an advantage in trade competition through this submission

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

Yes

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## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 07.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:Rather than all of christchurch turning into a toxic hole which people living on top of each other leave it as it is 2 story max

**My submission is that**

I do not support the rezoning to medium as I don't want to be surrounded buy 4 story high buildings And in turn bring down the property value of my prop

## 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:** William **Last name:** Menzel

**Preferred method of contact** Email

**Postal address:** 8/400 Durham Street North

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8013

**Email:** william.h.menzel@gmail.com

**Daytime Phone:** 02102262510

Gain an advantage in trade competition through this submission

I am not

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 08.1

Support

Oppose

Seek Amendment

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

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

Provision: Chapter 14 - Residential

Decision Sought: Do not pass the new height or new sun access plans for inner Christchurch. I prefer a limit to height and prefer more sun, garden, and less crowded street parking. Get the speeds, car racing and noise under control in the city, especially along Durham St N.

**My submission is that**

I do Not support the change to allow taller buildings (3 stories are already too tall for my liking) and limiting sun access, as

described, and smaller lawns and space between buildings. I lived on a beautiful street, Bishop St before the earthquakes, and today Bishop Street is ruined, with tight, high density townhouses squeezed in with less sun, privacy, garden and parking. The street is now packed so that one cannot park easily. It looks and feels awful, shoving in tall crowded buildings. My current street, Durham St N. is already too loud with busy road racing and fights at night. I don't seek to have higher, taller density in Victoria area, nor full of cheap, small plastic lawns.

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#### Attached Documents

File
No records to display.



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

## Submitter Details

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

**First name:** Brett **Last name:** Morell

**Preferred method of contact** Email

**Postal address:** 13 Lagan Street

**Suburb:** Belfast

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8051

**Email:** brettmorell@gmail.com

**Daytime Phone:** 0274277101

Gain an advantage in trade competition through this submission

I am not

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 09.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:Within the area I live in (belfast) limit building height to single story.

**My submission is that**

Not opposed to the changes however if a 3 story property was built next to mine it would block all sunlight into my living zones and would also mean that the occupants would be able to see directly into my house.

## 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:** Teresa **Last name:** Parker

**Preferred method of contact** Email

**Postal address:** 7 Albany Street

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** teresa.parker147@gmail.com

### Daytime Phone:

Gain an advantage in trade competition through this submission

I am not

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

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Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 10.1

Support

Oppose

Seek Amendment

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

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

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

Decision Sought: It should not be permitted to build apartments that block sunlight to other people's homes.

**My submission is that**

I strongly oppose allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year. That level of housing seems wasteful anyway, and building such apartments etc should not be impacting on other people's homes/sunlight/wellbeing etc.

## 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:** Ruth **Last name:** Parker

**Organisation:** Canterbury

**Preferred method of contact** Email

**Postal address:** 318 Ilam Road

**Suburb:** Bryndwr

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

**Email:** parker.ruth@gmail.com

**Daytime Phone:** +64226183269

Gain an advantage in trade competition through this submission

I am not

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 11.1

Support

Oppose

Seek Amendment

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

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

Provision: Natural Hazards, Subdivision, Development and Earthworks, Natural and Cultural Heritage, Utilities and Energy, Specific Purposes Zone, Chapter 14 - Residential, Open Space, Planning Maps

Decision Sought: I understand that in some areas it is appropriate for change, however not at the expense of our green spaces that support our health and environment (climate change). A rebate on our rates for trees should be considered to encourage people to plant more trees. Car parking needs to be available for new housing too. These proposed changes need to be sustainable for our health and wellbeing for future generations and should include green spaces for our carbon footprint. Sustainable is the key word,

not a haphazard decimation of our suburban environment.

**My submission is that**

I strongly oppose the specific provisions for subdivision in my area and am deeply concerned. We currently do not have the infrastructure, our sewage system is not equipped for further houses on our shared sewer line that goes under our house. Our trees are at risk from being decimated around the city. Trees help with our carbon footprint, along with our mental and physical health. They soak up carbon and filter out pollution. It has been confirmed that they also cool down the temperature amongst their surroundings. We currently have a shared driveway with no easement and it is cramped as it is. Car parks are essential, especially for charging one's car. The medium density housing that is being proposed for our area should be abolished and instead left as is where is. I understand that in some areas it is appropriate, however green spaces and car parks need to be protected, otherwise the proposed changes are not sustainable for our future inhabitants or climate 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:** Luke **Last name:** Gane

**Preferred method of contact** Email

**Postal address:** 8 Bletsoe Avenue

**Suburb:** Spreydon

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** lifesgoodbro@gmail.com

### Daytime Phone:

Gain an advantage in trade competition through this submission

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 12.1

- Support
- Oppose
- Seek Amendment

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

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

Provision: Chapter 14 - Residential

Decision Sought: BLETSOE AVE TO BE A RMD zone, and no more please.

### My submission is that

Opposed to the increased building and heights in my area RSDT. being the owner of this property 8 Bletsoe Ave, and seeing the increase in town houses over powering the surrounding heritage style homes isn't what I want for my area. I understand more housing is needed but stacking people in on and around each other isn't going to be good for the future. condensing people and

squeezing homes together even more will only cause more issues down the track. I think our area should be zoned as RMD an no more. Look elsewhere please.

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Attached Documents

File
No records to display.



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

## Submitter Details

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

**First name:** Caroline **Last name:** May

**Preferred method of contact** Email

**Postal address:** 182 Rose Street

**Suburb:** Somerfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** caromarymay@gmail.com

**Daytime Phone:** 0273092282

Gain an advantage in trade competition through this submission

I am not

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

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Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 13.1

Support

Oppose

Seek Amendment

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

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

Provision: Chapter 14 - Residential

Decision Sought: Inner city living or new subdivision on the city outskirts is where these new 3-4 story houses should be built. Not in existing suburbs where it is unfair to everyone else

**My submission is that**

No. This is unfair to existing residents in suburbs. 3-4 stories next to a single story or even 2 story house is not ok. It will increase traffic on roads that are too narrow. Parking will be a nightmare. Sunlight will be stolen. Privacy will be an issue.

## 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:** Jenene **Last name:** Parker

**Preferred method of contact** Email

**Postal address:** 32A Lagan Street

**Suburb:** Belfast

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8051

**Email:** jeneparker@yahoo.com

### Daytime Phone:

Gain an advantage in trade competition through this submission

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 14.1

- Support
- Oppose
- Seek Amendment

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

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

Provision: Chapter 14 - Residential

Decision Sought: Increased height limits for residential homes

**My submission is that**

Housing heights in the suburbs MUST NOT interfere with the amount of sunlight for neighbouring homes.

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:** Blake **Last name:** Thomas

### Preferred method of contact

**Postal address:** 105 Lowry Avenue

**Suburb:** Redwood

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8051

### Daytime Phone:

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

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- 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:** 15.1

- Support
- Oppose
- Seek Amendment

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

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

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:** 15.2

- 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:** 15.3

- 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:** 15.4

- 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:** Anake **Last name:** Goodall

### Preferred method of contact

**Postal address:** PO Box 12180, Beckenham

**Suburb:**

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8242

### 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:** 16.1

- Support
- Oppose
- Seek Amendment

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

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

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:** 16.2

- 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:** 16.3

- 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:** 16.4

- 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.

there is no time for prevarication on these matters (due to our collective prevarications of the last ~50 years), we need bold action, yesterday! #Please 🙏

### **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:** Jason **Last name:** Bi

**Organisation:** Viso NZ Limited

**Preferred method of contact** Email

**Postal address:** 12/9 Craft Place

**Suburb:** Middleton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** jason@viso.nz

**Daytime Phone:** 0220291099

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:** 17.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:To approve the 4m 60° recession plane instead of the alternative proposal

**My submission is that**

I believe the Christchurch plan change should be in line with the law which means a recession plane of 4m and 60° should be reinstated as per the previous version. The lawmaker has passed the law in benefit to housing intensification, and have scientific

evidence that there is enough sun access, the so-called 'creative solution' will only damage our reputation as the garden city, when other cities are allowed to build a much better design, while we stuck with some boring design, still not much-improved sun access for a lot of cases. the reduced height to 3m and 50° does not help, the ground still has no sun, so why do we keep it? We should stick strictly to what the law says because a law is a law we should not break it. We have many clients affected by the council's decision for 3m and 50°. This is the council losing its credit to its residents, its people, and the hard-working developers that pour all their money into a project and this is what they get, a 'creative solution' that put a lot of projects in limbo. The developers are the backbone of helping the intensification of our great city and they should not be treated like this. I am talking about a restaurant owner, a builder runs it's business on his van, etc. Not the bigger developers. On behalf of our clients, I request the council to ditch the 'alternative proposal' and 'creative solution' and stick to the LAW.

---

#### 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:** Zoe **Last name:** McLaren

**Preferred method of contact** Email

**Postal address:** 35 Emmett Street

**Suburb:** Shirley

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8013

**Email:** zoemmclaren@gmail.com

**Daytime Phone:** 02102617220

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 18.1

Support

Oppose

Seek Amendment

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

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

Provision: Chapter 14 - Residential

Decision Sought: To increase height limits, replace zones with medium/high density zones

**My submission is that**

That I support the changes

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:** James **Last name:** Thomas

**Preferred method of contact** Email

**Postal address:** 5 Wahanui Road

**Suburb:**

**City:** Auckland

**Country:** New Zealand

**Postcode:** 1061

**Email:** jamesasthomas@gmail.com

**Daytime Phone:** 0220441242

Gain an advantage in trade competition through this submission

I am not

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

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 19.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:Further intensification should be allowed on the current housing areas on the Port hills

**My submission is that**

Further intensification should be allowed on the current housing areas on the Port hills

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:** Ritchie **Last name:** Stewart

**Preferred method of contact** Email

**Postal address:** 7 Goya Place

**Suburb:** Bishopdale

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8051

**Email:** ritstewart@gmail.com

**Daytime Phone:** 031906303

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:

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

Yes

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

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 20.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:I would like to see restrictions to 2 storied properties in cul de sacs. This would prevent proliferation of cars, and allow for greenery and sunlight as at present.

**My submission is that**

I oppose the 12m height that allows for 3 storied houses in my cul de sac. There are 2 story houses in the cul de sac and changes would adversely affect the environment.

## 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:** Kane **Last name:** Lacey

**Preferred method of contact** Email

**Postal address:** 111 Kidson Terrace

**Suburb:** Cashmere

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** kane.lacey@me.com

**Daytime Phone:** +644277340318

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 21.1

- Support
- Oppose
- Seek Amendment

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

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

Provision: Planning Maps

Decision Sought: I seek that the public transport qualifying matter overlay is removed from the top of Hackthorne Road and surrounding areas that are in easy walking distance to the Hackthorne Road bus stops.

**My submission is that**

I note that on the draft planning maps show that the top of Hackthorne Road, Cashmere has a Low Public Transport Qualifying matter overlay. This isn't consistent with the lower half of Hackthorne Road and doesn't make sense when the buses final stop is at

the top of Hackthorne Road (At the sign of the Takahe). Therefore, there is no issue with public transport in that area.

---

#### Attached Documents

File
No records to display.

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

## Submitter Details

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

**First name:** Peter **Last name:** Troon

**Preferred method of contact** Email

**Postal address:** 2/54 Cheyenne Street

**Suburb:** Sockburn

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8042

**Email:** peter.troon@xtra.co.nz

**Daytime Phone:** 0272289456

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 22.1

- Support
- Oppose
- Seek Amendment

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

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

Provision: Chapter 14 - Residential

Decision Sought: Think again the height and density of inner city dwellings. Those high density inner city developments already under construction will attract a transient population and already appear claustrophobic.

**My submission is that**

I believe the proposal for high density dwellings of the height and density proposed is a retrograde move - all to the detriment of Christchurch. These developments will alter the character of the city and potentially become the ghettos of the future; such that

citizens will seek more open and less crowded environments in which to live and raise their families. Who would choose to live in a sunless ground floor apartment/dwelling unless desperate? You will also alter the demographic. Mixed age groupings are more preferable and more attractive to most people.

---

#### Attached Documents

File
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No records to display.

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

## Submitter Details

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

**First name:** MARK **Last name:** ARNEIL

**Preferred method of contact** Email

**Postal address:** 2 Pitt Place

**Suburb:** Saint Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** mark.arneil@yahoo.com.au

**Daytime Phone:** 0273990007

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 23.1

Support

Oppose

Seek Amendment

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

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

Provision: Commercial

Decision Sought: These property owners should pay a rate commiserate with developed local/ neighbour properties of similar size.

**My submission is that**

I support extending the use of City Vacant differential rating in the commercially zoned areas of New Brighton, Lyttelton, Sydenham and Linwood Village from 1 July 2024. It should also include the inner city within the 4 Avenues. It's been well over 10 years since the earthquake and as mentioned despite the Council supporting projects and activities to help improve the environment and/or

stimulate activity in these areas, their appearance and upkeep of vacant land is undermining the appeal of investing in these suburban centres and inner city. These landowners have no communal integrity and are simply land banking for personal gain. They should pay a rate commiserate with developed local/neighbour properties of similar size. This will act as an incentive to do something with the property or sell it to someone who will.

---

#### 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:** Arneil

**Preferred method of contact** Email

**Postal address:** 2 Pitt Place

**Suburb:** St Albans

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** mark.arneil@yahoo.com.au

**Daytime Phone:** 0273990007

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 23.2

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***

Provision: Chapter 14 - Residential

Decision Sought: Change both sides of Pitt Place to Medium Residential Zone

**My submission is that**

Pitt Place Saint Albans should not be an area that allows 4 storey housing. i.e High Density Residential Zone that allows buildings up to 14m (generally 4 storeys) without resource consent and between 14-32m (4-10 storeys) with resource consent, depending on whether a commercial centre precinct applies. It's a ridiculous idea given the narrow nature of the road and existing single storey

houses. There's hardly enough parking space as it is let alone having high density housing up and down the street. Don't mention public transport, there's only 1 bus route in the area...

---

Attached Documents

File
No records to display.

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

## Submitter Details

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

**First name:** Robert **Last name:** McDavid

**Organisation:** Dragon Fly

**Preferred method of contact** Email

**Postal address:** 61 Glandovey Road

**Suburb:** Fendalton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

**Email:** Bob.McDavid@dragonfly.co.nz

**Daytime Phone:** 021584960

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.

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 24.1

- Support
- Oppose
- Seek Amendment

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

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

Provision:All

Decision Sought:The plan change needs to be thrown in the bin.

**My submission is that**

The blanket intensification across the city is just wrong and I do not support it.

---

## Attached Documents

File
No records to display.

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

## Submitter Details

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

**First name:** Tom **Last name:** King

**Preferred method of contact** Email

**Postal address:** 25 Cotswold Avenue

**Suburb:** Bishopdale

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

**Email:** tomk.ing@snap.net.nz

**Daytime Phone:** 0274761303

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 25.1

Support

Oppose

Seek Amendment

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

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

Provision: Subdivision, Development and Earthworks

Decision Sought: Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on existing houses / neighbours to minimise loss of privacy, sunlight and road congestion.

**My submission is that**

I support changes to manage and set controls / requirements around increasing housing density, particularly in suburban areas.

Concerned that increased housing density and height for town houses has no regard to existing neighbours that lose privacy and

sunlight is blocked. No provision for garaging means increased on road parking which in turn significantly increases road safety risks and congestion.

---

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:** Pat **Last name:** Mason

**Preferred method of contact** Email

**Postal address:** 57 Mackworth Street

**Suburb:** Woolston

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8062

**Email:** patriicamason504@gmail.com

**Daytime Phone:** 0210713857

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:** 26.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:Do not approve high density housing in the suburbs.

**My submission is that**

High density housing is a quick fix that will have poor ongoing effects on the suburban environment because of the number of people in a small area using services. Already in out street (Mackworth Street, Woolston) parking on the streets is becoming a problem and every week we see more high density housing appearing. Also it is poor housing options for the elderly and young

families with little space and steep stairs. It would be better to build in satellite towns like Rolleston.

---

#### 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:** Michelle **Last name:** Warburton

**Preferred method of contact** Email

**Postal address:** 25 Harbour View Terrace

**Suburb:** Cass Bay

**City:** Lyttelton

**Country:** New Zealand

**Postcode:** 8082

**Email:** gorgeousnb@gmail.com

**Daytime Phone:** 0273597155

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 27.1

- Support
- Oppose
- Seek Amendment

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

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

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

Decision Sought: Remove the building of multiple houses/units on individual sections in already established areas with single or double story houses on average size sections. I.E. Scott st, Sydenham and Lonsdale st, new Brighton any streets like this

**My submission is that**

All residential buildings to be maximum 2 stories. Maximum of two dwellings per site in areas where neighbours are currently only

one or two stories. Unethical to change an area around peoples homes, very detrimental to their physical and mental health. We are the 'garden city' let's keep houses with gardens. Be sympathetic to the area. Two old villas then multiple three story townhouses next door is visually appalling. Let's not look like Auckland, save us from their mistakes. In the city where whole areas have been redeveloped with townhouses are looking great. But please not on individual sections

---

#### 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:** Wylie

**Preferred method of contact** Email

**Postal address:** 57 Country Palms Drive,

Halswell, Christchurch 8025

**Suburb:** Halswell

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8025

**Email:** swylie@socialresearch.co.nz

**Daytime Phone:** 0212884334

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:** 28.1

- Support
- Oppose
- Seek Amendment

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

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

Provision:Natural and Cultural Heritage,Chapter 14 - Residential

Decision Sought:I support the changes re sunlight as proposed,

**My submission is that**

I think that far too much high density housing is being developed which impacts negatively on surrounding dwellings. I strongly support CCC taking all measures to ensure preservation of longer hours of sunlight to dwellings adjacent to high density

development, and applaud CCC for recognising that we are not Auckland, and we don't want to be - we need our sunshine! I also strongly support measures to prevent development of high density housing in heritage areas, including the area surrounding Putāringamutu Riccarton Bush. There is no place for high density housing in the area surrounding this tāonga.

---

#### 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:** Bob **Last name:** Hou

**Preferred method of contact** Email

**Postal address:** 11 Ilfracombe Place

**Suburb:** Burnside

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8053

**Email:** bobjingyuan@hotmail.com

**Daytime Phone:** 0210312616

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 29.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential,Commercial

Decision Sought:Can we increase the height limit in central city? 90m is way to low for a city of nearly half a million, at the moment even Hamilton can build taller than Chch.

**My submission is that**

Can we increase the height limit in central city? 90m is way to low for a city of nearly half a million, at the moment even Hamilton can build taller than Chch.

## 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:** Tracey **Last name:** Berry

**Preferred method of contact** Email

**Postal address:** 7 Westall Lane

**Suburb:** Avonhead

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8042

**Email:** zac.berry@xtra.co.nz

**Daytime Phone:** +6421850055

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:** 30.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:Enable Residential housing in our lane, consistent with other areas of chch - additional sound barriers could be mandated. As it stands, we hear no noise from the airport (yet we do hear it from Hagley Park!) - you'll welcome to come onto our land and see for yourself

**My submission is that**

I fundamentally disagree with the noise contour provisions imposed by the Christchurch Airport, which unnecessarily restrict

development and use of land in otherwise high-quality build areas of Burnside and Avonhead. We live on Westall Lane, have 3 acres (on town water and sewage systems) and are surrounded by residential housing - but we are unable to develop, build units for rent out and otherwise utilize our land - last week a flyer was left in our letterbox saying how selfish we were to have all this land and not develop it for affordable housing - if only we could! At a little under 3kms from the airport and in an otherwise highly populated suburb, we feel it very unjust for the Chch Airport to have such significant control over the use of land in our area - which is entirely inconsistent with other locations in New Zealand. We feel this is entirely contrary to the Government objectives for house density.

---

#### Attached Documents

File
No records to display.



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

## Submitter Details

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

**First name:** Sonia **Last name:** Bell

**Organisation:** Bell

**Preferred method of contact** Email

**Postal address:** 27A Ilam Road

**Suburb:** Upper Riccarton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

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

**Daytime Phone:** +64275576642

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 31.1

Support

Oppose

Seek Amendment

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

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

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

Decision Sought: To re-access the existing council flats such as at the beginning of Main South Road and better utilize the land for low-cost housing here and on other Council rental properties. The old Sockburn Swimming pool land has remained undeveloped for many years here there is an opportunity to provide affordable residential housing. Many commercial properties around Christchurch remain unleased, keep inner city commercial area as is.

**My submission is that**

1m in from side and rear boundary is too small. Better use of space would be to build Edwardian terrace house style. Multi height residential building require a larger sinking fund for maintenance such as painting needing OSH regulation scaffolding. If they have a lift this is more to pay into a sinking fund. Who is able to afford to reside in a multi height complex. Who in these complexes will be responsible for the grass berm? Trees great but I currently go around after rain to clear rubbish away for the water to stop backing up and flooding the road and blocking drives.

---

## Attached Documents

File
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No records to display.

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

## Submitter Details

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

**First name:** Anton **Last name:** Barbarich

**Preferred method of contact** Email

**Postal address:** 3 Brodie Street

**Suburb:** Ilam

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8041

**Email:** anton@ziptie.nz

**Daytime Phone:** 0272926777

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:** 32.1

Support

Oppose

Seek Amendment

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

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

Provision: Chapter 14 - Residential

Decision Sought: These 3 Story Poorly built town house eyesores should be limited to newly established Suburbs. Don't ruin the beautiful City we have. We started off so strong with the Post Quake rebuild now to go wildly off course with this.

**My submission is that**

There is no reason to give the likes of Fletchers and Williams corp etc more power to build their eye sores with further unfettered access all over the City. We have seen how this plays out time and time again, they are all set to be future slums with High Density

occupancy of people who just don't care, This is a beautiful place to live, but with so much radical change and not for the better we should be thinking again before cramming people on-top of each other all for the benefit of the 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:** John **Last name:** Dunford

**Preferred method of contact** Email

**Postal address:** 81 Fendalton Road

**Suburb:** Fendalton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8014

**Email:** jpdunford@gmail.com

**Daytime Phone:** 03 432 944

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:** 33.1

- Support
- Oppose
- Seek Amendment

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

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

Provision: Subdivision, Development and Earthworks, Natural and Cultural Heritage, Utilities and Energy, Chapter 14 - Residential, Other

Decision Sought: I suggest that the whole zoning is restricted to the CBD areas ie within the four avenues where people are mindful of their choice to live in such environment and are not concerned about it.

**My submission is that**

I oppose the new zoning plan. I live at 81 Fendalton rd and would describe myself as living in a very well appointed area which is central convenient and very peaceful. your new planning regulations would create a very different situation. There is the potentiality of the following. a] A large building is erected next to my house at 83 Fendalton rd. This building would not only restrict sunlight but also provide the opportunity for the following. b] As significant hazard making a left turn off of Fendalton rd which is the main artery to the airport. I have experienced difficulty in making this turn from time to time. Similarly there is a potential problem with a large number of vehicles making the left hand turn out of 83 Fendalton rd ie it is dangerous and adjacent to a bus stop. c] Multi tenancy brings with it problems of noise and social disruption, this is currently NOT the model we encounter. We are opposed to creating multi tenancies in close proximity. d] The potentiality of a non garaged development [ similar to the recent developments around the area]... there is absolutely zero parking space on the road. e] high density development is totally out of keeping with the residential 'norm' which has historically been single houses on large sections. f] The appearance of large blocks town house/apartments will seriously reduce the value of existing homes. g] There is little need for new development 'close in'....we have significant space outside the central city which is un-utilised AND good transport links. Why do we wish to create a sub class of inner city dwellers.

## 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:** Vincent **Last name:** Laughton

**Preferred method of contact** Email

**Postal address:** 169d Clarence Street,

Riccarton

**Suburb:** Riccarton

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8012

**Email:** valks88@gmail.com

**Daytime Phone:** 0276716711

Gain an advantage in trade competition through this submission

I am not

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

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Note to person making submission:

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

Yes

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

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 34.1

Support

Oppose

Seek Amendment

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

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

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

Decision Sought: I would like the proposed Plan Change amended as to NOT allow levels higher than two set on residential lands!

**My submission is that**

I fully OPPOSE the introduction of building and planning laws to allow buildings, mainly residential apartments, to be higher than two stories! I live in a single story two house with the very next door neighboring land to have a older yet very beautiful house demolished and (at the moment) a two story apartment block built there. Two stories is bad enough, but god forbid if this outrageous planning change goes through having three or even four levels built there. It would make it very non-Private for the neighbours and cut basically all the sun from our yards! Horrible idea!

## 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:** Madeleine **Last name:** Thompson

**Preferred method of contact** Email

**Postal address:** 143 sparks road

**Suburb:** Hoonhay

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8025

**Email:** maddawg@windowslive.com

**Daytime Phone:** 0273655525

Gain an advantage in trade competition through this submission

I am not

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

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 35.1

Support

Oppose

Seek Amendment

### I seek the following decision from the Council

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

Provision:Subdivision, Development and Earthworks,Specific Purposes Zone,Chapter 14 - Residential

Decision Sought:Focus the development on the rebuild of housing in the green zone and further out of the city centre. The less we rely on the intensification of residential space, the less people will cram into cars to travel to the city. Suburbs need the focus. Not the bike lanes, not the bus sector. Not the tourist attractions! Christchurch needs to work for us first!

### My submission is that

I oppose this change in the Resource Management Act 1991 Christchurch District Plan. It's clear to me that council can not be trusted

to do what's best for the greater population of Christchurch City as they do not design plans and execute referrals based on public opinions.. This is all monetary motivation and not based on interests in our public order or comfort. PC14 item 2 states about heights to residential housing yet it is contradicted with the Qualifying Matter under sunlight access. Say my neighbors builds 3 two storey houses up to 12 meters tall, without consent from the council as he would be able to given this plan. He would be blocking our west sun light and Yet he can do so under this new directive and we can't oppose it? Where does this Qualifying Matter even come in to the decision? If the council did want to work for the people, you would not be bringing up changes in residential and commercial development while you still have TWO massive construction projects underway and unfinished..OH AND grossly under budgeted for, which is now being payed for out of the rates increase. Which I assume you want to increase again for this proposed redevelopment?

---

#### 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:** Johnny **Last name:** Phelan

**Preferred method of contact** Email

**Postal address:** 70 Antigua Street

**Suburb:** Addington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** johnny@rpl.nz

**Daytime Phone:** 0226217022

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 36.1

- Support
- Oppose
- Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:Roker Street West of Selwyn street not included in character area.

### **My submission is that**

Hello I oppose turning all of Roker Street into a character area. The tree lined part of Roker Street (ie: east of Selwyn street) I agree is beautiful and has decent character. However, Roker Street West of Selwyn street is not tree lined and does not have any special character features whatsoever. It would be better if more people can live on West Roker Street and be nearby and enjoy the look of

tree-lined East Roker Street. This would take advantage in a positive way the beauty of the area. Therefore to achieve this, character status should not be applied to Roker Street West of Selwyn street.

---

#### 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:** Allan

**Preferred method of contact** Email

**Postal address:** 19 St Andrews Square

**Suburb:** Strowan

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8052

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

**Daytime Phone:** +6433551098

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 37.1

- Support
- Oppose
- Seek Amendment

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

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

Provision:All

Decision Sought:High and medium density housing should only be permitted in the central city and in large tracts of land that were designed for that purpose. The government has made a bad decision. Council should make every attempt to defer the implementation of this policy until the Government realize their error.

**My submission is that**

I extend my thanks to those councilors that have join the fight against the Government policies that underly this plan. To pretend that

high or medium density housing next door makes no difference is ridiculous. Far greater attention should be paid to the preservation of character areas and tree canopy's - ultimately the things that make Christchurch such a wonderful place to live.

---

#### 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:** Brendon **Last name:** Lee

**Preferred method of contact** Email

**Postal address:** 71 Somerville Crescent

**Suburb:** Aidanfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8025

**Email:** Super\_BQ@Yahoo.com

**Daytime Phone:** 022 538 8988

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 38.1

Support

Oppose

Seek Amendment

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

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

Provision: Chapter 14 - Residential

Decision Sought: I want this whole Plan 14 scrapped. Someone at the Beehive needs to set the order straight between governing authority by 'federal gov't' vs 'municipal gov't'. When NZ cries about 3 story residential houses, other developed countries embrace on 5 of 6 story apartment dwellings without restrictions. A Nationwide standard must prevail.

**My submission is that**

I do not support the proposed Plan 14 changes put out to central gov't plan on the increase building intensification. My reason for

opposing CCC's Plan 14 proposal is on the basis that it creates a precedence in the national gov't planning. If the city of Christchurch has special treatment or variations against the Labour Gov't push for their model of intensification, then other cities around NZ would step up and follow CCC's suit to have their own changes to housing intensification. This adds more bureaucracy and waters down the root problem that NZ as a whole, does not address ""Affordable Housing"". Like developed nations around the world, they think about building higher, and closer. NZ needs to get on with the times that dwellings need to be closer and less concern about some neighbour blocking their sun. There's too much of this NIMBY (Not In My Back Yard) thinking and for many future generations will pay dearly when it comes to buying their first home (for which the profits end up in Australia as most banks in NZ are Australian owned).

---

#### 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:** Jeff **Last name:** Vesey

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:** Jeffveseychch@gmail.com

**Daytime Phone:** 0274363555

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:** 39.1

- Support
- Oppose
- Seek Amendment

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

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

To zone that area under the Noise influence Area be zoned Medium Density Residential Zone

To Add Avonhead shopping area as a local centre.

**My submission is that**

The RS Suburban Zone designation under the Noise influence Area ( Avonhead and Ilam) be zoned Medium Density Residential Zone in line with the surrounding area and comply with the National Policy statement.

The Avonhead shops on the corner of Withells Road and merrin St be classified a local centre and be added to the map under “The Proposed Zones “ section on the Council website about Our proposed Housing and Business Choice Plan change (PC14)

---

**Attached Documents**

File
Submission Jeff Vesey
Attachment A ( Vesey)

**Submission on Proposed Plan Change 14 – Housing and Business Choice by**

**Jeff Vesey**

**My submission relates to Chapter 14 residential.**

**I oppose the RS Suburban Zone designation within the Noise Influence Area**

**I seek that:**

- A) The Avonhead shops on the corner of Withells Road and Merrin Street be classified a local centre and the surrounding area be subject to intensification rules as per other Local Centres such as Prestons.**
- B) The area proposed to be RS Suburban Zone under the Noise influence Area be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement.**

**Reasons for my submission:**

**1: Airport Noise Influence Area –**

- A) development is controlled by qualifying matters and helps mitigate any noise effects on residents and effects on the airport. To leave the zoning for this area as Residential Suburban is in conflict with the National Policy Statement and does not take into account the large amount of sought after amenity for residents.**
- B) Airport Noise influence area is seldom an issue as the aircraft use this area for approach's to the airport only on very few days likely less than 2 per month .**

**2: Avonhead Mall including a Countdown supermarket and surrounding shops should be classified a local centre. It is larger than Prestons and Halswell and is possibly an oversight in its classification by the Christchurch City Council.**

**3: Amenities: Well, catered for and largely in walkable or easy cycling distance. – see attached plan "A"**

**A) Parks**

**Burnside Park a major green area within the Christchurch parks hierarchy  
Ray Blank Park well used by cultural groups and sports clubs  
Numerous local parks dot the suburb**

**B) Sports Clubs include**

- a) Burnside Bowling Club,**
- b) Burnside Rugby,**
- c) Burnside Cricket,**
- d) Burnside Tennis.**
- e) Squash Club**

- C) Shopping
  - f) Avonhead Mall a large local centre with 18 stores and many surrounding shops and services
  - g) Waimairi Shops possibly best example of local strip shopping in Christchurch.
  
- D) Education - more than well catered for from preschool to university.
  - a) Merrin Primary School
  - b) Westburn Primary
  - c) Burnside High School on the edge and within easy walking or cycling
  - d) Cobham Intermediate also close by and easy walking and cycling.
  - e) University of Canterbury

#### 4: Current Housing Stock

Avonhead and Ilam which largely make up this area are well established mature suburbs with a mixture of residents from young families attracted to the schooling and sporting opportunities to university students wanting to be close to class, and older people wanting to stay in the area they know and love and many domiciled since the suburbs were formed.

Much of this area was built in the 1960's and 1970's. While mostly permanent material and some fine examples of architecture from that era those houses are now 40 to 60 years old, many in need of major renovation, cold with minimal insulation if any and single glazing. Upgrading and replacement housing is now due.

There is a smattering of townhouse/units in this area ( see attached "B" as a sample). Most of these units were built 40 to 50 years ago and on cross lease sites and as such need updating. Allowing more town houses to be built would improve the housing stock and allow more people to live in this highly valued area for its amenities.

#### 5: Location – arguably second to none.

- 1) 15 minutes' drive to city centre either via Memorial Ave or Waimairi Rd
- 2) Well serviced bus routes
- 3) Good access to schooling for all ages
- 4) Shopping easily accessed by walking or cycling.
- 5) Airport is 6 to 10 minutes' drive.
- 6) Ring Road goes through the area providing quick access to all of Christchurch.
- 7) No 1 State highway on its doorstep

For all the reasons above it makes sense for this area of abundant amenity to be allowed development to upgrade its housing and allow more people to live in warm housing in the area.

#### Summary:

This is a well located area with superb amenities and very good infrastructure it should be at the top of the list to comply with the National Policy Statement and allow well designed intensification

Noise issues are minimal given the very few days the airport uses this area for approaching aircraft. Qualifying matters for this area mitigate any noise nuisance.

To suppress new housing in this area will continue the areas decline in warm modern housing for those wanting to live close to all the advantages of living in this area.

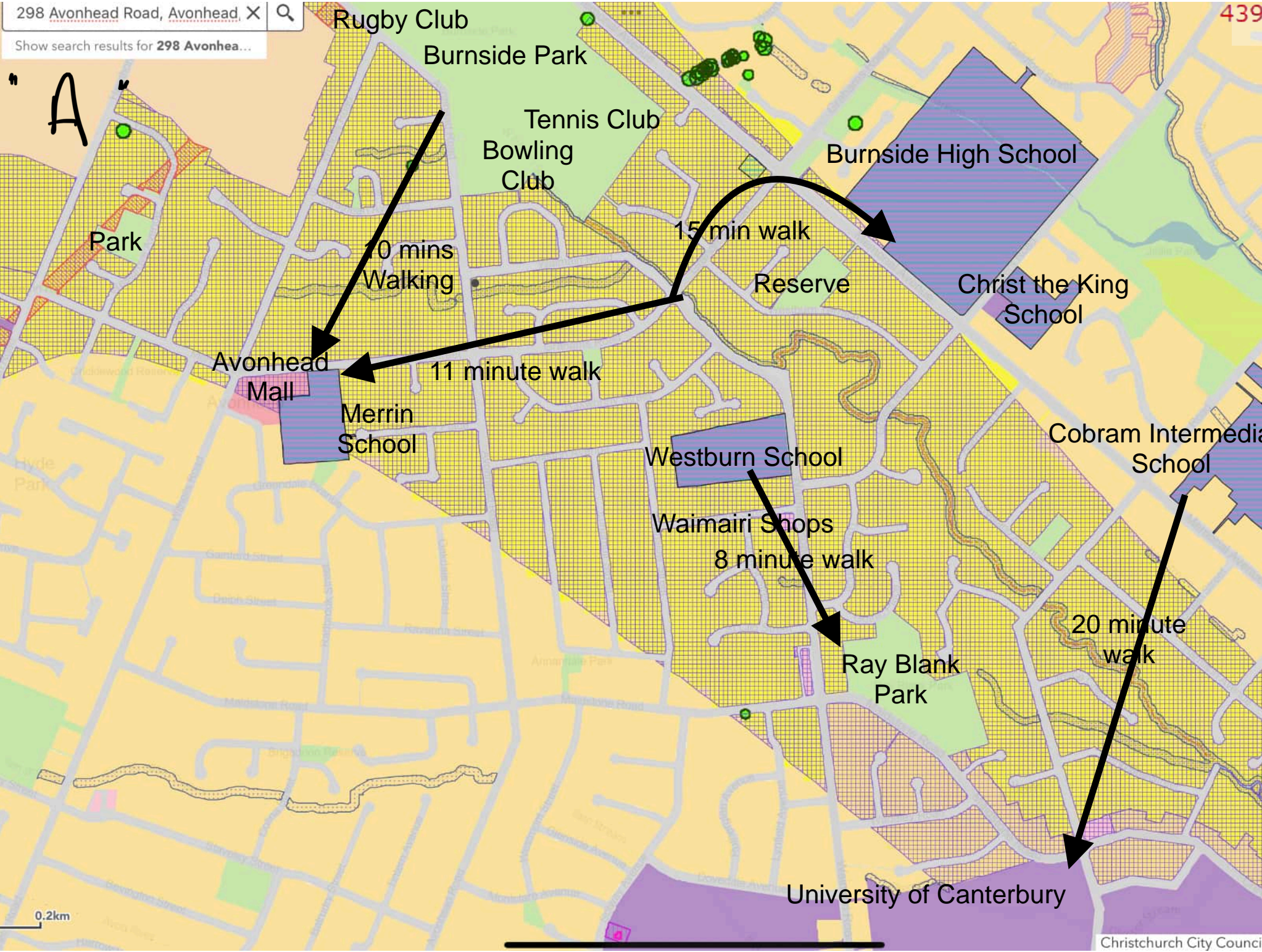
**Attachments:**

**A – Walkable Area**

**B – Snapshot of mixed housing**

**C -Christchurch Shopping areas**

A



Rugby Club  
Burnside Park

Tennis Club  
Bowling Club

Burnside High School

Christ the King School

Avonhead Mall

Merrin School

Westburn School

Cobram Intermediate School

Waimairi Shops

Ray Blank Park

University of Canterbury

70 mins Walking

11 minute walk

15 min walk

8 minute walk

20 minute walk

0.2km

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

## Submitter Details

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

**First name:** Sandi **Last name:** Singh

**Preferred method of contact** Email

**Postal address:** 382C Selwyn Street

**Suburb:** Addington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** inghsand@hotmail.com

**Daytime Phone:** 02102399172

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:** 40.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:I would like to see the High Density Zone progress with ample thought to how a sense of community can be created for people of all ages. I would like to see a smaller zone of Medium Density. If medium density does go ahead, I would like to see medium density developments happen on entire street/block basis rather than ad-hoc 3 storey buildings appearing in between existing low rise housing. The new recession planes can apply between new builds but existing recession planes to be kept to existing housing. I

**My submission is that**

I support the high density residential zone close to the city. I would like to see the city have a large resident population rather than have a city centre that currently feels derelict after a typical office workday. I would like to see any high density residential zones in the city provided with sufficient amenities to make living in multi-storey apartments appealing to a range of ages. There should be community hubs and outdoor recreational spaces that could be used all year around to foster a sense of belonging to the space. I do not support the medium density residential zone sprawling into the existing residential suburbs. I would like to see the CBD core kept compact, high rise focussed around and in the CBD and the medium density 'sprawl' minimised. Medium density is a half hearted effort to squeeze more people into spaces that were never designed or intended to serve this purpose. In the medium term this will result in people moving further away from the CBD in response to medium density developments in their neighborhood. One approach may for medium density housing to prove acceptable will require entire streets to be built medium density within a short timeframe. I cannot see how a homeowners who bought in a quiet suburban street will accept a 3 storey x 3 building complex next door built close to the boundary blocking precious sunlight. This possibility is hard to accept. I also find it strange that a lack of current bus service is the basis for limiting MDRS in some suburbs. Surely we can run additional buses to service all areas! I also do not understand why after the Canterbury earthquake and all the Technical Category assigned to the land, this has not been considered. Are we intending to intensify population density on more susceptible TC3 and TC2 land?

## 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:** Sandi **Last name:** Singh

**Preferred method of contact** Email

**Postal address:** 382C Selwyn Street

**Suburb:** Addington

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8024

**Email:** inghsand@hotmail.com

**Daytime Phone:** 02102399172

Gain an advantage in trade competition through this submission

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

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

Yes

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

Additional requirements for hearing:

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 40.2

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***

Provision:Chapter 14 - Residential

Decision Sought:I would like to see the High Density Zone progress with ample thought to how a sense of community can be created for people of all ages. I would like to see a smaller zone of Medium Density. If medium density does go ahead, I would like to see medium density developments happen on entire street/block basis rather than ad-hoc 3 storey buildings appearing in between existing low rise housing. The new recession planes can apply between new builds but existing recession planes to be kept to existing housing. I

**My submission is that**

I support the high density residential zone close to the city. I would like to see the city have a large resident population rather than have a city centre that currently feels derelict after a typical office workday. I would like to see any high density residential zones in the city provided with sufficient amenities to make living in multi-storey apartments appealing to a range of ages. There should be community hubs and outdoor recreational spaces that could be used all year around to foster a sense of belonging to the space. I do not support the medium density residential zone sprawling into the existing residential suburbs. I would like to see the CBD core kept compact, high rise focussed around and in the CBD and the medium density 'sprawl' minimised. Medium density is a half hearted effort to squeeze more people into spaces that were never designed or intended to serve this purpose. In the medium term this will result in people moving further away from the CBD in response to medium density developments in their neighborhood. One approach may for medium density housing to prove acceptable will require entire streets to be built medium density within a short timeframe. I cannot see how a homeowners who bought in a quiet suburban street will accept a 3 storey x 3 building complex next door built close to the boundary blocking precious sunlight. This possibility is hard to accept. I also find it strange that a lack of current bus service is the basis for limiting MDRS in some suburbs. Surely we can run additional buses to service all areas! I also do not understand why after the Canterbury earthquake and all the Technical Category assigned to the land, this has not been considered. Are we intending to intensify population density on more susceptible TC3 and TC2 land?

## 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:** Robin **Last name:** Watson

**Preferred method of contact** Email

**Postal address:** 4A Somerville Crescent

**Suburb:** Aidanfield

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8025

**Email:** robin.watson@xtra.co.nz

**Daytime Phone:** 027 253 1491

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:** 41.1

Support

Oppose

Seek Amendment

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

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

Provision: Chapter 14 - Residential

Decision Sought: For existing properties within the Residential Medium Density Zone, I wish to retain the existing building height and density limits.

**My submission is that**

Hi, I oppose the changes to the Medium Density Residential Zone provisions. In particular, those allowing greater building heights and higher density housing. I recently purchased a house within this zone, and I did so primarily because the area is quiet and

peaceful, and without tall surrounding buildings. If the revised district plan encourages developers to construct tall/denser buildings nearby, then this could affect the value of the property, and my enjoyment of it. E.g. through reduced privacy, greater traffic and population, crime risk etc. Also, I plan to install solar panels in the near future and would not want to lose any of the available sunlight. Thanks.

---

#### 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:** Logan **Last name:** Simpson

**Preferred method of contact** Email

**Postal address:** 15 Wingate

**Suburb:** Redwood

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8051

**Email:** logansimpson1@hotmail.com

**Daytime Phone:** 0273511465

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 42.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:Housing density needs to reduce. Who is going to pay for the infrastructure to support this increase housing density?

**My submission is that**

Oppose

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:** Christine **Last name:** Hetherington

**Preferred method of contact** Email

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:**

**Email:**

christine.hetherington@boffamiskell.co.nz

**Daytime Phone:** +649837399

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:

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 43.1

- Support
- Oppose

Seek Amendment

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

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

See attached documents

**My submission is that**

See attached documents

**Original Submitter:**

**Original Point:**

**Points:** 43.2

- 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*

See attached files.

**My submission is that**

See attached files.

**Original Submitter:**

**Original Point:**

**Points:** 43.3

- 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*

See attached files.

**My submission is that**

See attached files.

Attached Documents

File
C16081E_PC14_CCC_LODGEMENT_submission__Summerset_20230510



Written Submission on Proposed Plan Change 14 to the Christchurch City Plan

To: Christchurch City Council

1. Name of submitter:  
Summerset Group Holdings Limited ("Summerset")
2. This is a submission on the Proposed Plan Change 14 to the Christchurch District Plan 2023.
3. Summerset could not gain an advantage in trade competition through this submission.
4. Summerset is 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 trade competition or the effects of trade competition.
5. Summerset does wish to be heard in support of this submission.
6. If others make a similar submission, Summerset will consider presenting a joint case with them at a hearing.
7. Submitter Details:

Address for service: Summerset Holdings Limited

c/- Boffa Miskell Limited

PO Box 110, Christchurch 8013

Attention: C Hetherington

Phone: 021 339 492

Email: [christine.hetherington@boffamiskell.co.nz](mailto:christine.hetherington@boffamiskell.co.nz)

Signature:



Oliver Boyd, National Development Manager

For, and on behalf of, Summerset Group Holdings Limited

Dated: 2 May 2023

## Introduction

Summerset own and operate three existing retirement villages within Christchurch District. These are located in Wigram, Avonhead and Cavendish. These villages combined provide a living environment for more than 1,000 residents, with varying levels of independence/ care. The villages typically contain a number of independent living units, serviced apartments, a central care building/s providing rest home, hospital care and memory level care; with associated carparking, landscape, recreational and servicing areas.

In addition, Summerset may wish to develop additional retirement villages within Christchurch District within the future.

## Summary of Key Submission Points

Summerset's interests within Christchurch City are primarily with ensuring the continued provision for the operation and maintenance of existing retirement villages, and the provision of clear and consistent consenting pathways for the expansion of these villages and development of new villages on additional sites.

The key aspects of Summerset's submission on PC14 focus on

- Specific provisions on the zoning of the Summerset at Avonhead and Summerset on Cavendish Villages
- General provisions relating to tree canopy cover, and
- General provisions relating to the activity status of retirement villages within various residential zones in Christchurch City.

## Summerset supports the Retirement Villages Association's Submission

The Retirement Villages Association of New Zealand has made a submission on the provisions for zones, which is supported by Summerset. Summerset requests the Council engages constructively with the Retirement Villages Association in relation to Council's housing intensification plan change.

## Summerset's Detailed Submission

Summersets' detailed submission is contained as Appendix A.

### Appendix A: Summerset's Detailed Submission

Text changes to the Proposed Plan Change 14 sought as part of this submission are shown as ~~strikeout~~ for text to be deleted and **bold underlined** for text to be added.

Chapter / provision	Support / Oppose	Summerset's reasons for submission	Relief sought
<b>Chapter 14 - Residential</b>			
All provisions relating to tree canopy cover	Support in Part	<p>Summerset provides an extensive amount of landscape treatment, including substantial tree planting, as part of its developments), including any specific roading corridors developed as a result of associated subdivision (which is in some cases required to establish the bulk lot upon which a retirement village is established). The Plan contains specific assessment matters for retirement villages which include consideration of matters relating to site design, visual amenity and landscape treatment. These provisions further ensure that adequate landscaping and tree planting is incorporated into retirement village design.</p> <p>To avoid confusion associated with terminology and applicability of provisions, Summerset considers that the proposed tree canopy provisions relating to retirement villages are adequately provided for by other provisions in the Plan and requests that these be deleted. The requirements for non-residential activities, together with the retirement village specific assessment, would be sufficient to ensure landscape and tree provision.</p> <p>Alternatively Summerset supports the position taken in the submission lodged by the Retirement Village Association in relation to this matter.</p>	<p><b><i>Amend <u>all</u> tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages. For example....</i></b></p> <p><i>14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover ...</i></p> <p><i>c. For single and/or multi residential unit developments, <b><u>excluding retirement villages</u></b>, a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit</i></p> <p><i>...</i></p> <p><i>f. All other sites shall include the minimum tree and garden planting as set out in the below table:</i></p>

Chapter / provision	Support / Oppose	Somerset's reasons for submission	Relief sought
			<p><i>For all non-residential activities <b>and retirement villages</b>, except permitted commercial activities in the Sumner Master plan Overlay</i></p> <p>...</p>
Retirement Village Activity Status – MDRZ/ Residential Suburban	Oppose	<p>The zoning for two of the three existing retirement villages operated by Somerset within Christchurch City (Wigram and Cavendish) is proposed to be altered from Residential New Neighbourhood to Medium Density Residential through PC14. These villages are fully operational. Somerset is required to undertake works within these villages from time to time which often necessitates the requirement to obtain a resource consent.</p> <p>As a result of the proposed change of the zoning, the activity status for retirement villages (assuming the relevant performance standards are met) for these sites is proposed to alter from a <u>controlled activity</u> to a <u>restricted discretionary activity</u>. The matters over which the Council proposed to exercise control are identical to those over which the Council currently exercise control (noting that there is a numbering error in the proposed provisions).</p> <p>Somerset acknowledges the intention of CCC to standardise zoning, however considers that unnecessary consent requirements and costs should be avoided. Further, this change of activity status could hinder or limit future potential development rights. There does not appear to be any clear reasoning for the activity status to become more restrictive or any analysis of the costs or benefits of this impact. The nature and location of the zones does not change and increasing the level of restriction on development of retirement villages appears to be counter intuitive to the provision of more housing and particularly increased choice in housing options.</p>	<p>Amend the rules in relation to retirement villages and delete rule RD2, replacing this instead with a new controlled activity status provision (C3).</p> <p>Amend all references to matters of control for retirement village within the zone to 14.15.10.</p>

Chapter / provision	Support / Oppose	Summerset's reasons for submission	Relief sought
		<p>It is further noted that retirement villages within the Residential Suburban zone are provided for as a permitted activity, and it does not appear consistent to apply a more restrictive activity status within zones that anticipate a higher density of development.</p> <p>Summerset submits that provision should be made for retirement villages as either a permitted activity or a controlled activity at a <u>maximum activity level</u> status in the Medium Density Residential Zone, with the activity reverting to Restricted Discretionary Activity if the relevant performance standards cannot be met.</p>	
<b>Planning Maps</b>			
<b><i>Summerset on Cavendish Village</i></b>			
Planning Maps 18 and 18A.	Support in Part	The MDRZ zoning proposed to Summerset Cavendish village does not cover the entire site approved for such purposes (RMA/2018/1769). It appears that the zoning applied to the land was aligned with the original retirement village area but that village has been the subject of substantial extension to the north by way of resource consent (under the Residential New Neighbourhood zone) and has been constructed and is now operational. It does not appear logical or efficient to have part of the village zoned MDRZ and part zoned Residential Suburban.	Extend the MDRZ zoning to the entire Summerset on Cavendish village (147 Cavendish Road, Casebrook, Christchurch) as shown on the maps contained <b>Attachment A</b> , and legally described as Lot 1 DP 519380 (record of title 815809).
	Oppose	The natural hazards and waterbodies qualifying matter incorrectly identifies the location of a water body within the Summerset Cavendish village. The maps show an area as requiring a water body setback where there is no water body.	Remove the natural hazards and waterbodies qualifying matters from the Summerset Cavendish site.
<b><i>Summerset at Avonhead Village</i></b>			

Chapter / provision	Support / Oppose	Summerset's reasons for submission	Relief sought
Planning Maps 23 and 23A.	Support in part	The position of the 50 dBA Ldn air noise contour is inconsistently shown on the various planning maps included as part of Proposed Plan Change 14. It is requested that this is consistently applied within the site in accordance with the boundaries identified on the current planning maps forming part of the Christchurch District Plan.	Amend the air noise contour identified in relation to the Summerset on Avonhead village (120 Hawthornden Road, Avonhead, Christchurch), Avonhead, and legally described as Lot 1 DP 516385 and Lots 1 and 2 DP 486786 (records of title 804889 and 802079) on all related planning maps in accordance with that shown on existing zoning maps forming part of the Christchurch District Plan (contained as <b>Attachment B(iii)</b> ).

Attachment A  
Site Occupied by Somerset on Cavendish Retirement Village  
(Approved Amended Plan RMA/2019/1395, 13/08/2019)







## Attachment B

## Extract from Zoning Maps – Christchurch District Plan/ Proposed Plan Change 14



**B(i) Image from CCC website – search my property interactive maps (Proposed Plan Change 14)**



**B(ii) Image from CCC website – Proposed Plan Change 14 Zoning Plans.**



B(iii) Zoning Extract – Current CCC Planning Map 23A.

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

## Submitter Details

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

**First name:** Joseph **Last name:** Corbett-Davies

**Preferred method of contact** Email

**Postal address:** 14/135 Lichfield Street

**Suburb:** Christchurch Central

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8011

**Email:** josephcorbettdavies@gmail.com

**Daytime Phone:** 0273838588

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 44.1

Support

Oppose

Seek Amendment

### I seek the following decision from the Council

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

Provision: General Rules and Procedures, Chapter 14 - Residential, Commercial, All

Decision Sought: - Apply the local/large local intensification zone to more areas surrounding neighbourhood centres, such as streets adjacent to Colombo / Strickland shops. - Consider allowing more local retail and commercial in medium density residential zones, for example by allowing corner retail automatically in all such zones - Provide exemptions from HIRTB rules for multi-unit residential buildings on the front portion of the site in the Mixed Use Zone, as in the High Density Residential Zone and Local Centre Intensification precincts - Remove the sunlight access and public transport access qualifying matters

**My submission is that**

- I support the general increase in density allowed under this plan, including the specific areas zoned for medium and high density residential. The higher density is focused in more or less the right areas, with good access to public transport, commercial centres, and the city centre. - I do not support the sunlight access qualifying matter because it reduces the zoned capacity for new dwellings under the plan, and delays the introduction of the MDRS standards for at least a year. - I support the rules in the residential zones that encourage buildings on the front portion of the site, by exemption such development from height in relation to boundary rules (e.g. rules 14.5.2.6.b.iv and 14.6.2.2.c.iv). This exemption allows better urban design by avoiding long narrow buildings and encouraging more engaging street frontage. I would like to see the Local Intensification Precinct more widely applied to encourage good urban design in our town centres. - I do not support the PT access QM as it also reduces zoned capacity of the plan, is against the spirit of the MDRS legislation, and does not acknowledge the potential to improve public and active transport connections in the future. - In general I support a greater level of small commercial and retail zoning than what the plan provides. I would like to see fewer homogeneous residential zones, more areas zoned for ""corner store"" and local commercial businesses. This will create more vibrant mixed use neighbourhoods with better access to amenities. - I support the mixed use rezoning of Sydneham/South City and laneway plan. This is an extremely well-located area of the city that should support vibrant mixed use development. It is not clear to me from the proposed plan whether the Mixed Use Zone has the same exemptions from HIRTB rules for buildings situated at the front of the site as in the MDR zone - if not I think this exemption should be added to the Mixed Use Zone.

## 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:** Alison **Last name:** Dockery

**Preferred method of contact** Email

**Postal address:** 6 Marymere Place

**Suburb:** Hei Hei

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8042

**Email:** ellwalks1@gmail.com

**Daytime Phone:** 0272981521

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 45.1

- Support
- Oppose
- Seek Amendment

### I seek the following decision from the Council

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

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

Decision Sought: I seek the following decision from the Council: That residential high-rise development be restricted to the inner-city area. That suburban housing be restricted to a much lower level, (i.e., no more than three dwellings on a standard site,) and that requirements for significant outdoor space be required for each apartment/ flat or unit. That health services be adequate to service the areas where the developments are to be built. That there is permanent protection of large open spaces for recreation, flora and fauna within the developed areas. That there is provided adequate off-street parking, public transport, hospitals, recreational facilities, police, fire and ambulance services, to cater to the denser populated areas. That council set up a system that is

enforceable to ensure maintenance is carried out on high-density properties that are tenanted to protect tenants from having to live in sub-standard conditions or having to deal with uncooperative landlords.

### **My submission is that**

My submission is that: I strongly oppose residential suburbs 3 kms or more outside the designated city area, having more than two levels containing two separate dwellings, as it will create noisy, congested and unpleasant living conditions, overcrowding, less open space, no place on the properties for families with children to play or entertain without affecting their neighbours. Other countries that have implemented these high-rise styles of building have ended up with subdivisions becoming slum type housing with high crime rates and low standards of living. People need access to open spaces including outside space to play and/or entertain on their own properties, and homes that are not plagued by neighbour noise from all directions. I believe many of these high-rise buildings will be built or bought by investors to rent out, with little to no ongoing maintenance, or upkeep over the years, this will lead to pockets of high-density, low-quality housing, where low-income families will end up stuck in unpleasant conditions at the mercy of unscrupulous landlords who have no incentive to improve or properly maintain the properties. In other countries even when there are laws requiring landlords to maintain and repair properties they rent out, there are lots that don't. Tenants have problems currently, with living conditions and often get evicted if they complain. How much worse will it be in a high-rise situation. Even the Government and Councils have been guilty of providing less than adequate housing maintenance at times, if they can't get it right, how will they control private investors who neglect properties or exploit tenants? Do we want to end up like the UK, or USA? Huge no go areas where there is high crime, low standard of living, miserable people with depression and other mental illnesses rife, due to decreased standards of living and little hope for improvement, raising a generation of children with problems they need not have had. Ok I am telling the story of the worst-case scenario, but even the council must see that they cannot possibly control conditions in every single apartment complex, or even be aware of all status of complexes. I oppose the current proposal in Hornby as it would bring too much high-density housing to an area that currently has a high level of low socioeconomic families. Health facilities are currently already stretched. Further intensification of housing would mean even less medical availability in the area, leading to poor health care. It is a well-known fact that qualified GPs are not available to fill gaps in the system and indeed our entire health care system is under huge pressure due to the unavailability of qualified staff, so how does council propose to ensure there are sufficient Doctors and other health care professionals to service the increase in population in the area. Regarding industrial I would oppose concentration of high polluting industries in one area, especially if they are/or have a high level of heavy vehicle deliveries/pickups etc. so as not to create traffic congestion and intensive damage to roading. I also think polluting industry should be made to reduce their pollution over time and submit the appropriate test results for their industry to council on a regular basis to ensure standards are being met. If they are not compliant then they should have to cease work until compliancy is achieved. I believe the threat of this would be more effective than fines. I oppose the use of fertile farmland for the building of residential, commercial or industrial developments. We need to allow fertile land to be allocated for agriculture and horticulture. I strongly oppose any quarry activity within 10 kilometers of residential areas or schools. The evidence of harm to humans, especially to developing children, from the various particles that are released in concentrated amounts from quarry activity and carried by wind is well publicized and can be minimized by distance. I also think quarries should be fully reinstated to previous or better condition once quarrying is completed, and there should be soil testing submitted by the Quarry company to council, and the site checked by council once this is done.

### 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:** Lovell

**Preferred method of contact** Email

**Postal address:** 107 St Martins Road

**Suburb:** Saint Martins

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8022

**Email:** sarahlovelly@yahoo.com

**Daytime Phone:** 02102665642

Gain an advantage in trade competition through this submission

I am not

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

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 46.1

- Support
- Oppose
- Seek Amendment

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

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

Provision: Chapter 14 - Residential

Decision Sought: The Council should keep the bulk of the city's suburbs e.g. St Martins, Hillsborough etc. etc. as residential zone and not rezone to medium density, enabling three story buildings. I request that the council takes this feedback into consideration to remap the zones and undertakes further consultation due to the unacceptability of the current plan to the public.

**My submission is that**

I oppose the proposed 2023 District Plan. Specifically, the wholesale rezoning of the bulk of Christchurch City to Medium Density

Residential Zone (from Residential Zone) will enable multiple units per property built to three stories. The reasons I oppose this are:

1. Access to sunlight and green space are critical to our wellbeing. As a southern city, Christchurch experiences fewer hours of sunshine in winter than Auckland and Wellington. Three story units built across our flat city will block sunlight and have a disproportionately negative impact on the wellbeing of Southern residents, particularly in winter. High density developments will see the destruction of established trees and greenspace that make Christchurch the garden city.
2. The extent of the proposed rezoning in Christchurch is extreme. Most of the city could find themselves next door to three story, multi-residence properties. This will impact on the privacy and sense of peace that we enjoy in our (previously) suburban backyards. The worry about developers purchasing neighbours properties and the lack of control over what may happen is likely to be source of considerable anxiety and stress for many.
3. CCC has not provided evidence that it is able to service the new developments enabled by the rezoning. CCC is already failing to provide safe, fluoridated water to its residents. It has struggled with composting, wastewater plant odour, and is continuing to fix sewage pipes damaged in the earthquakes. Despite considerable investment, the city is still struggling to deal with flooding from run off during storms. It is highly unlikely that CCC has the ability to provide services/amenities to accommodate the increased burden placed by the medium residential zone developments that will happen right across the city if the proposed plan is adopted. The rezoning will contribute to the erosion of greenspace and increased run off leading to larger issues with flooding.
4. There is no evidence that Christchurch is experiencing a housing crisis that (a) indicates the need for a wholesale shift to medium residential zoning, or (b) that medium residential zoning of this scale will fix the housing needs we do have. Greater investment in affordable housing is needed. Poverty is not a problem that developers can or will solve. We have had an abundance of multi unit developments in my suburb (St Martins). There is simply no need for rezoning to facilitate these developments.
5. Currently, Christchurch City has very few three story buildings. As a flat city, the impact of a three story building will irreparably alter the character of a suburb. Unfortunately, most contemporary developments are low cost, poor quality builds and allowing these developments to reach three stories will alter the aesthetics of the city's suburbs, eroding the character and long-term quality of housing - creating residential eyesores.
6. The rezoning will have unintended consequences. Those that can afford it, will move further out of the city where they can be sure to avoid high density housing. The effect may be greater emissions and further low density development.

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#### Attached Documents

File
No records to display.



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

## Submitter Details

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

**First name:** Alex **Last name:** Lowings

**Preferred method of contact** Email

**Postal address:** 122 Sullivan Avenue

**Suburb:** Woolston

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8023

**Email:** alexlowings@gmail.com

**Daytime Phone:** 02102786095

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:** 47.1

- Support
- Oppose
- Seek Amendment

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

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

Provision:All

Decision Sought:a halt to the high density housing requirement. all new properties having a requirement for a minimum of 2 off road parking spaces per property. no increase in the maximum building height in residential zones all planning applications to be subject to review by all residents impacted by the applications (eg: neighbours), with all statements of objection or support to be included in the planning application process

**My submission is that**

I oppose the changes to the proposed Plan Change 14 as Christchurch does not require High Density residential housing, and funds would be better spent improving transport infrastructure to enable the city to grow into the surrounding areas. In terms of the proposal for the maximum heights of building to be able to be increased both for residential and business buildings this is inappropriate due to earthquake risk, issues over shadowing of existing properties and the change in office based work to a more flexible approach involving increased options for home-based working, reducing the requirement for additional office space within the central city. In addition there appears to be no provision in the plan change for off road parking for multiple vehicles in residential areas, where higher density housing is already being built. There does not appear to be provision for infrastructure improvements in terms of wastewater, power, etc. In addition, what provision is there to minimise the likelihood of negative equity resulting from the reduction in existing property prices which will inevitably result from the both the rapid increase in property available for sale and the impact of large multi-property developments being built next to existing housing resulting in a decrease in desirability.

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#### Attached Documents

File
No records to display.

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

## Submitter Details

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

**First name:** David **Last name:** Robb

**Preferred method of contact** Email

**Postal address:** 19 Becmead Drive

**Suburb:** Harewood

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8051

**Email:** davidandyvonnerobb@gmail.com

**Daytime Phone:** 0272729734

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 48.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:Only allow 2 storey dwellings in the outer suburbs

### My submission is that

Higher density around malls and closer to inner city I believe is better for the city however I don't agree to have 3 story houses dotted all over the city. - will block sun especially in the winter months. - car parking will be a problem and more so those streets that already have bike lanes. - it will ruin the aesthetics of the suburbs

## 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:** Paston

**Preferred method of contact** Email

**Postal address:** 1/2 Calbreath Place

**Suburb:** Russley

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8042

**Email:** boysanwich@hotmail.com

**Daytime Phone:** 039428777

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 49.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential,Open Space

Decision Sought:No height change in resedetal areas

**My submission is that**

oppose

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:** Lee **Last name:** Houghton

**Preferred method of contact** Email

**Postal address:** 27 Aurora Street

**Suburb:** Hei Hei

**City:** Christchurch

**Country:** New Zealand

**Postcode:** 8042

**Email:** lee\_h\_nz@outlook.com

### Daytime Phone:

Gain an advantage in trade competition through this submission

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

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

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

Yes

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

## Consultation Document Submissions

**Original Submitter:**

**Original Point:**

**Points:** 50.1

Support

Oppose

Seek Amendment

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

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

Provision:Chapter 14 - Residential

Decision Sought:No 6 story housing

**My submission is that**

I oppose 6 story housing in Hornby. Roads are still not fixed (Amyes Rd)

Attached Documents

File

No records to display.