

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

Submitter Details

Submission Date: 10/05/2023

First name: Sam **Last name:** Newton

Preferred method of contact Email

Postal address: 21 Thistledown Place

Suburb: Woolston

City: Christchurch

Country: New Zealand

Postcode: 8062

Email: withnailandi29@hotmail.com

Daytime Phone: 021468410

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: 51.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision: Strategic Directions, General Rules and Procedures, Subdivision, Development and Earthworks, Chapter 14 - Residential
Decision Sought: I am not paid to come up with the solutions. But I will challenge a plan which affects many people's property value when developers can just put multiple dwellings next door

My submission is that

I oppose the decision to allow 'medium density areas' to have multiple buildings built up to 12m on empty sections where once a single storey house existed. If a neighbouring property did not have to apply for resource consent to build what will become mini

ghettos, this will also have a huge financial impact on the worth of neighbouring properties. These multiple dwelling properties are appearing all over the city, and it's not as if you can argue they are affordable housing for people. They are being sold for the same price as the single house that were there before. Already we are seeing a huge impact with increased traffic on the roads, with the already higher population in Christchurch. I would say the infrastructure needs to be amended first before allowing more denser living rules

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Carolyn **Last name:** Mulholland

Preferred method of contact Email

Postal address: 81 Amyes Road

Suburb: Hornby

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: carolyndennis81@gmail.com

Daytime Phone: 0212531275

Gain an advantage in trade competition through this submission

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Yes

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 52.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

Decision Sought: Do NOT want med or high density housing in amyces road hornby single story only 1 house on 1 section only

My submission is that

Do NOT want 2 or more stories housing in amyces road hornby

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:** Hansby

Preferred method of contact Email

Postal address: 164

Suburb: Hendersons Road

City: Christchurch

Country: New Zealand

Postcode: 8025

Email: lukehansby@hotmail.co.nz

Daytime Phone: 0273384993

Gain an advantage in trade competition through this submission

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Original Submitter:

Original Point:

Points: 53.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:All

Decision Sought:Christchurch city council needs to adopt the rules for housing density set by the government.

My submission is that

I oppose CCC proposed plans. The government made rules to help create more density throughout residential suburban land and CCC broke the law by not putting these rules through. CCC needs to take the red tape off increasing density as per the governments majority vote. The purpose of this was to help maintain stable house prices and to reduce urban sprawl.

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: S **Last name:** Hanson

Preferred method of contact Email

Postal address:

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: steve_hanson@yahoo.com

Daytime Phone:

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 54.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision: Specific Purposes Zone, Chapter 14 - Residential, Planning Maps

Decision Sought: Kept for these 3-6 story buildings for the CBD ONLY! No one wants these as their neighbours in the suburbs end of!

My submission is that

I know what I would really like to say but unfortunately it wouldn't be polite so I'll say a BIG bugger off with your stupid money making schemes with no thought for the ""us real people"" affected by these ludicrous changes and they will be changes we all know you'll

go ahead regardless of what the public say. You all lie to get what you want and are in partnerships with money hungry selfish developers but I can guarantee not one of you would be happy to have next door to your house a 3 - 6 story building with all your privacy completely gone and your right to sunlight 356 days a year. Your designs for sunlight are a crock of shit. And what about the unfairness of this all on devaluing these buildings will have on hardworking home owners at no fault of their own! Keep these buildings for the CBD not out in the suburbs. They are not wanted. Nor is the increased crime that will come with them.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Nick **Last name:** Scott

Preferred method of contact Email

Postal address: 69 Marshall Street

Suburb: Woolston

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: nicholas.skux@gmail.com

Daytime Phone: 0212518266

Gain an advantage in trade competition through this submission

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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: 55.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Provision: Specific Purposes Zone, Chapter 14 - Residential

Decision Sought: 14

My submission is that

I support changes to the residential housing zoning

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:** Alexandre

Preferred method of contact Email

Postal address: 30 Pensacola Crescent

Suburb: Broomfield

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: michellealexandre81@gmail.com

Daytime Phone: 0273718352

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 56.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

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

Decision Sought: No to all 2nd story up redevelopments and more greenery, more trees

My submission is that

This will destroy our peace and peace of mind at home and affect my children's and my own mental health, we already have too many neighbour's and it is not fair to build up and cram so many people in small spaces.

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:** Harrow

Preferred method of contact Email

Postal address: 22 Leitch street

Suburb: Somerfield

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: rachelandmike1@gmail.com

Daytime Phone: 0212361964

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Yes

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 57.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision: Chapter 14 - Residential

Decision Sought: I oppose any extension of the residential zones where greater levels of development is enabled (densities and heights).

My submission is that

I oppose any change to the size of land area allowed on a section. If the council was serious about having a fit and healthy population you are directly influencing the population by taking away back yards, especially for children but also dogs and adults

who get fit by gardening for example. I also lament the decline in sports uptake such as cricket, football and rugby if young children don't have a decent back yard to play in.

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: Toby **Last name:** williamson

Preferred method of contact Email

Postal address: 3 Cooke Street

Suburb: Somerfield

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: Tobywilliamson26@gmail.com

Daytime Phone: 02103946837

Gain an advantage in trade competition through this submission

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Yes

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 58.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential,All

Decision Sought:I seek the qualifying matter for sunlight to be withdrawn. I seek the Low public transport qualifying matter to be withdrawn in full or in part.

My submission is that

I support the plan change in general. I believe that Christchurch must grow inwards and not outwards. Allowing for more infill density will lead to a more vibrant city that is more accessible and opens up opportunities for public transport and other means to lower our

footprint. I disagree with the sunlight qualifying matter, insofar as this is not something you would see in other global cities. It looks like the councils way to give the middle finger to government and delay implementation of MDRS for a further year. It will lead to poorer long term built environment as houses will be built with recessions planes that are aimed at protection on sunlight for the older housing stock. This housing stock needs to make way for the future needs of a growing city. Further, the sunlight qualify matter reduces the capacity of properties and will mean continued urban sprawl is deemed necessary to cater for demand. We are losing our valuable edge of the city growing land to single level subdivisions. Low access to public transport as a qualifying matter in some areas of the city is a poor qualifying matter. Some areas are inner city or edge of inner city and have poor access. This is a result of lack of density, and poor transport planning. Transport accessibility should be improved, not used as an qualifying matter to keep these areas further behind in amenity. Examples Hoon hay and woolston.

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: Joseph **Last name:** Bray

Preferred method of contact Email

Postal address: 19 Lodge Place

Suburb: Ilam

City: Christchurch

Country: New Zealand

Postcode: 8041

Email: j03bray@gmail.com

Daytime Phone: 0210330907

Gain an advantage in trade competition through this submission

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Yes

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Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 59.1

Support

Oppose

Seek Amendment

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

Provision: Specific Purposes Zone, Chapter 14 - Residential

Decision Sought: I am seeking that the council passes ALL proposed amendments to PC13 and PC14

My submission is that

I am in support of ALL proposed changes to PC14 and PC13. For changes i to iv, the increase in residential building height is certain to increase city centre population. Not only does improve the liveliness of the city, of which large parts (mainly those industrial) feel dead and/or lifeless, but also having more people move into the centre city removes the necessity for such a large rate of personal automobile ownership. Our city centre is decently walkable, and removing the need for a commute into the city removes the need for cars for a number of owners. In addition the need for more large inner-city, single-story carparks would be reduced, as these do not make the city look attractive whatsoever and take up space that could be used for other projects. The increase in residential housing would also reduce the need for more sprawling sub-division that spread further and further away from the city, the increase in these ensures a car-dependent Christchurch. Proposed change v of PC14 also helps facilitate inner-city housing and so I am in support of it for the same reasons as above. vi and vii I also agree with. I am also in agreement with the proposed changes to PC13, as providing more historical and cultural sites in Ōtautahi not only will improve the surface-level feel of the city, but also improve the city's cultural identity and 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: Karl **Last name:** Sitarz

Organisation: Golden Section Property

Preferred method of contact Email

Postal address: 39 Ngarimu Street

Suburb: Avonside

City: Christchurch

Country: New Zealand

Postcode: 8061

Email: kiwiskarl@gmail.com

Daytime Phone: 0211124522

Gain an advantage in trade competition through this submission

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Yes

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 60.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

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

Decision Sought: NO change to the current building height limits for residential areas. No change to the subdivision rules to residential areas. No change to the notification of neighbours for residential areas.

My submission is that

I would like to oppose the idea of allowing neighbors to build, subdivide or rebuild any higher than is currently allowed I oppose

reducing the section size allowed for residential properties for subdivision I oppose not having to notify neighbours of plans to build and getting a signed resource consent from the neighbours. I want the current rules to remain as they work well and protect everybody that has purchased a house and does not want neighbours being able to build a new high house next door devaluing surrounding properties and reducing sunlight. Sunlight is needed more and is well known to medically help people function normally and healthily. Reducing the availability of sun light to buildings in any way is detrimental to many people.

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: Andrew **Last name:** Congalton

Preferred method of contact Email

Postal address: 161 Knowles Street

Suburb: St Albans

City: Christchurch

Country: New Zealand

Postcode: 8052

Email: acongaltongmail.com

Daytime Phone: 02102258376

Gain an advantage in trade competition through this submission

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Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 61.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought:I propose that the initial proposed changes to increase density of residential zones are reduced in radial distance from the identified hubs for an initial period of 10years

My submission is that

Support increased density around main transport hubs or shopping precincts, however I think that the increased housing density in the remaining suburbs are excessive for the near future (5-10yrs). I suggest that the densification is staggered over the next 20yrs so that people can transition into/out of affected zones as suits their stage of life. This will also allow for development of infrastructure, transport corridors and commercial zone upgrades to develop appropriately with the transition to increased population in the immediate 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: Mark **Last name:** Hazeldine

Preferred method of contact Email

Postal address: 20C Rugby St

Suburb: Merivale

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: sitruc54@hotmail.com

Daytime Phone: 021316164

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 62.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought:The amendment I wish to see is that the maximum height without requiring a Resource Consent in the Medium Density Zone be lowered from 3 storeys/12 metres to 2 storeys/8 metres .

My submission is that

I seek an amendment to the PC14. I note the recognition of the importance of sunlight in the proposed change, however the importance is not sufficiently recognised with the blanket permission for housing in the Medium Density Zone to be built to a 12

metre/3 storey height. It is not just sunlight that will be robbed from affected neighbours during the winter months but also light with attendant deleterious effects on health. Furthermore, and in association, PC14 does not take into account the orientation of residences on a site. Under PC14 I will lose more sunlight, and light, for longer in the mornings and afternoons as my residence has a north/south orientation meaning that 3 storey residences on either side will block sunlight and light except during the middle of the day. This is not hypothetical, it is a very real possibility as I have two old villas on larger sections on either side on me. Under the existing District Plan I would have expected the villas to be replaced in time with 2 storey units which would have been acceptable, however 3 storey units will take too much sunlight and light for too long.

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:** Pottinger

Preferred method of contact Email

Postal address: 1 Sulby Road

Suburb: Cashmere

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: david.pottinger@hotmail.com

Daytime Phone: 0275016016

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Original Submitter:

Original Point:

Points: 63.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision: Chapter 14 - Residential

Decision Sought: Do not expand to Hill areas for Medium density residential. Keep as it is. Didn't think you wanted more homes on the hill in an earthquake city anyhow...?

My submission is that

Opposite my zone being changed to Medium density as it means my neighbours can build larger blocking sunlight and our view of the city which is part of the reason we bought the home in the first place. Medium density fine on the flat where can be better

controlled for sunlight etc, but not on the hills where a little change like this could make a huge difference to our livability.

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:** Pezaro

Preferred method of contact Email

Postal address: 16 Kidson Terrace

Suburb: Cashmere

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: sarahjpezaro@gmail.com

Daytime Phone: 0223837075

Gain an advantage in trade competition through this submission

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 64.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought:For the plan to proceed as proposed asap.

My submission is that

I am in support of the proposals. I believe that the city has to encourage infill or risk becoming irrelevant next to places such as Rangiora or Rolleston. We cannot simply wait for existing houses to vacant and make way for rows of townhouses. By allowing intensification we will allow a more diverse mix of buildings and encourage home owners to maintain their existing homes.

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: Stuart **Last name:** Roberts

Preferred method of contact Email

Postal address: 38 Searells Road

Suburb: Strowan

City: Christchurch

Country: New Zealand

Postcode: 8052

Email: Stur38@outlook.com

Daytime Phone: 0272711591

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Original Point:

Points: 65.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision: Subdivision, Development and Earthworks, Chapter 14 - Residential, Planning Maps, All

Decision Sought: I wish to see the MRZ and HRZ zoning left as it is currently not changed so as proposed. Minimum subdivisible section size at 450 sqm for MRZ and current (not proposed) size for HRZ

My submission is that

I oppose the the specific provisions. Intensification of our inner city sections will ruin many properties. The reason people live in Christchurch is that you can buy a house with a section that will get sun and allow space for people to live. Intensification will block

sunlight to houses and sections and remove privacy for residents. There is no need in Christchurch to intensify around already beautifully established homes. Very happy for this to occur in Central Christchurch (i.e. inside the four avenues) as people who want intensive living will gravitate there. By allowing such intensive development in our residential areas outside of the four avenues you will substantially reduce peoples quality of living. There is absolutely no need for 3 storied houses in residential Christchurch . These will block sunlight and substantially reduce peoples standards of living.

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:** Inglewood

Preferred method of contact Email

Postal address: 28 Cygnet Street

Suburb: North New Brighton

City: Christchurch

Country: New Zealand

Postcode: 8083

Email: sarahinglewood@googlemail.com

Daytime Phone: 0223647113

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 66.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:All

Decision Sought:More high density housing

My submission is that

Great! Let's get more high density housing to make more homes available and affordable and to improve the liveliness/livability of our city.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Jillian **Last name:** Schofield

Preferred method of contact Email

Postal address: 77 E Carmen Road

Suburb: Hei Hei

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: jillianfschofield@gmail.com

Daytime Phone: 0272254193

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 67.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought:I want to see Hornby and Hei Hei left as it is.

My submission is that

I oppose the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas like Hei Hei. The fact that someone can build 12 metres or 14 metres without resources consent and the blocking of sunlight, the extra vehicles the lack of gardens and green space the pressure on drainage where there is no soil to absorb rainfall

and the lack of privacy concern me. Hornby has Kempthorne Prosser which releases chemicals into the air and there is a lot of heavy transport vehicles moving through the roads day and night.

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:** Fisher

Preferred method of contact Email

Postal address: 35 Rutland Street

Suburb: St Albans

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: dfisher220@gmail.com

Daytime Phone: 0223524864

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: 68.1

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: Look at reducing the height from 3 storeys down to two and allow only 2 houses per section where the section is small and maybe 3 houses on a larger section. Give people more outside space gardens and parking etc this will potentially attract more families back to these areas..

My submission is that

I currently do not support the provisions for residential development options. All for increased development and understand that it is

necessary, but allowing 3 storey housing in neighbourhood where there is predominantly single storey dwellings reduces quality of life for those residents. Essentially having 2 houses either side looking into your property reducing privacy, sunlight whilst adding extra traffic, noise, parking issues and pressure on already stressed underground services and increased pressure on schools. Where some schools sent increase capacity and there is no room for extension This mass building in the subu

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: Beverley **Last name:** Nelson

Preferred method of contact Email

Postal address: 6 Blowers Place

Suburb: Halswell

City: Christchurch

Country: New Zealand

Postcode: 8025

Email: b.a.nelson@xtra.co.nz

Daytime Phone: 033229350

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 69.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision: Chapter 14 - Residential

Decision Sought: 1. I would like Council to change the SUNLIGHT ACCESS matter to make it more favourable to existing homes. I don't know about angles and so on, but we rely so much on sunlight to warm our home that it would be impossible to live with a great 12- metre building next door! 2. For the same reason I would like Council to look again at the DISTANCE FROM BOUNDARY matter. One metre from the boundary is just ridiculous. That could put someone's toilet practically in my living room.

My submission is that

1. I am opposed to the entire law as enacted by govt. This law completely disadvantages existing home owners. I know that Council cannot change this. 2. With one law homeowners who bought their homes in locations where the current residential zoning protected their home and their well-being have been completely ignored. 3. I would like 2 provisions amended.

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: DR. ROBERT V **Last name:** TAIT

Organisation: Dew & Associates (Academic

Publishers) PO Box 10-110 Phillipstown Chch
8145

Preferred method of contact Email

Postal address: 34 Mary McLean Place

Suburb: Hillsborough

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: ahveetee34@gmail.com

Daytime Phone: 021 143 6661

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: 70.1

Support

- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Provision: Subdivision, Development and Earthworks

Decision Sought: For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime. Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.

My submission is that

It is observed that current residential developments site by site result in the loss of any trees on each plot. Around 7 trees are needed to produce the 740kg of oxygen a human absorbs each year. NB: Trees produce surplus oxygen during the day but take it back again during hours of darkness: however, they still provide a surplus: thus the need for 7 in each relevant location. Beech, Maple, Spruce, Douglas-Fir trees are leading oxygenators. A potted Mother-in-law's tongue shrub [Snake Plant] (maximum height one metre) is amongst the leading 24-hour-a-day oxygenators (it does not require watering etc) and can be strategically positioned at entrance doorways etc. NB: I am not a botanist just a concerned environmentalist: however, I can suggest a fellow academic who is.

Attached Documents

File
No records to display.

470



Sansevieria

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

Submitter Details

Submission Date: 10/05/2023

First name: K W **Last name:** Tan

Preferred method of contact Email

Postal address: 179 Aorangi Road

Suburb: Bryndwr

City: Christchurch

Country: New Zealand

Postcode: 8053

Email: four_ps@hotmail.com

Daytime Phone: 027 2563228

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: 71.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision: Specific Purposes Zone, Chapter 14 - Residential

Decision Sought: Allow only maximum 2 stories buildings and less density per suburb and keep to town spreading out into the outer areas of Christchurch. This is a GARDEN CITY in a earthquake zone so keep the height down. Build self sustain smaller townships with good public transport connections with all.

My submission is that

Residence suburb 8053 Aorangi Road are mainly single and some double stories houses with lot of trees and gardens. This made

up the image of a garden city Christchurch. The proposal to have 20 meters height and 3 stories houses will drastically change the garden image to a concrete jungle of buildings. Tall buildings are suitable in town area and on main roads with commercial business. Let all keep in that image of Christchurch.

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:** Glennie

Preferred method of contact Email

Postal address: 30A Aorangi Road

Suburb: Bryndwr

City: Christchurch

Country: New Zealand

Postcode: 8053

Email: johnsue_glennie@yahoo.co.nz

Daytime Phone: 0211297222

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: 72.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Provision: Subdivision, Development and Earthworks

Decision Sought: That the impact of increased traffic on a shared long driveway be added to the list of Qualifying Matters and that the owners of existing houses on the driveway be able to object to the effects.

My submission is that

The proposed Qualifying Matters need to take account of subdivision that can occur at the end of long shared driveways where owners of existing properties not being subdivided have no ability to object to the effects of increased traffic on the driveway. By

way of example, we have an over 1500m2 property at 30A Aorangi Road. Two other houses share the driveway and at times there can be 3-4 cars parked in the turning area adjacent to the houses. We could potentially subdivide our property into three lots of about 500m2 allowing nine three storey properties, potentially with nine or more cars added to the 3-4 cars belonging to the two neighbours . These neighbours have no right to object to the massive impact on traffic on the driveway and parking. This will be replicated across Christchurch wherever there are large back section properties on long shared driveways.

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: Nicole **Last name:** Cawood

Preferred method of contact Email

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Suburb: Riccarton

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: n.kwood08@outlook.com

Daytime Phone: 0221907164

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.

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 73.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision: Designations and Heritage Orders, Chapter 14 - Residential

Decision Sought: Opposing the increased height limits! That's not going to help people who live in single storey houses that have 3 storey houses built next door!

My submission is that

Oppose completely. Why have it that we can build higher in residential areas but have the healthy homes act? A bit backwards and stupid. In the central city, do whatever because you will anyway, but leave the residential areas alone! It's nice that all you council

people have money to live nicely and comfortably, but for everyone else, we can't afford to run our heat pump 24/7 because you changed laws to allow for higher houses! So, so dumb, and huge waste of money and resources. Fix the damn roads first!!

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: heather **Last name:** tate

Preferred method of contact Email

Postal address: 155 tedder ave

Suburb:

City: christchurch

Country: New Zealand

Postcode: 8083

Email: heathertate@yahoo.com

Daytime Phone: 033889146

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 74.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

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

Decision Sought:To not add more on to height gains for commercial and residential

My submission is that

I am opposing the height increases for commercial and residential areas PC14 paragraph i, and paragraph ii, and paragraph iii. Christchurch is unique in that it is not built up. By adding height you are jamming more people into the city.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Rachel **Last name:** Sanders

Preferred method of contact Email

Postal address: 16 Belleview Terrace

Suburb: Mount Pleasant

City: Christchurch

Country: New Zealand

Postcode: 8081

Email: indianarach1@gmail.com

Daytime Phone: 02040763607

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:

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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: 75.1

Support

Oppose

Seek Amendment

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

Provision:All

Decision Sought:We would like the Council to uphold PC14 in relation to Mount Pleasant, and similar areas in the Port Hills, remaining Residential Hills zone rather than being redesignated MDRS, for the reasons detailed in our submission. Not upholding it will increase risk to people's safety and increased environmental harm.

My submission is that

I am entering this submission on behalf of myself and a group of neighbours. Full details of all supporters to this submission are noted in the attached document. The specific parts of the application that our submission relates to are: That Mount Pleasant, and similar areas in the Port Hills, remain a Residential Hills zone and are not changed to medium density residential standards. We also support Council's plan to increase focus on the urban hubs, limiting the need for urban sprawl, concentrating densification to areas that have the infrastructure to support it, and thus minimising the impact on the environment by minimising the need for the additional residents to drive. The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Low public transport accessibility Emergency egress Emergency service access Pedestrian Safety Cyclist Safety Lack of Amenities Sewerage and Storm Water Drainage Significance of Port Hills Aesthetics We are also in support of the Council's revision to the recession plane due to sunlight differences from Auckland arising from the different latitude.

Attached Documents

File
No records to display.

Submission in support of PC14 as notified by Christchurch City Council 17 March 2023

Supporters of this submission are listed below. None of those listed could gain an advantage in trade competition through this submission.

Name	Address	Contact Details
Rachel Sanders	16 Belleview Terrace, Mount Pleasant	indianarach1@gmail.com
Phil & Sallie Burghart	22 Belleview Terrace, Mount Pleasant	berps@xtra.co.nz
Ian Rose & Carolyn Stewart	20 Belleview Terrace, Mount Pleasant	carostew123@gmail.com
Katharina Naswall & David Speeckaert	18 Belleview Terrace, Mount Pleasant	katharina.naswall@canterbury.ac.nz
Todd & Hayley McBride	26 Belleview Terrace, Mount Pleasant	t.mcbride@iesgroup.nz
Leigh Barker	30 Belleview Terrace, Mount Pleasant	Bkl@cashmere.school.nz
John Shepherd & Gemma Hitchcox	235 Major Hornbrook Road, Mount Pleasant	shepherd5359@gmail.com
John & Jenny Parish	246 Major Hornbrook Road, Mount Pleasant	Parish.j@xtra.co.nz

The specific parts of the application that our submission relates to are:

That Mount Pleasant, and similar areas in the Port Hills, remain a Residential Hills zone and are not changed to medium density residential standards.

We also support Council's plan to increase focus on the urban hubs, limiting the need for urban sprawl, concentrating densification to areas that have the infrastructure to support it, and thus minimising the impact on the environment by minimising the need for the additional residents to drive. This is supported by the recent survey (2021; Life in Christchurch Transport and Housing) that shows most people want to be in walking or cycling distance to the central city or community facilities.

The reasons for our submission are:

We would like to express agreement with the council about the proposed qualifying matters, specifically, that it is appropriate for Mount Pleasant and similar areas in the Port Hills area to remain Residential Hills zone as proposed in PC14 due to low public transport accessibility, as well as other factors.

The Residential Hills areas are inappropriate for Medium Density Residential Standards zoning for several reasons, most notably:

Low public transport accessibility

Public transport services on the Residential Hills are limited. We support the related Qualifying Matter: densification should be associated with major bus routes and close to main hubs to

minimise the need for residents to use their cars. For example, in Mount Pleasant, the only bus route is not a core bus route; neither is it frequent nor fast enough to make it feasible to not have a car.

More frequent busses coming through is not desirable due to the congestion on the roads already experienced without densification. The tight bends on both St Andrews Hill Rd, Major Hornbrook Rd, and Mount Pleasant Rd, makes it difficult for long vehicles such as buses and emergency vehicles to negotiate the drive. These roads in Mount Pleasant have several blind corners where cars must yield for buses, both on straight sections as shown in Image 1, and when buses must negotiate the turns (Image 2, Image 3), which is even more difficult when 2 buses going in opposite directions must pass each other. With densification, more cars would be parked on the street, and more cars would be driving at any one time, making meeting buses more frequent and more difficult, slowing down the bus (and making commuting times by public transport longer and more unpredictable), as well as increasing the risk of accidents on the road.

Mount Pleasant residents have previously raised parking related road safety concerns to Linwood-Central-Heathcote Community Board (Meeting minutes 4/2/2019) following which the Council implemented the recommended parking restrictions.

Densification would exacerbate the existing issues and therefore it is necessary to manage the increase of residential population on the Residential Hills by retaining the minimum lot size of 650m² as per the Councils' notified PC14. The road infrastructure simply cannot support increased public transport, nor a high volume of additional vehicles as would be the case with MRDS, leading to higher traffic frequency, more wear and tear on the roads with more frequent need for repairs, and poorer air quality.



Image 1: With cars parked both sides, even with the car on the left pulled ½ off the road, there is insufficient room for a car and bus to pass on this relatively straight section of road



Image 2: On this tight bend the bus is stopped (note brake lights), waiting for the car to edge past



Image 3: Shows no room for a bus and car to comfortably pass, even with cars parked ½ on the single sided pavement

Emergency egress

If there is the need to evacuate the Residential Hills areas e.g. in another earthquake, egress is only possible through inundation zones (, or rock fall zones. Roads leading out of from the eastern hills e.g. Mount Pleasant, all go through low lying areas (Ferryhead, Heathcote valley), which are deemed to be at high risk of flooding according to Jacobs (2022; see Figure 1). This is corroborated by the latest tsunami hazard identified by NIWA (Council's Plan Change 14, see Figure 2), showing that all egress routes from Mount Pleasant are via inundation zones. Sea level rise due to climate change is estimated to be around .4 metre over the next 60 years, and the base of the Port Hills is prone to coastal flooding which could cover most of the flat land between the hills and the sea (Tonkin & Taylor, 2021), making emergency egress increasingly difficult.

Whilst ongoing development on the Residential Hills is inevitable, maintaining the current 650m² plot size will help to control the increase in the Residential Hills population and thereby, keep to a minimum the number of vehicles trying to evacuate in such a scenario.

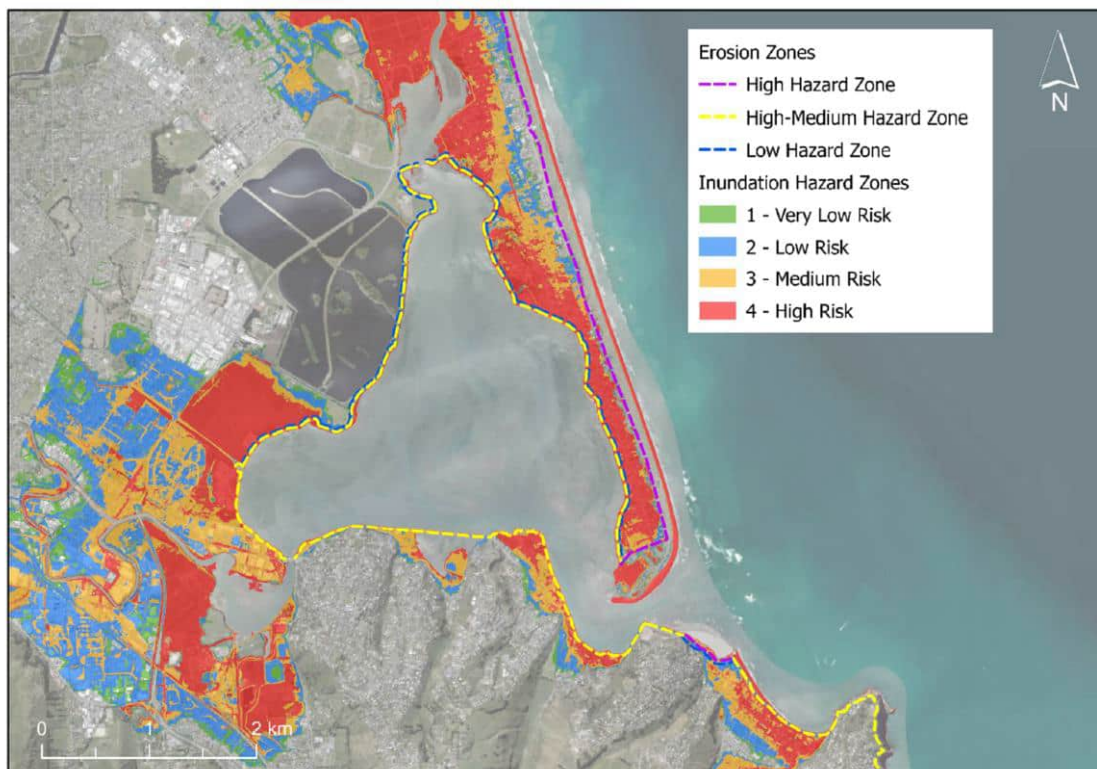


Figure 1: Sample extract of mapping of the recommended erosion and inundation zones



Figure 2: Full extent of 1:500-year tsunami hazard with 1.06-metre sea-level rise applied.

Emergency service access

The windy, narrow Residential Hills roads mean that, in the case of fire or other emergencies, emergency vehicles already have a difficult drive up the hill roads that often have cars parked on both sides of the road. Densification would increase the number of cars parked, but also number of cars driving on the road, making emergency access more difficult, resulting in longer response time. In the case of fire, longer response times would inevitably increase the risk of spread and severity of the event. For ambulances, longer response times could be the difference between life and death.

Pedestrian Safety

Many people who live in the Residential Hills will walk from their homes into the surrounding nature areas. Most roads only have a footpath on one side of the road (and some roads have no footpath), making crossing the street to another footpath necessary. Densification would bring increased foot traffic, as well as car traffic, making road crossings more hazardous, especially in vicinity of the blind corners created by the tight bends. On some streets, cars are often parked on the footpath, requiring pedestrians to go into the street to pass. Cars parked on the footpath is also a hazard for those with mobility issues, or those with pushchairs, who need a clear footpath. A frequent example of this is parents dropping children at Mount Pleasant School who often have a younger sibling in a pushchair. Therefore, pedestrian access on Mount Pleasant would not cope well with the increased foot traffic that would result from MRDS.

Cyclist Safety

The Residential Hills are areas that are enjoyed on bicycle by many, Hill residents and non-residents alike. The levels of increased traffic that would be encountered should the Port Hills areas such as Mount Pleasant by MDRS rather than the current 650m² min. plot size, would increase hazards of parked and driving cars and hence increase the risk to these cyclists.

Lack of Amenities

The Council approach with Plan Change 14 of promoting MDRS around commercial centres serviced by good public transport systems, sensibly reduces the need to rely on private vehicles. As well as a lack of public transport facilities, the Residential Hills areas, such as Mount Pleasant, have no local amenities within walking distance, nor easy biking distance. In the recent survey (2021: Life in Christchurch Transport and Housing) 59% of respondents could reach a supermarket within a 15-minute walk. This is not possible for vast majority of Residential Hills. A significant increase in hill-based population, as would result from MDRS designation, would result in increased vehicle traffic for access to jobs, food & other shopping, doctors & other medical support, secondary schools etc.

Sewerage and Storm Water Drainage

Whilst Council has several powers under other legislation and can reject any connection to the Council's stormwater or sewer networks if there is not sufficient capacity, it is pertinent to raise here that many sewers and storm water drains on the Residential Hills run through private properties. Maintenance can be highly disruptive and leaks difficult / impossible to find and remedy. Much of the pipework is still clay pipes where earthquake damage relating to drainage can take several years to appear (EQC).

Significance of Port Hills Aesthetics

As cited on the Christchurch City Council website for parks and gardens, "The Port Hills skyline with rolling slopes punctuated by volcanic tors and high bouldery peaks" is a valuable landscape feature for the city. Intensified housing in the Residential Hills area within the Port Hills would alter this visual appeal and tend towards a human dominated landscape.

General Support:

We are also in support of the Council's revision to the recession plane due to sunlight differences from Auckland arising from the different latitude.

Sunlight Access

There is a well-documented relationship between lack of light and depression (Brown & Jacobs, 2011) and according to The Government Inquiry into Mental Health and Addiction, an estimated \$12 billion or 5% of gross domestic product is spent on mental illness, including depression. The Government application of a common recession plane across the whole of New Zealand overlooks

the latitude differences between Christchurch and more northern locations such as Auckland, and hence overlooks the significant reduction in access to sunlight for Christchurch vs Auckland. We are in support of the Council's entirely appropriate proposal to take into account site orientation and to limit the recession plan angles to an equivalent level of sunlight between the 2 locations, thus resulting in a more equitable outcome across the major cities.

Decision we would like council to make: Uphold PC14 in relation to Mount Pleasant, and similar areas in the Port Hills, remaining Residential Hills zone rather than being redesignated MDRS, for the reasons detailed in our submission. Not upholding it will increase risk to people's safety and increased environmental harm.

References

Linwood-Central-Heathcote Community Board (Meeting minutes 4/2/2019)

https://christchurch.infocouncil.biz/Open/2019/02/LCHB_20190204_AGN_3330_AT_WEB.htm

Tonkin & Taylor Ltd (2021). Coastal Hazard Assessment for Christchurch District – Summary Report.

Retrieved from <https://ccc.govt.nz/assets/Documents/Environment/Coast/CHA/Coastal-Hazards-Assessment-2021-Summary-Report.pdf> on 4 March 2023.

Jacobs (2022) Document no: IS417100-NP-RPT-0003 Addendum Report to Risk Based Coastal Hazard

Analysis for Land-use Planning Report Revision no: Rev 0, 24 August 2022. Retrieved from

<https://api.ecan.govt.nz/TrimPublicAPI/documents/download/1394135> on 4 March 2023.

Life in Christchurch Transport and Housing 2021: <https://ccc.govt.nz/assets/Documents/The-Council/How-the-Council-works/Life-in-Christchurch/LiCTransportHousingSummaryReport2021.pdf>

<https://ccc.govt.nz/assets/Documents/The-Council/How-the-Council-works/Life-in-Christchurch/LiCTransportHousingSummaryReport2021.pdf>

Earthquake damage to drains: <https://www.eqc.govt.nz/insurance-and-claims/canterbury-earthquake/canterbury-claims/drainage-claims/>

Port Hills Significance: <https://ccc.govt.nz/parks-and-gardens/explore-parks/port-hills/port-hills-natural-history>

Brown & Jacobs (2011): Residential Light and Risk for Depression and Falls:

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3072912/>

The Government Inquiry into Mental Health and Addiction:

<https://mentalhealth.inquiry.govt.nz/inquiry-report/he-ara-oranga/chapter-1-the-inquiry/1-4-context/#:~:text=The%20annual%20cost%20of%20the,5%25%20of%20gross%20domestic%20product.>

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

Submitter Details

Submission Date: 10/05/2023

First name: rob **Last name:** Seddon-Smith

Preferred method of contact Email

Postal address: 18 Wycola Avenue

Suburb: Hei Hei

City: Christchurch

Country: New Zealand

Postcode:

Email: rob@heihei.pegasus.net.nz

Daytime Phone: 6421856881

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: 76.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:All

Decision Sought:That Council should guarantee quality public transport options with direct bus routes to all major destinations. It should be possible to reach a large, recreation facility, a major shopping centre, the airport, the beach and the city centre in a single bus journey, and all other parts of the city in no more than one hour at peak times from all areas of intensification. Without such a guarantee, intensification will result in additional congestion with little benefit. Consideration should be given to prohibiting on-street parking for residents of larger developments.

My submission is that

I simply wish to register broad support for the planned areas of intensification and to register the desire that additional development should only occur in areas where excellent public transport is available. My primary concern is that without effective management of traffic at the planning stage, we will simply end up with a massive congestion problem.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Di **Last name:** Noble

Preferred method of contact Email

Postal address: 1 The Tors, Heathcote Valley

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: Noblewhanau@hotmail.com

Daytime Phone: 0212957229

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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- 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: 77.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Provision: Subdivision, Development and Earthworks

Decision Sought: Stop allowing these builds or at least change the areas it can happen in.

My submission is that

I oppose changes to the new idea of being able to put up 2 and 3 story units in bulk next to a normal / average size house on a section. It doesn't take into account the sun of the neighbouring properties or the fact they are overlooked. It devalues a lot of properties. There are also some areas of ch ch that as the garden city we definitely need to keep as just that garden city, such as

Heathcote valley and the like. These areas are like their own mini country living close to town as are the bays. The earthworks that these multi unit complex's need destroy , trees which we are trying to preserve and damages the neighbouring dwellings . There is no recourse through anyones insurance as it happens over. Along period of time with the builds.

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:** Siddall

Preferred method of contact Email

Postal address: 48 Whareora Tce, Cashmere

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: mark.siddall.home@gmail.com

Daytime Phone: 0211900224

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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Yes

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 78.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential,Planning Maps

Decision Sought:Restrict the MRZ to areas surrounding the CBD, and suburban shopping areas, leaving the majority of Christchurch's suburbs as they were. Good public transport should be in place for these areas, or walking and or biking should be practical transport options for these areas.

My submission is that

While I see the need and reasoning for PC14 and the new national standards for multi-housing developments called the Medium-

Density Residential Standards (MDRS), I believe these should only be applied to and immediately around the city centre and suburban shopping areas where there exists good public transport routes, and areas of employment. It is totally inappropriate for suburban residential areas where the sunlight, views, and privacy are severely negatively impacted by the new 3 homes, 3 stories. If adopted as widely as proposed the quality of life for those in these areas will be ruined for ever.

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: Karelia **Last name:** Levin

Preferred method of contact Email

Postal address: 96A Hinau Street

Suburb: Riccarton

City: Christchurch

Country: New Zealand

Postcode: 8041

Email: kjlevin@gmail.com

Daytime Phone: 0274320020

Gain an advantage in trade competition through this submission

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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: 79.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought:Approve the plan change without amendment

My submission is that

1. I support the proposed Residential Suburban Zone 2. I support the Airport Noise Influence Area as a qualifying matter for the whole of the areas proposed in PC 14 and (without limitation) in particular for the area between the University of Canterbury and Deans Bush

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: Selma **Last name:** Claridge

Preferred method of contact Email

Postal address: 4 Harris Crescent

Suburb: Papanui

City: Christchurch

Country: New Zealand

Postcode: 8053

Email: coridge6@gmail.com

Daytime Phone: 0211311442

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: 80.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought:Fix the infrastructure, such as storm drains first. Or do not include Harris Crescent and surrounding areas in this plan.

My submission is that

I oppose the proposed plan change 14. Can you please fix the storm water drains before changing the zones. Surface flooding happens every time it rains heavily in Harris Crescent Papanui. Drains currently can not cope. This issue will be worsened with less

less grass, less planted areas and less bare earth for the water to be absorbed. The increase in hard surfaces will flow into unfit for purpose drains which cause more flooding. Please fix the drains first

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: Cindy **Last name:** Gibb

Preferred method of contact Email

Postal address: 13/136 Salisbury Street

Suburb: Christchurch Central

City: Christchurch

Country: New Zealand

Postcode: 8013

Email: cindyjuliagibb@gmail.com

Daytime Phone: 0212102330

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: 81.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:Other

Decision Sought:Limit the height of any building in Christchurch to a maximum of 4 stories

My submission is that

After the earthquakes in 2011 it was agreed that there would be permanent high limits in Christchurch to try and prevent future loss of life. I understood these would be limited to 4 stories. As someone who experienced death directly related to the February earthquake I ask you to show consideration and maintain that decision which was made by the whole of Christchurch community.

Density can occur through out the city. Increase the number of areas that can accommodate density (everywhere) but don't increase the height of building. Show some respect

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: richard **Last name:** scarf

Preferred method of contact Email

Postal address: 26 Gilby Street

Suburb: Linwood

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: scarferr@hotmail.com

Daytime Phone: 0212506954

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:

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: 82.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision: Designations and Heritage Orders

Decision Sought: no amendments

My submission is that

I support the reduction of the Character Area that includes Hanmer and Gilby street. The reduction of the Character area from the existing area including sections of both sides of Gilby street is appropriate considering the existing types of houses (being non-character like) that have been developed in the past 25 years. Reducing this Character area by the proposed amount (parts of

Gilby street) will enable greater density while not affecting the true Character homes 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: Ian **Last name:** Drew

Preferred method of contact Email

Postal address: 60 Tomes Rd

Suburb: St Albans

City: Christchurch

Country: New Zealand

Postcode: 8052

Email: ianlesley@snap.net.nz

Daytime Phone: +642109037769

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
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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: 83.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Provision: Strategic Directions, Transport, Subdivision, Development and Earthworks, Designations and Heritage Orders, Utilities and Energy, Chapter 14 - Residential, Open Space

Decision Sought: Change infill housing and height changes leave as is. Do not do light rail use existing railway lines. Also use motorway and no bus lanes down Papanui Rd. would not need bus lanes if the motorway was built as per the original plans. (changed by CCC ex mayor and Labour Government) so short sited

My submission is that

Support open space Apposed to infill housing. and also the increase in heights in both Residential and commercial. (Rember the earthquake) Need to put power under ground Apposed to light rail use existing railway lines

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: Louise **Last name:** Tweedy

Preferred method of contact Email

Postal address: 17 Carmen Road

Suburb: Hornby

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: krisdraws.jp@gmail.com

Daytime Phone: 021861589

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: 84.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential,Open Space,All

Decision Sought:Properties that share boundaries with parks and schools in medium density housing zone should not be allowed to be higher than two stories for privacy/the protection of children using them. The height limits in for properties sharing borders/boundaries with public parks and with schools in medium-density residential zones should have lower/reduced height allowances.

My submission is that

Properties that share boundaries with parks and schools in medium-density residential zones should not be allowed to be higher than two stories for privacy/the protection of children using them.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: John **Last name:** Buckler

Preferred method of contact Email

Postal address: 45 St Albans Street

Suburb: Merivale

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: hjvbuckler@gmail.com

Daytime Phone: 0220971101

Gain an advantage in trade competition through this submission

I am

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:

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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: 85.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Provision:Transport,Chapter 14 - Residential

Decision Sought:Change 45 st albans street to a MD zone or preserve current sunlight. Residents only parking

My submission is that

Street parking is already a severe problem in St Albans Street due to residents and non resident parking. Reduced sunlight will result in increased psychological problems and increased heating costs. Increased noise pollution will increase psychological distress. Our house is our main asset and we are relying on the Sale to provide retirement income. House prices will be reduced as

people opt to buy in less dense areas.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Brian **Last name:** Reynolds

Preferred method of contact Email

Postal address: 21 Cassinia Gardens

Suburb: Aidanfield

City: Christchurch

Country: New Zealand

Postcode: 8025

Email: brianlee@xtra.co.nz

Daytime Phone: 033396930

Gain an advantage in trade competition through this submission

I am

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: 86.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision: Chapter 14 - Residential

Decision Sought: Leave the height restrictions as is and reduce infill housing

My submission is that

oppose to all high rise in residential areas

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Joy **Last name:** Reynolds

Preferred method of contact Email

Postal address: 2/144 Fisher Avenue

Suburb: Beckenham

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: brianlee@xtra.co.nz

Daytime Phone: 033396930

Gain an advantage in trade competition through this submission

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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: 87.1

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:stop highrise and infill housing

My submission is that

opposes

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:** Morreau

Preferred method of contact Email

Postal address: 7 Wherstead Road,

Cashmere

Suburb: cashmere

City: christchurch

Country: New Zealand

Postcode: 8022

Email: lukemorreau@gmail.com

Daytime Phone: 02102890386

Gain an advantage in trade competition through this submission

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Yes

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 88.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

Decision Sought:I'd like council to review this?

My submission is that

While i support intensification in areas, I am concerned how build sizes are calculated. For example - a back section with a long driveway in a MDZ. While a back section might be 500sqm (including driveway) the ability to build a development (as far as i'm

aware) is based on 500sqm. Not 500sqm less a 60-80sqm driveway. So on these sections larger homes un-proportional to the usable section size are able to be built. This can have an unsightly effect on beautiful areas around christchurch

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Chris **Last name:** Baddock

Preferred method of contact Email

Postal address: 441A Barrington Street

Suburb: Spreydon

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: chrisbaddock@gmail.com

Daytime Phone: 0272775613

Gain an advantage in trade competition through this submission

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Yes

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 89.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:Transport

Decision Sought:The plan should build the necessary infrastructure before intensifying the housing. If the housing is built first and the people have already arrived, then the Council is already too late in addressing the associated issues that come with this.

My submission is that

There is a lot of intensification of housing going on (single houses on a lot being replaced with multistory townhouses), which is fine and necessary. I do not see any improvement to public transport. How are all of these people going to get around? We are already

seeing a lot more cars on the roads, and without improved transport options this is only going to get worse. The Council needs to provide affordable, frequent and reliable public transport options as alternatives to cars. Cycleways are already superb, however buses as the only public transport option does not provide an appealing alternative to cars as if traffic worsens the buses will be stuck in the same traffic a car would be. It would also be good to see light rail as an option between Selwyn and Christchurch

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: Nina **Last name:** Ferguson
Organisation: Nina Ferguson

Preferred method of contact Email

Postal address: 8 Meadowville Avenue

Suburb:

City:

Country: New Zealand

Postcode: 8024

Email: nina@mtpleasant.school.nz

Daytime Phone: 0210338733

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: 90.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought:I wish to see amendments that support and look after the current home owners who have struggled and battled to get on the property market and NOW will have it ripped out of their hands. I purchased this property because of the single storey houses, safe streets and big backyards for growing veggies. How can the government take all of those rights away from me? I wish to see - - compensation to homeowners, - Large buy outs so the first home owner to sell doesn't reap all the rewards and the others have to sell at a largely devalued price. - A 2 storey limit to allow a greater amount of sunlight in the winter. - This decision allows the

rich to get richer and the middle income people to be screwed over. - A fairer plan which gives safety and security to the people of Christchurch.

My submission is that

I strongly oppose the changes to the district plan. I currently live in an area which has now become Medium Density Zoned. This will negatively impact my life and my kids, both financially and emotionally. If a four storey development happens next door to me, I will get NO sunlight for more than 5 months of the year. I will have to pay more to heat my house and more to pay for vegetables I was able to grow in my backyard. My house value will drop significantly and as a single parent on a medium income this will have a devastating impact on me, my kids and our future. This plan allows for these developments to happen in drips and drabs, destroying happy communities, blocking out sunshine and allowing fear to live in residents.

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: Juliet **Last name:** Kim

Preferred method of contact Email

Postal address: 1/8 Narbada Crescent

Suburb: Khandallah

City: Wellington

Country: New Zealand

Postcode: 6035

Email: lanieve5552@gmail.com

Daytime Phone: 0223652958

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 91.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:All

Decision Sought:Please see above

My submission is that

Unsure where to find the above mentioned chapters? No chapters in full consultation doc. So selected all chapters and maps. I support the application of Christchurch-specific sunlight access rules - would want CHCH to also have a maximum of 3 months/year of no sunlight to ground floor. No sunlight to ground floor for close to half the year is not acceptable, and will add to CHCH houses

being damp, mouldy and unhealthy. The current proposed rules from MDRS resulting in 5 months of no sunlight for ground floor means that hundreds of thousands of single-storey occupants will not have sunlight access in any part of their home for almost half the year. This can lead to a huge range of issues including but not limited to increased frequency of illnesses which can impact on the already-stretched healthcare sector.

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: Hamish **Last name:** Paice

Preferred method of contact Email

Postal address: 180B Milton Street

Suburb: Sydenham

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: Hamish.roy.paice@gmail.com

Daytime Phone: 0226107722

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:

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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: 92.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Provision:All

Decision Sought:No specific amendments, but more public green space please!

My submission is that

I support the changes as I think we need to allow more density in our city to cope with increases in population. I particularly like the mixed use zone proposed in Sydenham as it will mean people can live near where they work and shop. Only comment I have is that we should have more public green space, as 1) public green space is important for our physical and mental health, and 2) for storm

water purposes, with increased density we will see a decrease in permeable surface on private land so we need more public land dedicated to this. If it means an increase in rates then so be it, our rates are super low anyway for the services that council provide.

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: Tasha **Last name:** Tan

Preferred method of contact Email

Postal address: 180B Milton Street

Suburb: Sydenham

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: tasha971015@gmail.com

Daytime Phone: 0274625483

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: 93.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision: Natural Hazards, Subdivision, Development and Earthworks, Designations and Heritage Orders, Chapter 14 - Residential, Open Space, Planning Maps

Decision Sought: More public green spaces allocated within areas zoned for mixed use development.

My submission is that

I really support the mixed use zoning between Moorhouse Ave and Brougham Street (Sydenham) but would like to see more areas designated as public green spaces within these areas. Whilst the area currently seems very commercial/industrial with next to no

permeable or green areas, I think it would be a step in the right direction to designate public green spaces in this area with moving these areas to mixed use zoning. Especially with more areas being zoned for higher density development, we cannot rely on private entities and owners installing and maintaining stormwater attenuation and treatment devices. Also with more areas designated as green spaces, it helps with promoting a community feel especially if we're moving towards having some residential areas here.

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Ann **Last name:** Kennedy

Organisation: na

Preferred method of contact Email

Postal address: 70 Perry Street

Suburb: Papanui

City: Christchurch

Country: New Zealand

Postcode: 8053

Email: dahan@xtra.co.nz

Daytime Phone: 022 3544 700

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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- 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: 94.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential,Planning Maps

Decision Sought:That Paparoa Street and Perry Street become Medium Density Residential Zone. That all new builds in these two streets have an architecture sympathetic and spatial planning to the existing character of the streets That a sense of place be recognised as a planning tool. and

My submission is that

Submission to the Christchurch City Council Housing and Business Choice Plan Change (PC14) I wish to thank the Christchurch City Council for this opportunity to submit and for putting forward a plan which will “enable more development within the city’s urban footprint.” I consider it essential that we action this plan and provide safe, affordable housing. My home is at 70 Perry Street, Papanui, we, as a family have lived here for 42 years. In the revised plan it is proposed that it becomes a “High Density Residential Zone, allowing buildings up to 14m without a resource consent and between 14-32m with a resource consent depending on whether a commercial centre precinct applies. This zone is mainly for residential buildings, including apartments.” The proposed plan delivers on higher population densities, mixed land use, efficient use of transport corridors and social and economic diversity – all aimed to manage urban growth. However, urban intensification planning and design control measures that maintain and promote the character of the existing residential environment do not appear in this revised plan. This omission will cause the loss of the character of Perry Street - a place unique and distinctive. Has the identity of the “character” of the street and the structural morphology been studied? The notion of “character” must come into the centre of the debate. To conserve the character of the Perry Street landscape prior to intensification, a study of the street morphology will provide a theoretical and practical basis. Urban and street morphological ideas and techniques are concerned with articulating and characterising the structure of the present street form. According to research on street character in New Zealand the significance of the historical perspective in studies of character has been addressed, and character areas mainly refer to the historical physical features, such as architecture of houses and streetscape. The main purpose of describing and assessing these features is to provide the guideline in managing possible additions to the valuable street character and heritage. Planning and design control measures for future urban change must be established on thorough understanding of an area’s character through its physical form. City planners must be concerned about preserving and protecting the invaluable historical character of a neighbourhood area. A Sense of Place Places can feel familiar or foreign, friendly or hostile, depending on how we experience a place. Our ability to create relationships with places form our sense of place. If we have a positive sense of place, we feel safe and we know this is healthy. This is good planning and good economics. As we are all aware, many Christchurch residents lost their homes, their sense of place, their sense of community – this was traumatic for many. Our home was safe, I love going home to my place. I have a sense of place, a sense community, and when we have a sense of community, we tend to look after it better. There is nothing unfriendly or hostile about Perry Street. No sense of placelessness. When we engage with a place and a community and we take care of it. If we lose this, we will feel less inspired and more detached. If we develop negative feelings attached to our place, we may develop anxiety, stress and depression. While urban intensification is recognised as a planning tool, it is not smart growth nor it has it been concerned about how to conserve invaluable street and landscape character during the process. The proposed urban intensification of Paparoa Street and Perry Street, Papanui must come under criticism because of its lack of planning provision for character sustainability and sense of place. I recommend that Paparoa Street and Perry Street, Papanui be described as medium urban zone under the revised plan and the higher density planning boundary proposed under this revised plan be moved north to Grants Road. I wish to be heard Ann Kennedy Master of Urban and Regional Planning Lincoln University

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Janice **Last name:** Hitchon

Preferred method of contact Email

Postal address: 1/7 Ashfield Place

Suburb: Ilam

City: Christchurch

Country: New Zealand

Postcode: 8041

Email: janhitchon@gmail.com

Daytime Phone: 0275106708

Gain an advantage in trade competition through this submission

I am

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?

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 95.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Provision: Natural and Cultural Heritage, Chapter 14 - Residential, Open Space

Decision Sought: That the Ashfield Place, Maidstone Road should not be changed from its present designation.

My submission is that

I oppose the changes to height limits in the Ilam residential areas.

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Chris **Last name:** Rennie

Preferred method of contact Email

Postal address: 37 Clare Road

Suburb: St Albans

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: chris.rrenie@xtra.co.nz

Daytime Phone: 0274329767

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.

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 96.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought:Reject proposal to allow building of four or six level dwellings

My submission is that

I oppose the proposal to allow four and six level dwellings to be built

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: Sydney John **Last name:** Kennedy

Preferred method of contact Email

Postal address: 70 Perry Street

Suburb: Papanui

City: Christchurch

Country: New Zealand

Postcode: 8053

Email: syd@kd.co.nz

Daytime Phone: 0272784809

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.

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 97.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:All

Decision Sought:Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m to ensure adequate sunlight provision during winter months. All Papanui apartment building sites to have at least 1 car park per apartment on site. Council has invested heavily in new Papanui road works which have wide footpaths and narrow carriage way. Sometimes the narrow carriage way does not permit 2 way traffic when there is car parking on each side of the carriageway. Encouraging more car parking off site will make local transport more difficult in the narrow carriageway streets.

My submission is that

Generally I am in support of the proposed Papanui changes, with some concerns on building heights above 4 storeys, and off street parking.

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: hone **Last name:** johnson

Preferred method of contact Email

Postal address: 33 New Brighton Road

Suburb: Shirley

City: Christchurch

Country: New Zealand

Postcode: 8061

Email: na@xtra.co.nz

Daytime Phone: n/a

Gain an advantage in trade competition through this submission

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 98.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought:reject the proposed changes.

My submission is that

I oppose all the changes. I do not want higher density zoning.

Attached Documents

File

No records to display.

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 10/05/2023

First name: Daniel John **Last name:** Rutherford

On behalf of:

Preferred method of contact: Email

Postal address: 20 MacMillan Ave

Suburb: Cashmere

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: info@danrutherford.co.nz

Daytime Phone: 021774373

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

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

Yes

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 99.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

Provision:General Rules and Procedures

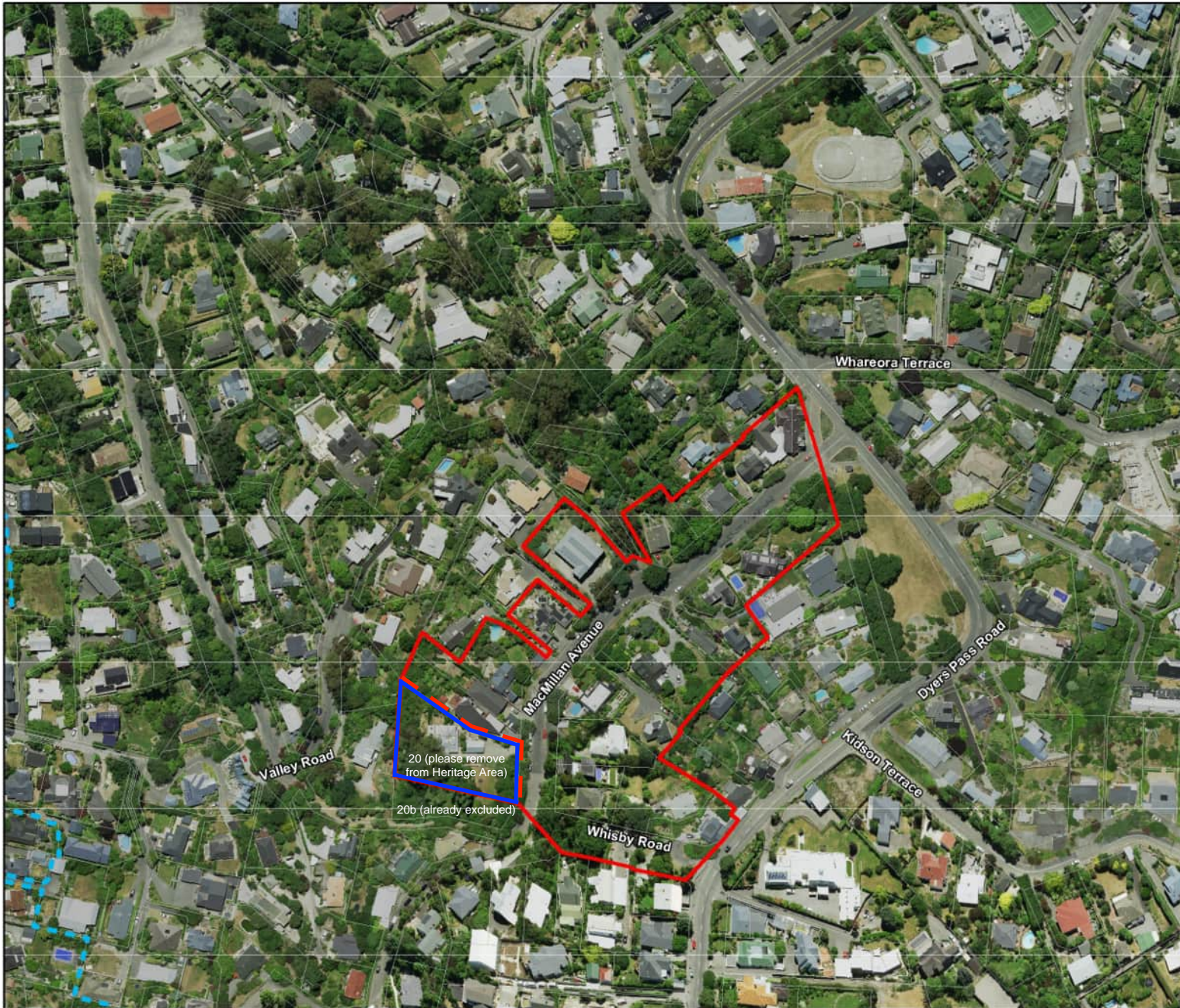
Decision Sought:Please remove our Tasmanian blue gum from the significant tree register. Please don't go ahead with considering the significant trees to be a qualifying matter. Please remove both titles of our property at 20 Macmillan ave/20b Macmillan ave from the residential character area.

My submission is that



IGNIFICANT TREE 1.a Please remove our Tasmanian blue gum from the significant tree register and b. don't go ahead with considering the significant trees to be a qualifying matter in the new district plan. ONGOING SAFETY MANAGEMENT The blue gum is a fast growing tree, that is now over 100 years old, and is a threat to our home. It has large limbs reaching out over our home, which will need to be managed. The limbs of large blue gums (often referred to as 'widow makers') are extremely heavy, and are prone to breaking off the tree and crushing what is beneath them. Our home is directly beneath our blue gum. As the tree continues to get larger, it will pose an unacceptable safety risk to our family which cannot be mitigated through pruning or other engineering solutions and we will need to undertake eventual removal of the tree over the advancing years, as the tree ages and becomes less stable, in order to keep our home insured and our family safe. RESPONSIBILITY FOR THE BLUE GUM. We are professional landscapers, with over 35 years of experience, and we maintain all of the rest of the trees on the property in a responsible manner. We believe that the management of the blue gum should be left up to us. Living on the property for over 30 years, we know the tree better than anyone, and we have seen it grow from a mature tree into an old tree. We expect to be the caretakers and owners of this property for many years to come, and we want to be able to manage it effectively without interference from the council and the associated additional costs. We are well suited to managing the tree (using professional help where it is appropriate) through the next stages of its life, lightening the canopy load and keeping it safe, until it grows too old to remain safe and requires removal. We manage all the trees on our property, planting replacement trees, maintaining trees as they grow, and removing them as they become too old to thrive. It is the natural process of a garden and landscape. We are living here long term, and are committed to maintaining the landscape responsibly. HARDSHIP We have limited funds to put towards maintenance of our home, the garden, and the blue gum. The cost of several thousand dollars for documentation and council fees for a resource consent every time we want to get work done on the tree, and for final removal, reduces the funds available for the actual work to be done. Making it a qualifying matter, and requiring a resource consent to do any remedial work to the blue gum simply makes it too expensive for us to manage the tree maintenance, and puts our family in a position of financial hardship and unnecessary danger. RESIDENTIAL CHARACTER AREA Please remove both titles of our property at 20 Macmillan ave/20b Macmillan ave from the residential character area. We would prefer not to be included (for the same reasons, listed above, that we want to be excluded from the RHA).

Attached Documents



File
No records to display.



Key

-  Proposed Character Area
-  Proposed Residential Heritage Area

Requested boundary changes

-  Requested boundary adjustment of the Proposed Residential Heritage Area
-  Area of land being requested to be removed from Residential Heritage Area

SCALE 1:3000

GIS & Analytics Team
Christchurch City Council

Heritage_PC_HeritageArea.gws
Date:04/02/2022



PC13 - MacMillan Avenue Residential Heritage Area