

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

Submitter Details

Submission Date: 10/05/2023

First name: Kyri **Last name:** Kotzikas

Preferred method of contact Email

Postal address: 29 Helmores Lane

Suburb: Merivale

City: Christchurch

Country: New Zealand

Postcode: 8014

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Daytime Phone: 021 447 505

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 02.1

- Support
- Oppose
- Seek Amendment

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

Please see the decisions I seek in my submission on the Residential Chapter

My submission is that

Please see my submission on the Residential Chapter

Original Submitter:**Original Point:****Points:** 02.2

- Support
- Oppose
- Seek Amendment

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

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

My submission is that

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

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

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

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

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

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

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

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

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

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

Attached Documents

File
PC14 Helmores Lane - proposed RCO overlay rules

PC14 – RESIDENTIAL CHARACTER OVERLAY RULES (PROPOSED)

CCC Summary of Proposed Changes

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

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

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

Proposed Rules (Medium Density Residential Zone)

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

Restricted Discretionary	<p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</p> <p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p> <p>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</p> <p>iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p> <p>c. Activities that do not meet Built Form standard 14.5.3.2.6. d. Any application arising from this rule shall not be limited or publicly notified.</p>	
	Building height controls (dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed)	In most places, 11 metres
	<p>Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow.</p>	

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

Proposed Subdivision Rules

	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay
	<p>Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.</p> <p>In High Density Zone – 400m².</p>	<p>400m² proposed for the Medium Density Residential Zone or 300m² proposed for the High Density Residential Zone</p>

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

Submitter Details

Submission Date: 10/05/2023

First name: Jamie **Last name:** Lang

Preferred method of contact Email

Postal address: 57 Redgrave Street

Suburb: Hoon Hay

City: Christchurch

Country: New Zealand

Postcode: 8025

Email: jamielangnz@outlook.com

Daytime Phone:

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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: 03.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 03.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 03.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 03.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Diane **Last name:** Gray

Preferred method of contact Email

Postal address: 244 Williams Street

Suburb:

City: Kaiapoi

Country: New Zealand

Postcode: 7630

Email: johnmoody431@hotmail.com

Daytime Phone:

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Yes

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 04.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Privacy, sunlight and setbacks considered in building consents in consideration to existing bujildings. Is 3 storey units are to be built they would require a council resource c onsent.

My submission is that

The increased height of the residential buildings in suburbs close to the city ie 3 story height. Especially

concerning sunlight and Privacy of existing residential properties. Also existing setbacks to be kept in place.

I do not support the increased height in residential area. I have a unit in 14a Frederick Street, Waltham. It is a 2 storey with a small courtyard garden facing the north. 14a Frederick Street has 2 storey units in front of it. A 3 story building replacing these would block out any sunlight and privacy, If a developer wanted a 2 storey building with existing setbacks I would understand and would have to accept that. 3 storey buldings will affect the living environment negatively.

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: Jarred **Last name:** Bowden

Preferred method of contact Email

Postal address: 26 Gibson Drive

Suburb: Hornby

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: jarred.bowden03@gmail.com

Daytime Phone:

I could 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: 05.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 05.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 05.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 05.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Jarred **Last name:** Bowden

Preferred method of contact Email

Postal address: 26 Gibson Drive

Suburb: Hornby

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: jarred.bowden03@gmail.com

Daytime Phone:

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 05.5

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 05.6

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 05.7

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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My submission is that

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

Original Submitter:
Original Point:

Points: 05.8

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Alex **Last name:** McMahon

Preferred method of contact Email

Postal address: 62 Browns Road

Suburb: St Albans

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: moonglum01@gmail.com

Daytime Phone:

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Yes

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 06.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 06.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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My submission is that

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Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Paul **Last name:** Young

Preferred method of contact Email

Postal address: 38 Aorangi Road

Suburb: Bryndwr

City: Christchurch

Country: New Zealand

Postcode: 8053

Email: pyoung_23@hotmail.com

Daytime Phone:

I could not
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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 07.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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My submission is that

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Original Submitter:
Original Point:

Points: 07.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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My submission is that

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

Original Submitter:
Original Point:

Points: 07.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

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

Submitter Details

Submission Date: 10/05/2023

First name: Michael **Last name:** Case

Preferred method of contact Email

Postal address: 340 Cranford Street

Suburb: Mairehau

City: Christchurch

Country: New Zealand

Postcode: 8052

Email: michaelcase1963@outlook.com

Daytime Phone:

I could not
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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.

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 08.1

- Support
- Oppose
- Seek Amendment

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

That the number of 60 sections currently to be allowed for on our properties to be removed and a more flexible zoning of high density be applied to our land.

My submission is that

To Support high density residential zone on our land = 60 Croziers Road, 340 Cranford Street Mairehau.

Our submission is that our properties on the northern boundaries to be zoned high density overlooking the cranford basin wetland lower density on the southern boundaries to act as a buffer on the existing residential zone.

Attached Documents

File
U000P1_000677

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

Submitter Details

Submission Date: 10/05/2023

First name: Michael **Last name:** Case

Preferred method of contact: Email

Postal address: 340 Cranford Street

Suburb: Mairehau

City: Christchurch

Country: New Zealand

Postcode: 8052

Email: Michaelcase1963@outlook.com

Daytime Phone: 021489974

I could not
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: 08.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

This submission relates to 340 Cranford Street, Lot 1 DP. See the full submission attached.

Attached Documents

File
777004_Submission on PC14_Case and Crozier_FINAL_08 05 2023

Have your say

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

Clause 6 of Schedule 1 Resource Management Act 1991

RECEIVED
01 MAY 2023
Max Edrington

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

Gender: Male Female Non-binary/another gender

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

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

** Required information*

Name* Michael Case - Rodger Crozier

Address* c/ 340 Cranford street Christchurch Postcode* 8052

Email michaelcase1963@outlook.com Phone no. 021489974

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

Organisation's name _____

Your role _____

Trade competition and adverse effects* (select appropriate)

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

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

(a) adversely affects the environment, and
(b) does not relate to the trade competition or the effects of trade competition? Yes No

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

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

I wish to speak in support of my submission on Plan Change 13
 I wish to speak in support of my submission on Plan Change 14
 I do not wish to speak.

Joint submissions (Please tick this box if you agree)

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

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

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

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

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

Signature M.G.M. CASE Date 1/5/2023

Have your say

Housing and Business Choice Plan Change 14

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

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

See attached extra 3 sheets

My submission is that:*

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

See attached extra 3 sheets

I seek the following decision from the Council:*

(Please give precise details stating what amendments you wish to see made to the proposed Plan Change.

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

See attached extra 3 sheets

The site, known as Croziers Road Residential Block, is located in the southern part of the Cranford Basin, and accessed via Croziers Road and Cranford Road, Mairehau, Christchurch (Refer to Figure 2). The land use to the south of the site is residential, while the land across the remaining boundaries is classified as rural land use with adjacent land to the north owned by CCC and is understood to be proposed for the Cranford Basin Stormwater Management Area. Cranford Street forms the western boundary of the site and the Papanui Stream (also known as the Dudley Creek Diversion) forms the northern boundary. A summary of general site information is presented in Table 1.

Figure 2: Site Location



Table 1: General Site Information

Item	Lot Description	
Location	340 Cranford Street, Mairehau, Christchurch 8052	60 Croziers Road, Mairehau, Christchurch 8052
Legal Description	Lot 1 DP 471475	Lot 3 DP 17794, Lot 1 DP 491986
Property Owner	GM & M Case	RJ & LT Crozier
Current Land Use	Rural residential	Rural residential
Site Area (hectares)	2.2650	2.5016
Zoning	Residential New Neighbourhood zone.	

The Cranford Basin is located on the edge of an area referred to by GNS (2015) as the Papanui Swamp. This low lying area is the result of changes in the course of streams which has impeded drainage in flood basins such as the Cranford Basin. The elevation of the site is approximately 8 m metres above sea level (m ASL) and is depicted in Figure 3 with surrounding areas.



Source: GNZ, 2015. Site shown with blue outline. CS – Cranford Street, PS – Papanui Swamp. Purple = 17 m, Red = 1 m. Arrows on the figure point to localised areas of high ground restricting drainage.

1) The specific provision of the plan change that my submission relates to are as follows:

To support High Density Residential Zone on our land = 60 Croziers Road, 340 Cranford Street Mairehau Christchurch

2) our submission is that:

our properties on the northern boundaries to be zoned High density overlooking the Cranford Basin Wetland

Lower density on the southern boundaries to act as a buffer on the existing Residential zone

3) We seek the following decision from the Council:

That the number of 60 sections currently to be allowed for on our properties to be removed and a more flexible zoning of High Density to be applied to our land.

SUBMISSION ON PLAN CHANGE 14 TO THE CHRISTCHURCH CITY PLAN

SUBMITTER (s) DETAILS:

FULL NAME(S): R. J CROZIER
71 PANORAMA ROAD
CHRISTCHURCH 8081
EMAIL: RJCROZIER@XTRA.CO.NZ

PHONE: 0274 366 996

FULL NAMES: MICHAEL CASE
ADDRESS: 340 CRANFORD STREET
CHRISTCHURCH
EMAIL: MICHAELCASE1963@OUTLOOK.COM
PHONE: 021 489 974

ADDRESS FOR SERVICE:

NAME: MICHAEL CASE
340 CRANFORD STREET, CHRISTCHURCH
EMAIL ADDRESS: MICHAELCASE1963@OUTLOOK.COM
PHONE NUMBER: 021 489 974

The submitters are the owners of two properties generally fronting Cranford Street. The properties are:

M Case – 340 Cranford Street, Lot 1 DP 471475

R Crozier – 60 Croziers Road, Lot 3 DP 17794

Trade Competition:

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

PART 1 – GENERAL SUBMISSION

Background

1. The subject land has a long zoning history in regard to its long term use. The land was originally identified for residential use by way of PC1 to the Regional Policy Statement. That position was overtaken by the Cranford Basin Recovery Plan (CBRP) which saw the land rezoned as Residential New Neighbourhood and subject to the provisions of the East Papanui ODP – specifically Area 5 (Refer Fig 1 over). In the OPD Area 5 is described as being;
 - d. *Area 5 is constrained due to access restrictions from Cranford Street and the presence of a Flood Ponding Management Area. There shall be no more than 60 residential units within Area 5. Rule 8.6.11.b. density exemptions shall apply to Area 5, and*
 - i. *Within Area 5 there shall be no more than six residential units with direct vehicle access from Cranford Street. Vehicle access shall be limited to one access from Cranford Street in the location of the existing access.*
 - j. *There shall be no more than two residential units with direct vehicle access to Area 5 from Frome Place.*
 - k. *Other than those provided for in i. and j. above, all residential units within Area 5 shall be accessed and egressed from Croziers Road.*

2. The land is currently zoned Residential Suburban and this zoning is proposed to be replaced with the Future Urban Zone within Plan Change No 14 (Refer Fig 1).

Summary

3. The CBRP referred to the position of the Cranford Basin area as:

“an anomalous rural open space within northern Christchurch being surrounded on all sides by planned or existing urban development.”

4. The position of the Cranford Basin and its suitability (in part) for urban activity was addressed in detail in the Commissioner’s decision on Proposed Plan Change No. 1 in the Regional Policy Statement. In brief summary, the following paragraphs are noted from that decision.

“646. We also received evidence from the planning experts for various submitters supporting Cranford Basin coming into the Urban Limits. The thrust of their

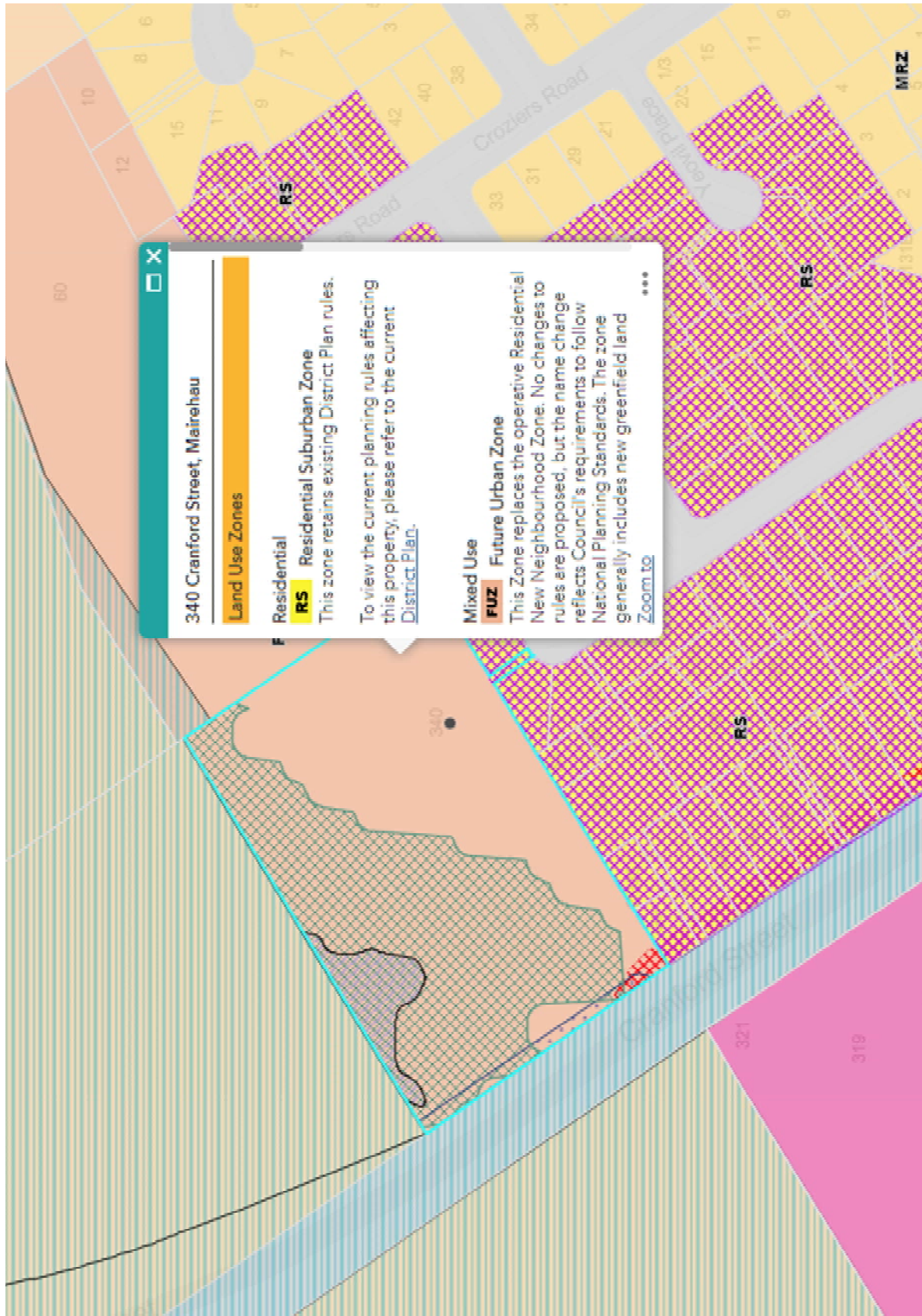


Fig 1

evidence was much along the same lines as outlined in the course of the discussion in this part of the decision that good urban design requires consolidation in accordance with the objectives and policies of PC1. In their view that really led firmly to the conclusion that the major gap in the urban fabric of northern Christchurch constituted by Cranford Basin was not in accordance with good urban planning or consolidation principles and we are in full agreement with that evidence.

“647 The outcome of allowing the Cranford Basin development against that background would be to convert what is at present virtually a waste area with little or no productive future at the centre of the northern part of the city interrupting connectivity and affecting consolidation, into a potentially desirable locality close to the city centre. It appears physically capable of development at a cost in a way that will mitigate very beneficially the current stormwater management problems that exist for over 1100 hectares of area of the northern part of the city. It would be quite wrong in our view to not allow development given that setting. That requires therefore that the Cranford Basin come within the Urban Limits.”

and

*“657. *Ironically when one takes into account the overall approach in Greater Christchurch taken by the Regional Council and the City and District Councils to the importance of maximising the utilisation of built infrastructure, one could not envisage a clearer example than having a necessary major infrastructure upgrade utilised to service a significant additional area of land immediately adjacent.* The same point can be made in terms of both the inefficiency of use of the present major road passing through this area, and the efficiencies related to the very costly roading upgrades about to be undertaken again either in or immediately near by the Basin area. *That very principle of consolidation to achieve efficiency of use of built infrastructure has been repetitively and vigorously urged upon us in an overall context by the regional and territorial authorities. But at Cranford Basin this principle appears to have been overlooked.**

“658 In summary then for all those reasons we have included the Cranford Basin within the Urban Limits, subject to specific provisions in new Policy 12, an ODP, and residential density expectations.”

5. The submitters have a long history of working with the Council to achieve a viable outcome for the subject land. In particular the submitters supported the Cranford Basin Regeneration Plan and worked with the Council to develop the provisions now included in the East Papanui Outline Development Plan (Area 5).

The outcome of the above history, acquisition and consultation is that:

- (i) that large areas of the Crozier/Case land have been acquired for stormwater management and roading over a wide area of the submitters land in a manner which left the small balance of Case/Crozier land to be used for urban regeneration.
 - (ii) the Crozier/Case land is now a small anomalous area of residential land which will be highly expensive and difficult to develop;
 - (iii) that utilisation of the Crozier land (in conjunction with the Case land) will support the objective of urban consolidation and give effect to purpose of the PC14;
 - (iv) that the Crozier/Case land can be developed in a comprehensive way to achieve the outcomes of PC14 and ODP East Papanui and the relevant objectives, policies and rules; and
 - (v) that development of that land can proceed in terms of transport, infrastructure and stormwater management. However the viability of the development has now been seriously compromised.
6. It is the submitter's view that the land can be developed (Area 5) to achieve additional density in accordance with the objectives of PC14 and make it both more viable and better able to contribute to residential density. In particular the land will overlook a substantial area of open space making it in part, ideal for higher density zoning. Secondly the two areas are to be developed in conjunction with an internal spine road link.
7. PC14 has already rezoned the land to FUZ but this zoning does not best enable the development of the land or the opportunity it provides.
8. Following on from the above a number of amendments are proposed with the purpose of improving the outcomes and better meeting the density objectives of PC14 and making development of the area viable. In particular;
- (i) Amend the zoning of the subject properties to identify the subject land as a combination of Future Urban Zone (FUZ) and Residential Medium Density. The FUZ will be retained along the south boundary or that half of the land adjoining the lower density RS zone with the north half of the property being rezoned RMD (Refer Fig 2 over). This can be easily delineated along the proposed internal spine road in the East Papanui ODP (Refer Fig 3 over),
 - (ii) As a consequence of the above a consequential change is sought to delete the East Papanui ODP, Area 5 (d) provision being:

d. Area 5 is constrained due to access restrictions from Cranford Street and the presence of a Flood Ponding Management Area. There shall be no more than 60 residential units within Area 5. Rule 8.6.11.b density exemptions shall apply to Area 5

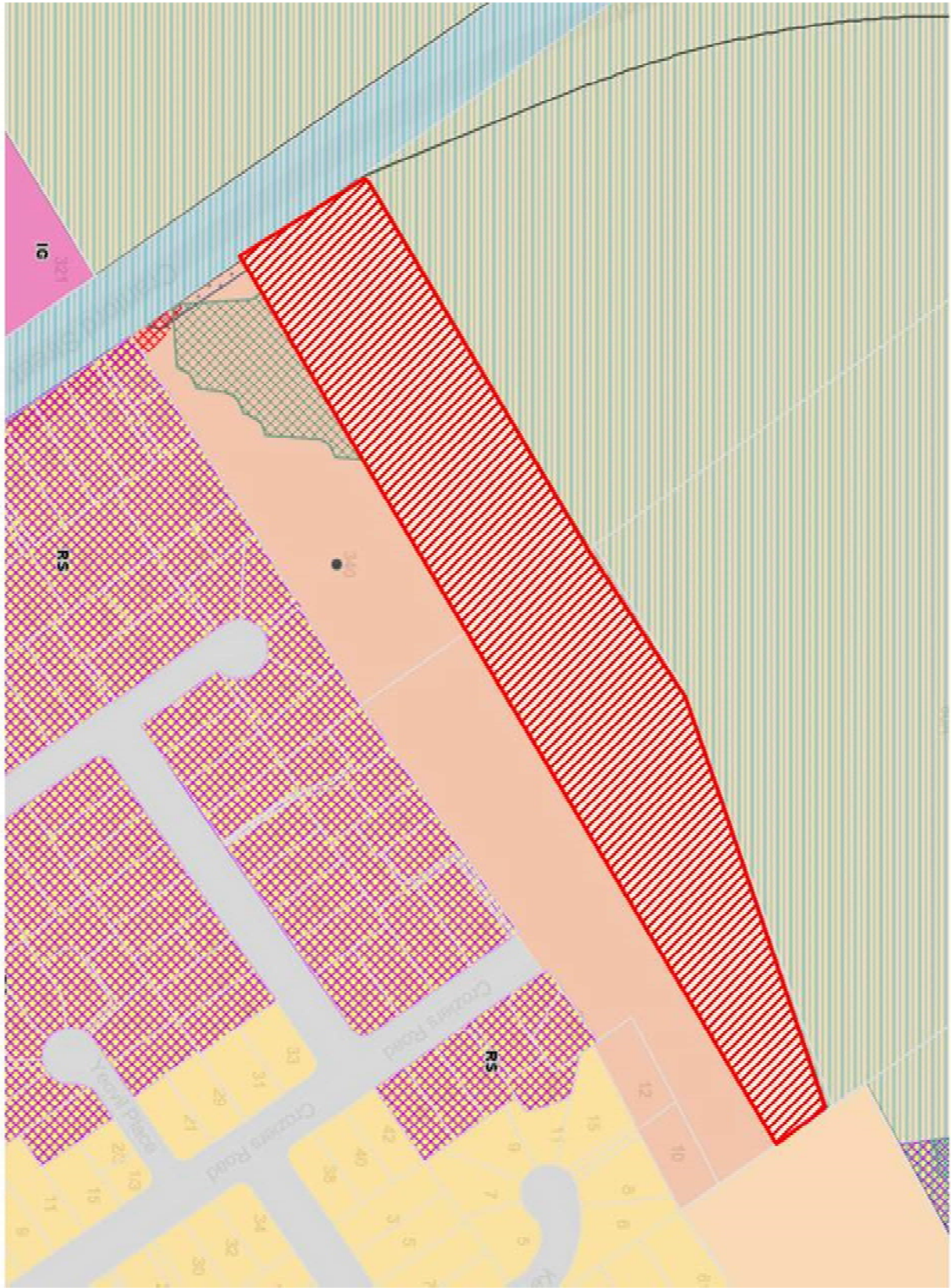


Fig 2

To be rezoned Res MD



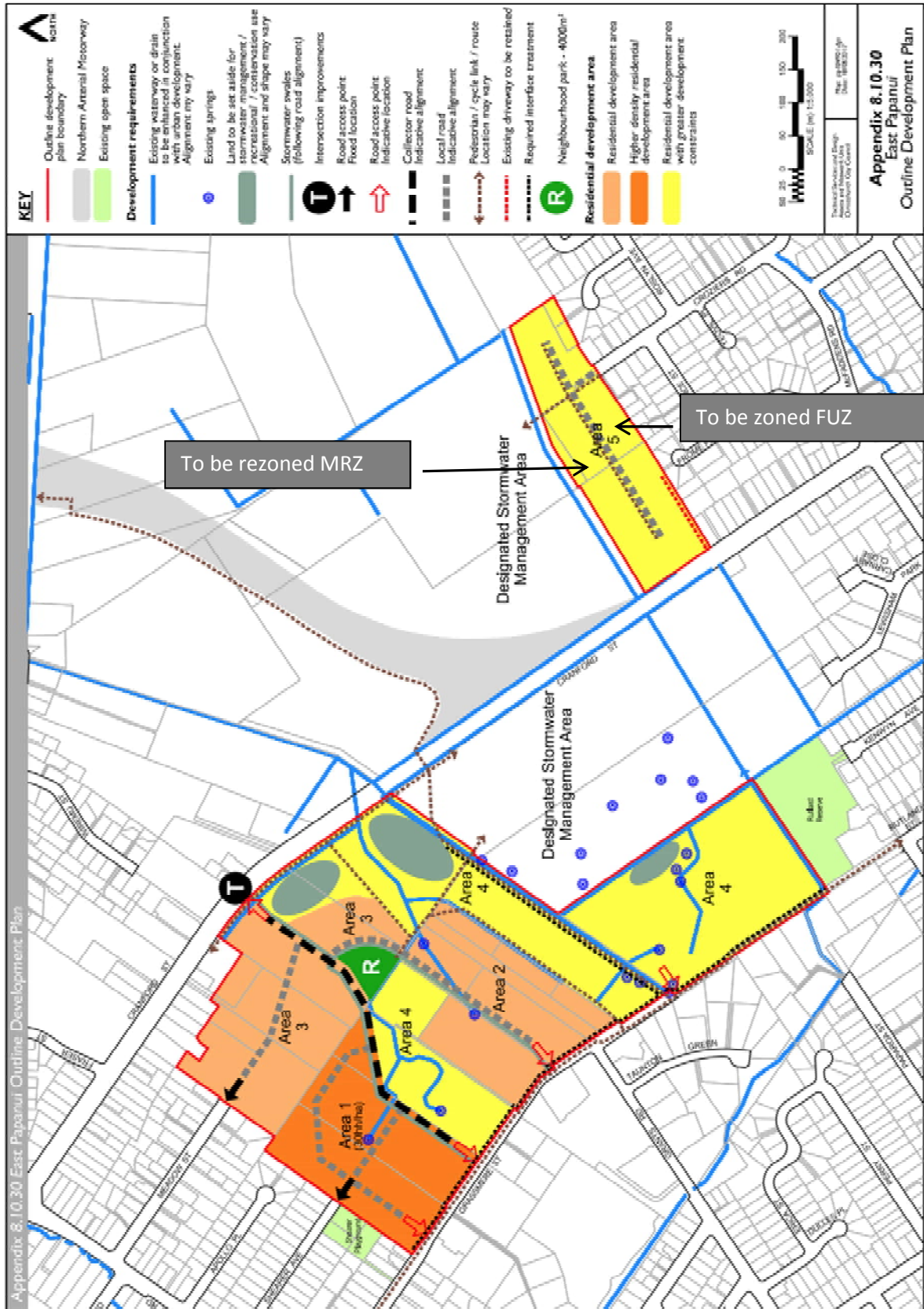


Fig 3

I/We wish to speak in support of our submission.

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

Dated: 8 May 2023

Signed (as agent):



RJ Crozier



M Case



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




 R.W. Muir
 Registrar-General
 of Land

Identifier **639859**
Land Registration District **Canterbury**
Date Issued 27 February 2014

Prior References
 CB24B/1041

Estate Fee Simple
Area 2.2650 hectares more or less
Legal Description Lot 1 Deposited Plan 471475

Registered Owners

Margaret Mary Case as to a 1/3 share
 Michael Gavin Maurice Case as to a 1/3 share
 Gavin Frederick Case as to a 1/3 share

Interests

Subject to a right of way over part marked A on DP 471475 specified in Easement Certificate 104420.2 - 4.11.1976 at 9:26 am

The easement specified in Easement Certificate 104420.2 is subject to Section 309 (1) (a) Local Government Act 1974 and to condition 11 of Council's consent as set out in Document 605471

A155218.1 Gazette Notice declaring that part of State Highway No. 74, Cranford Street, fronting the within land to be a limited access road - 25.1.1995 at 9.14 am

9475615.1 Notice pursuant to Section 18 Public Works Act 1981 - 30.8.2013 at 3:36 pm

10995563.1 Encumbrance to Christchurch City Council - 21.12.2017 at 3:46 pm

Appurtenant hereto is a right to drain water created by Easement Instrument 11182266.2 - 7.2.2019 at 2:56 pm

12640066.2 Mortgage to Bank of New Zealand - 22.12.2022 at 2:13 pm



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




 R.W. Muir
 Registrar-General
 of Land

Identifier **714031**
Land Registration District **Canterbury**
Date Issued 18 November 2015

Prior References
 626414

Estate Fee Simple
Area 2.5015 hectares more or less
Legal Description Lot 1 Deposited Plan 491986 and Lot 3
 Deposited Plan 17794

Registered Owners
 Roger Joseph Crozier and Lynn Tasman Crozier

Interests
 Subject to Part IVA Conservation Act 1987 (affects Lot 1 DP 491986)
 Subject to Section 11 Crown Minerals Act 1991(affects Lot 1 DP 491986)
 9529163.2 Encumbrance to New Zealand Transport Agency - 14.10.2013 at 1:56 pm
 10998628.1 Encumbrance to Christchurch City Council - 19.1.2018 at 3:29 pm

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

Submitter Details

Submission Date: 10/05/2023

First name: Geoffrey **Last name:** Rice

Preferred method of contact Email

Postal address: 73 Halton Street

Suburb: Strowan

City: Christchurch

Country: New Zealand

Postcode: 8052

Email: geoff.rice@canterbury.ac.nz

Daytime Phone: 03-3557402

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 09.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Abandon the HRZ designation along Papanui Road.

My submission is that

I strongly object to the proposed designation of a High-Density Residential Zone for one block either side of Papanui Road. The prospect of having five or six storey apartment blocks next door to our single-storey

residential property is horrifying and outrageous. In a previous submission I suggested that the circular zone around the Papanui/Harewood Road intersection was too large and unnecessary. Now we have a development beside the railway line on Harewood Road with a large three-storey block of very small apartments, with no on-site parking. This is madness for this area.

To think that developers could do this all along Papanui Road would destroy the amenity value of our neighbourhood and why we like living here. They would cut down all the mature trees that give this suburb its character. It makes me angry to think that the council would contemplate such sweeping changes to our city. Government projections for future population growth are always hopelessly flawed. I know that you will take no notice of my objection anyway, but I would plead with you to leave established suburbs alone. Couples with young families do not want to live in pokey apartments with no 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: Ewan **Last name:** McLennan

Preferred method of contact Email

Postal address: 5 Maurice James Way

Suburb:

City: Prebbleton

Country: New Zealand

Postcode: 7604

Email: es.mclennan@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 10.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 10.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 10.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 10.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: R.J **Last name:** Crozier

Preferred method of contact Email

Postal address: 71 Panorama Road

Suburb: Clifton

City: Christchurch

Country: New Zealand

Postcode: 8081

Email: RJCrozier@xtra.co.nz

Daytime Phone: 0274366996

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 11.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

R Crozier's submission is relevant to his property fronting Cranford Street: 60 Croziers Road, Lot3 DP17794. See the detailed submission attached.

Attached Documents

File

777004_Submission on PC14_Case and Crozier_FINAL_08 05 2023

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

Submitter Details

Submission Date: 10/05/2023

First name: R.J **Last name:** Crozier

Preferred method of contact Email

Postal address: 71 Panorama Road

Suburb: Clifton

City: Christchurch

Country: New Zealand

Postcode: 8081

Email: RJCrozier@xtra.co.nz

Daytime Phone: 0274366996

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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: 11.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

R Crozier's submission is relevant to his property fronting Cranford Street, 60Croziers Road. See the detailed submission attached.

Attached Documents

File
777004_Submission on PC14_Case and Crozier_FINAL_08 05 2023

SUBMISSION ON PLAN CHANGE 14 TO THE CHRISTCHURCH CITY PLAN

SUBMITTER (s) DETAILS:

FULL NAME(S): R. J CROZIER
71 PANORAMA ROAD
CHRISTCHURCH 8081
EMAIL: RJCROZIER@XTRA.CO.NZ

PHONE: 0274 366 996

FULL NAMES: MICHAEL CASE
ADDRESS: 340 CRANFORD STREET
CHRISTCHURCH
EMAIL: MICHAELCASE1963@OUTLOOK.COM
PHONE: 021 489 974

ADDRESS FOR SERVICE:

NAME: MICHAEL CASE
340 CRANFORD STREET, CHRISTCHURCH
EMAIL ADDRESS: MICHAELCASE1963@OUTLOOK.COM
PHONE NUMBER: 021 489 974

The submitters are the owners of two properties generally fronting Cranford Street. The properties are:

M Case – 340 Cranford Street, Lot 1 DP 471475

R Crozier – 60 Croziers Road, Lot 3 DP 17794

Trade Competition:

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

PART 1 – GENERAL SUBMISSION

Background

1. The subject land has a long zoning history in regard to its long term use. The land was originally identified for residential use by way of PC1 to the Regional Policy Statement. That position was overtaken by the Cranford Basin Recovery Plan (CBRP) which saw the land rezoned as Residential New Neighbourhood and subject to the provisions of the East Papanui ODP – specifically Area 5 (Refer Fig 1 over). In the OPD Area 5 is described as being;
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2. The land is currently zoned Residential Suburban and this zoning is proposed to be replaced with the Future Urban Zone within Plan Change No 14 (Refer Fig 1).

Summary

3. The CBRP referred to the position of the Cranford Basin area as:

“an anomalous rural open space within northern Christchurch being surrounded on all sides by planned or existing urban development.”

4. The position of the Cranford Basin and its suitability (in part) for urban activity was addressed in detail in the Commissioner’s decision on Proposed Plan Change No. 1 in the Regional Policy Statement. In brief summary, the following paragraphs are noted from that decision.

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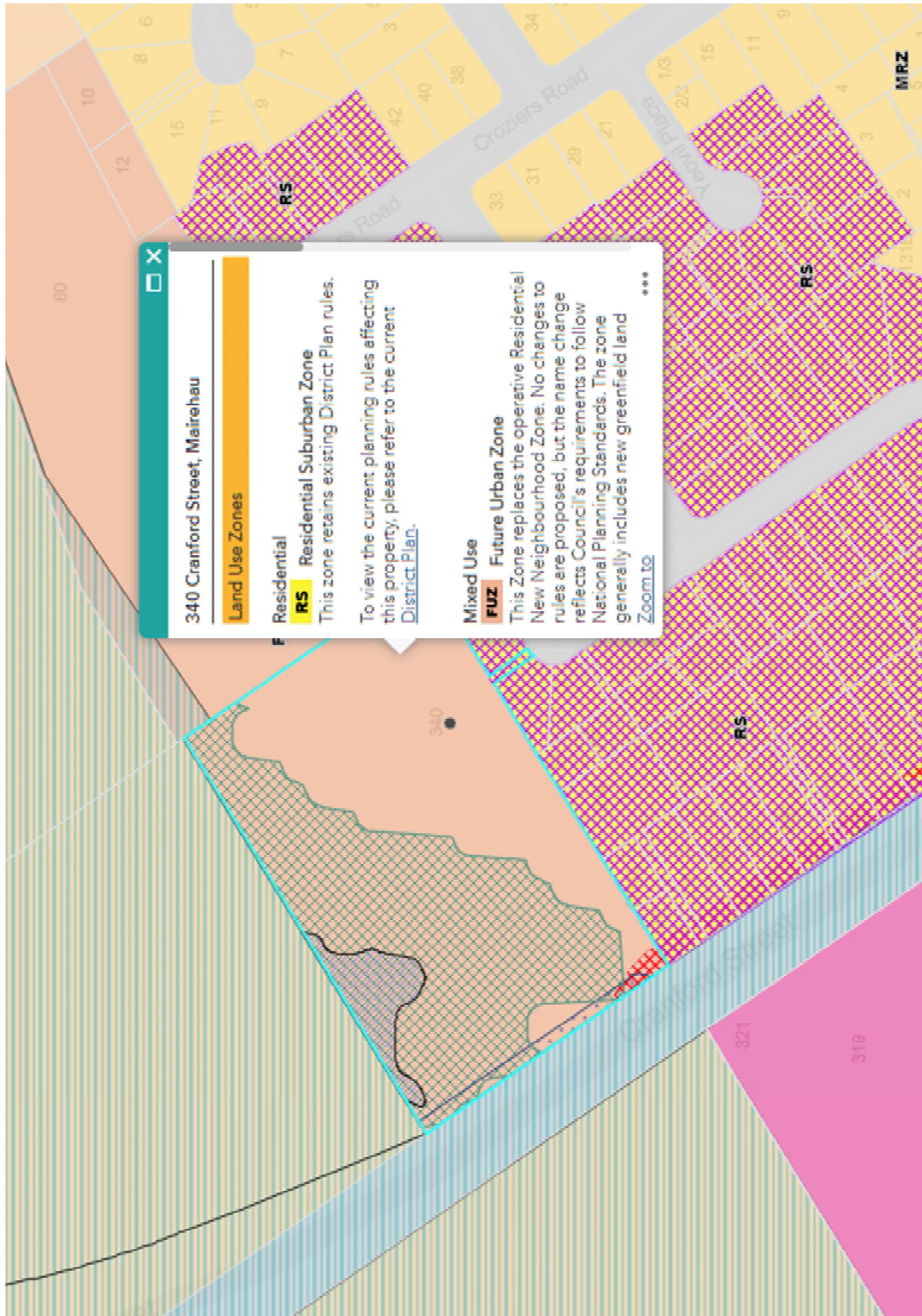


Fig 1

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and

*“657. *Ironically when one takes into account the overall approach in Greater Christchurch taken by the Regional Council and the City and District Councils to the importance of maximising the utilisation of built infrastructure, one could not envisage a clearer example than having a necessary major infrastructure upgrade utilised to service a significant additional area of land immediately adjacent. The same point can be made in terms of both the inefficiency of use of the present major road passing through this area, and the efficiencies related to the very costly roading upgrades about to be undertaken again either in or immediately near by the Basin area. That very principle of consolidation to achieve efficiency of use of built infrastructure has been repetitively and vigorously urged upon us in an overall context by the regional and territorial authorities. But at Cranford Basin this principle appears to have been overlooked.**

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The outcome of the above history, acquisition and consultation is that:

- (i) that large areas of the Crozier/Case land have been acquired for stormwater management and roading over a wide area of the submitters land in a manner which left the small balance of Case/Crozier land to be used for urban regeneration.
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7. PC14 has already rezoned the land to FUZ but this zoning does not best enable the development of the land or the opportunity it provides.
8. Following on from the above a number of amendments are proposed with the purpose of improving the outcomes and better meeting the density objectives of PC14 and making development of the area viable. In particular;
- (i) Amend the zoning of the subject properties to identify the subject land as a combination of Future Urban Zone (FUZ) and Residential Medium Density. The FUZ will be retained along the south boundary or that half of the land adjoining the lower density RS zone with the north half of the property being rezoned RMD (Refer Fig 2 over). This can be easily delineated along the proposed internal spine road in the East Papanui ODP (Refer Fig 3 over),
 - (ii) As a consequence of the above a consequential change is sought to delete the East Papanui ODP, Area 5 (d) provision being:

d. Area 5 is constrained due to access restrictions from Cranford Street and the presence of a Flood Ponding Management Area. There shall be no more than 60 residential units within Area 5. Rule 8.6.11.b density exemptions shall apply to Area 5

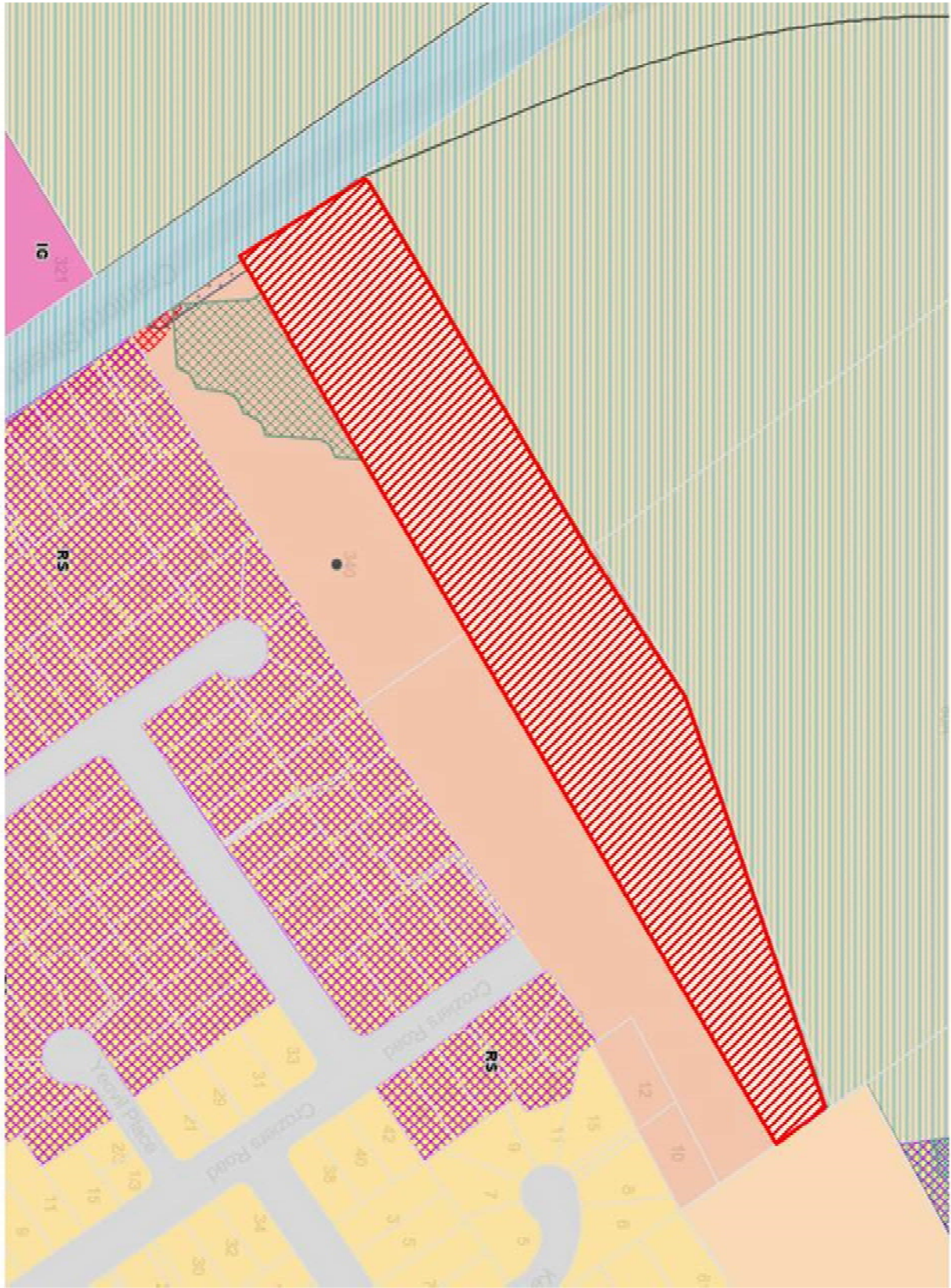


Fig 2

To be rezoned Res MD



I/We wish to speak in support of our submission.

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

Dated: 8 May 2023

Signed (as agent):



RJ Crozier



M Case



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
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 R.W. Muir
 Registrar-General
 of Land

Identifier **639859**
Land Registration District **Canterbury**
Date Issued 27 February 2014

Prior References
 CB24B/1041

Estate Fee Simple
Area 2.2650 hectares more or less
Legal Description Lot 1 Deposited Plan 471475

Registered Owners

Margaret Mary Case as to a 1/3 share
 Michael Gavin Maurice Case as to a 1/3 share
 Gavin Frederick Case as to a 1/3 share

Interests

Subject to a right of way over part marked A on DP 471475 specified in Easement Certificate 104420.2 - 4.11.1976 at 9:26 am

The easement specified in Easement Certificate 104420.2 is subject to Section 309 (1) (a) Local Government Act 1974 and to condition 11 of Council's consent as set out in Document 605471

A155218.1 Gazette Notice declaring that part of State Highway No. 74, Cranford Street, fronting the within land to be a limited access road - 25.1.1995 at 9.14 am

9475615.1 Notice pursuant to Section 18 Public Works Act 1981 - 30.8.2013 at 3:36 pm

10995563.1 Encumbrance to Christchurch City Council - 21.12.2017 at 3:46 pm

Appurtenant hereto is a right to drain water created by Easement Instrument 11182266.2 - 7.2.2019 at 2:56 pm

12640066.2 Mortgage to Bank of New Zealand - 22.12.2022 at 2:13 pm



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 R.W. Muir
 Registrar-General
 of Land

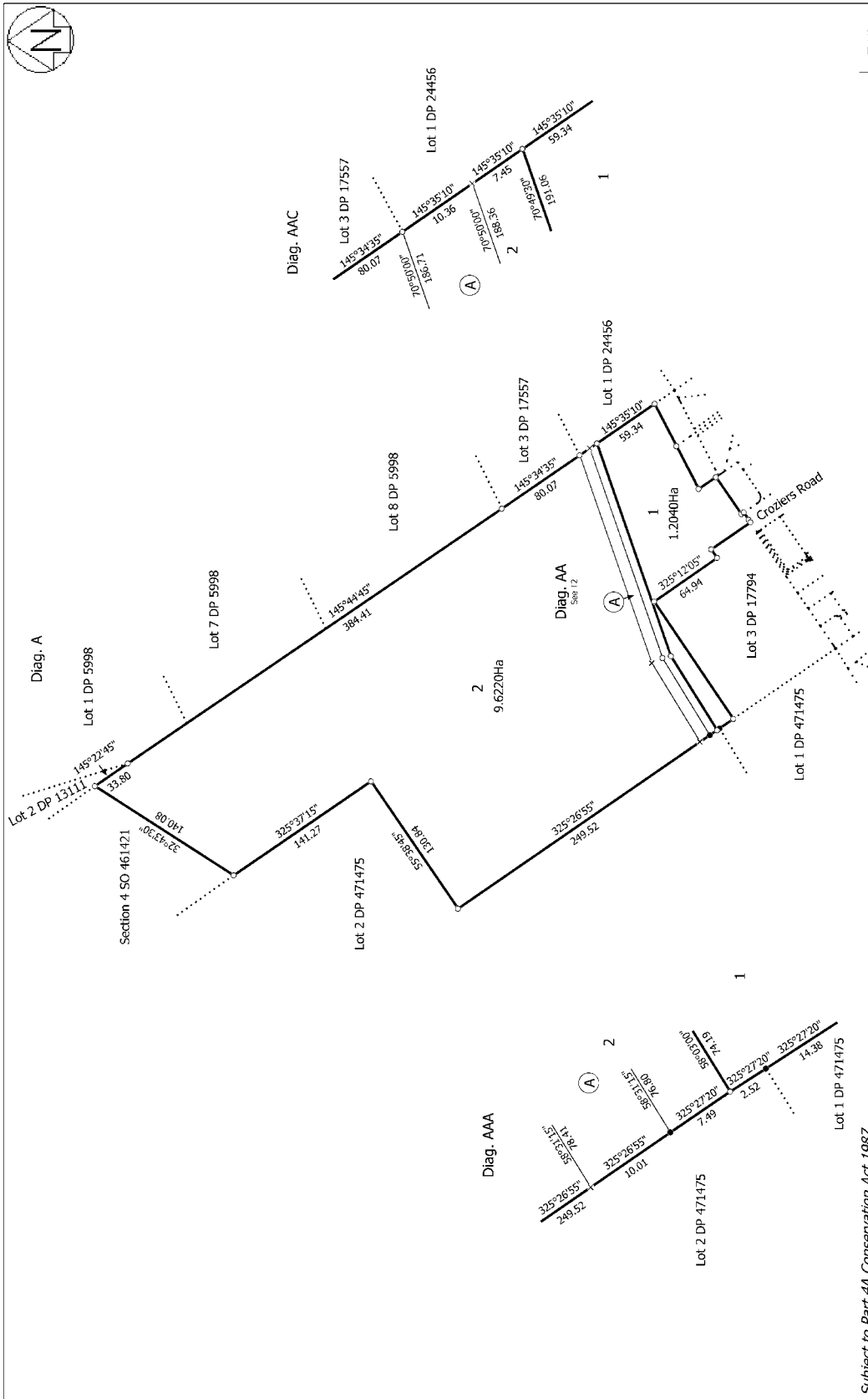
Identifier **714031**
Land Registration District **Canterbury**
Date Issued 18 November 2015

Prior References
 626414

Estate Fee Simple
Area 2.5015 hectares more or less
Legal Description Lot 1 Deposited Plan 491986 and Lot 3
 Deposited Plan 17794

Registered Owners
 Roger Joseph Crozier and Lynn Tasman Crozier

Interests
 Subject to Part IVA Conservation Act 1987 (affects Lot 1 DP 491986)
 Subject to Section 11 Crown Minerals Act 1991(affects Lot 1 DP 491986)
 9529163.2 Encumbrance to New Zealand Transport Agency - 14.10.2013 at 1:56 pm
 10998628.1 Encumbrance to Christchurch City Council - 19.1.2018 at 3:29 pm



Subject to Part 4A Conservation Act 1987

Land District: Canterbury

Digitally Generated Plan

Generated on: 15/10/2015 10:56am Page 3 of 4

Lots 1 and 2 being a Subdivision of Sec 2 SO 461421.

Surveyor: Philip Lloyd Wood
Firm: Christchurch City Council - Capital Prc

Title Plan
LT 491986
Approved on: 15/10/2015

T 1/2

SUBMISSION ON PLAN CHANGE 14 TO THE CHRISTCHURCH CITY PLAN

SUBMITTER (s) DETAILS:

FULL NAME(S): R. J CROZIER
71 PANORAMA ROAD
CHRISTCHURCH 8081
EMAIL: RJCROZIER@XTRA.CO.NZ

PHONE: 0274 366 996

FULL NAMES: MICHAEL CASE
ADDRESS: 340 CRANFORD STREET
CHRISTCHURCH
EMAIL: MICHAELCASE1963@OUTLOOK.COM
PHONE: 021 489 974

ADDRESS FOR SERVICE:

NAME: MICHAEL CASE
340 CRANFORD STREET, CHRISTCHURCH
EMAIL ADDRESS: MICHAELCASE1963@OUTLOOK.COM
PHONE NUMBER: 021 489 974

The submitters are the owners of two properties generally fronting Cranford Street. The properties are:

M Case – 340 Cranford Street, Lot 1 DP 471475

R Crozier – 60 Croziers Road, Lot 3 DP 17794

Trade Competition:

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

PART 1 – GENERAL SUBMISSION

Background

1. The subject land has a long zoning history in regard to its long term use. The land was originally identified for residential use by way of PC1 to the Regional Policy Statement. That position was overtaken by the Cranford Basin Recovery Plan (CBRP) which saw the land rezoned as Residential New Neighbourhood and subject to the provisions of the East Papanui ODP – specifically Area 5 (Refer Fig 1 over). In the OPD Area 5 is described as being;
 - d. *Area 5 is constrained due to access restrictions from Cranford Street and the presence of a Flood Ponding Management Area. There shall be no more than 60 residential units within Area 5. Rule 8.6.11.b. density exemptions shall apply to Area 5, and*
 - i. *Within Area 5 there shall be no more than six residential units with direct vehicle access from Cranford Street. Vehicle access shall be limited to one access from Cranford Street in the location of the existing access.*
 - j. *There shall be no more than two residential units with direct vehicle access to Area 5 from Frome Place.*
 - k. *Other than those provided for in i. and j. above, all residential units within Area 5 shall be accessed and egressed from Croziers Road.*

2. The land is currently zoned Residential Suburban and this zoning is proposed to be replaced with the Future Urban Zone within Plan Change No 14 (Refer Fig 1).

Summary

3. The CBRP referred to the position of the Cranford Basin area as:

“an anomalous rural open space within northern Christchurch being surrounded on all sides by planned or existing urban development.”

4. The position of the Cranford Basin and its suitability (in part) for urban activity was addressed in detail in the Commissioner’s decision on Proposed Plan Change No. 1 in the Regional Policy Statement. In brief summary, the following paragraphs are noted from that decision.

“646. We also received evidence from the planning experts for various submitters supporting Cranford Basin coming into the Urban Limits. The thrust of their

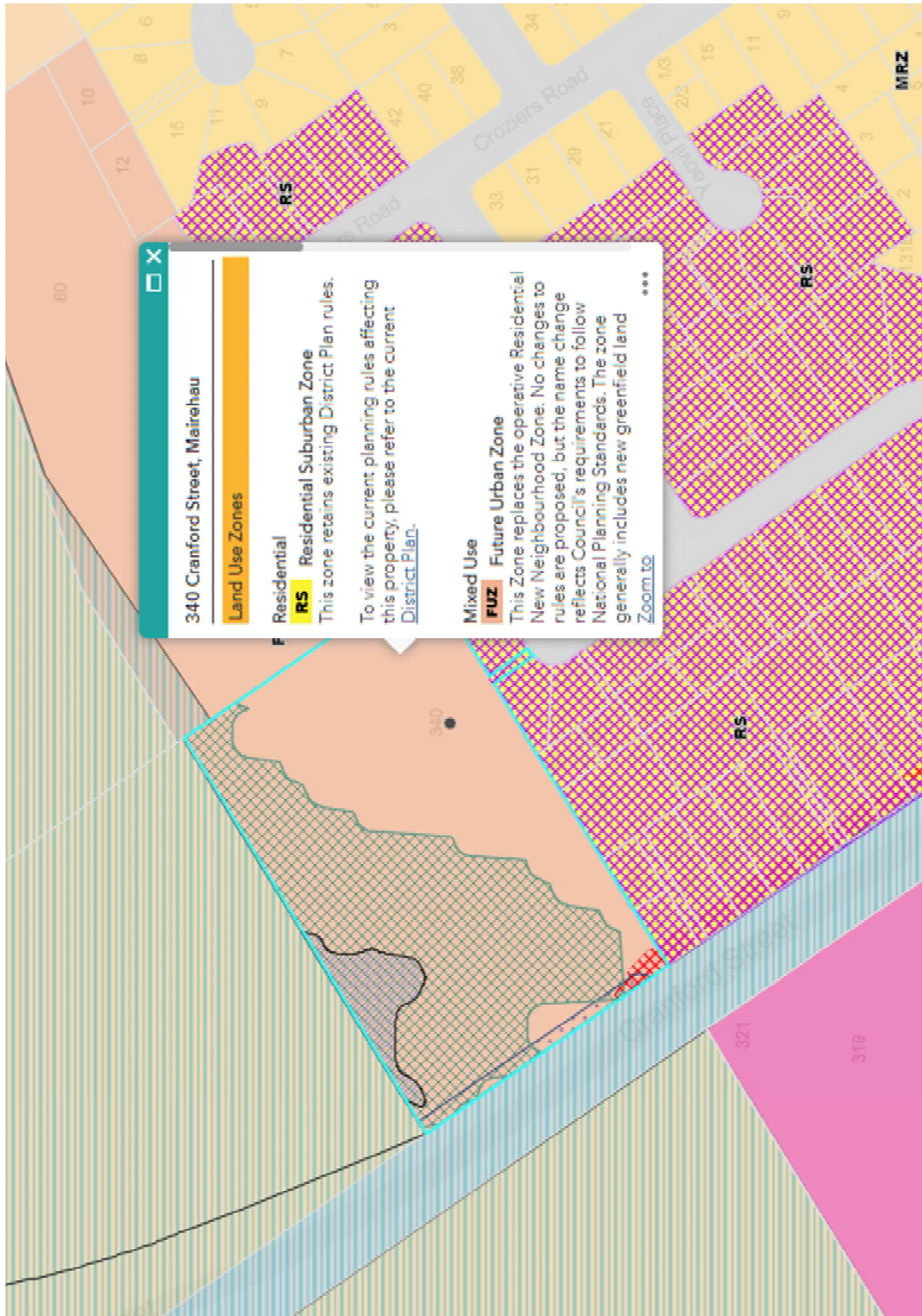


Fig 1

evidence was much along the same lines as outlined in the course of the discussion in this part of the decision that good urban design requires consolidation in accordance with the objectives and policies of PC1. In their view that really led firmly to the conclusion that the major gap in the urban fabric of northern Christchurch constituted by Cranford Basin was not in accordance with good urban planning or consolidation principles and we are in full agreement with that evidence.

“647 The outcome of allowing the Cranford Basin development against that background would be to convert what is at present virtually a waste area with little or no productive future at the centre of the northern part of the city interrupting connectivity and affecting consolidation, into a potentially desirable locality close to the city centre. It appears physically capable of development at a cost in a way that will mitigate very beneficially the current stormwater management problems that exist for over 1100 hectares of area of the northern part of the city. It would be quite wrong in our view to not allow development given that setting. That requires therefore that the Cranford Basin come within the Urban Limits.”

and

*“657. *Ironically when one takes into account the overall approach in Greater Christchurch taken by the Regional Council and the City and District Councils to the importance of maximising the utilisation of built infrastructure, one could not envisage a clearer example than having a necessary major infrastructure upgrade utilised to service a significant additional area of land immediately adjacent. The same point can be made in terms of both the inefficiency of use of the present major road passing through this area, and the efficiencies related to the very costly roading upgrades about to be undertaken again either in or immediately near by the Basin area. That very principle of consolidation to achieve efficiency of use of built infrastructure has been repetitively and vigorously urged upon us in an overall context by the regional and territorial authorities. But at Cranford Basin this principle appears to have been overlooked.**

“658 In summary then for all those reasons we have included the Cranford Basin within the Urban Limits, subject to specific provisions in new Policy 12, an ODP, and residential density expectations.”

5. The submitters have a long history of working with the Council to achieve a viable outcome for the subject land. In particular the submitters supported the Cranford Basin Regeneration Plan and worked with the Council to develop the provisions now included in the East Papanui Outline Development Plan (Area 5).

The outcome of the above history, acquisition and consultation is that:

- (i) that large areas of the Crozier/Case land have been acquired for stormwater management and roading over a wide area of the submitters land in a manner which left the small balance of Case/Crozier land to be used for urban regeneration.
 - (ii) the Crozier/Case land is now a small anomalous area of residential land which will be highly expensive and difficult to develop;
 - (iii) that utilisation of the Crozier land (in conjunction with the Case land) will support the objective of urban consolidation and give effect to purpose of the PC14;
 - (iv) that the Crozier/Case land can be developed in a comprehensive way to achieve the outcomes of PC14 and ODP East Papanui and the relevant objectives, policies and rules; and
 - (v) that development of that land can proceed in terms of transport, infrastructure and stormwater management. However the viability of the development has now been seriously compromised.
6. It is the submitter's view that the land can be developed (Area 5) to achieve additional density in accordance with the objectives of PC14 and make it both more viable and better able to contribute to residential density. In particular the land will overlook a substantial area of open space making it in part, ideal for higher density zoning. Secondly the two areas are to be developed in conjunction with an internal spine road link.
7. PC14 has already rezoned the land to FUZ but this zoning does not best enable the development of the land or the opportunity it provides.
8. Following on from the above a number of amendments are proposed with the purpose of improving the outcomes and better meeting the density objectives of PC14 and making development of the area viable. In particular;
- (i) Amend the zoning of the subject properties to identify the subject land as a combination of Future Urban Zone (FUZ) and Residential Medium Density. The FUZ will be retained along the south boundary or that half of the land adjoining the lower density RS zone with the north half of the property being rezoned RMD (Refer Fig 2 over). This can be easily delineated along the proposed internal spine road in the East Papanui ODP (Refer Fig 3 over),
 - (ii) As a consequence of the above a consequential change is sought to delete the East Papanui ODP, Area 5 (d) provision being:

d. Area 5 is constrained due to access restrictions from Cranford Street and the presence of a Flood Ponding Management Area. There shall be no more than 60 residential units within Area 5. Rule 8.6.11.b density exemptions shall apply to Area 5

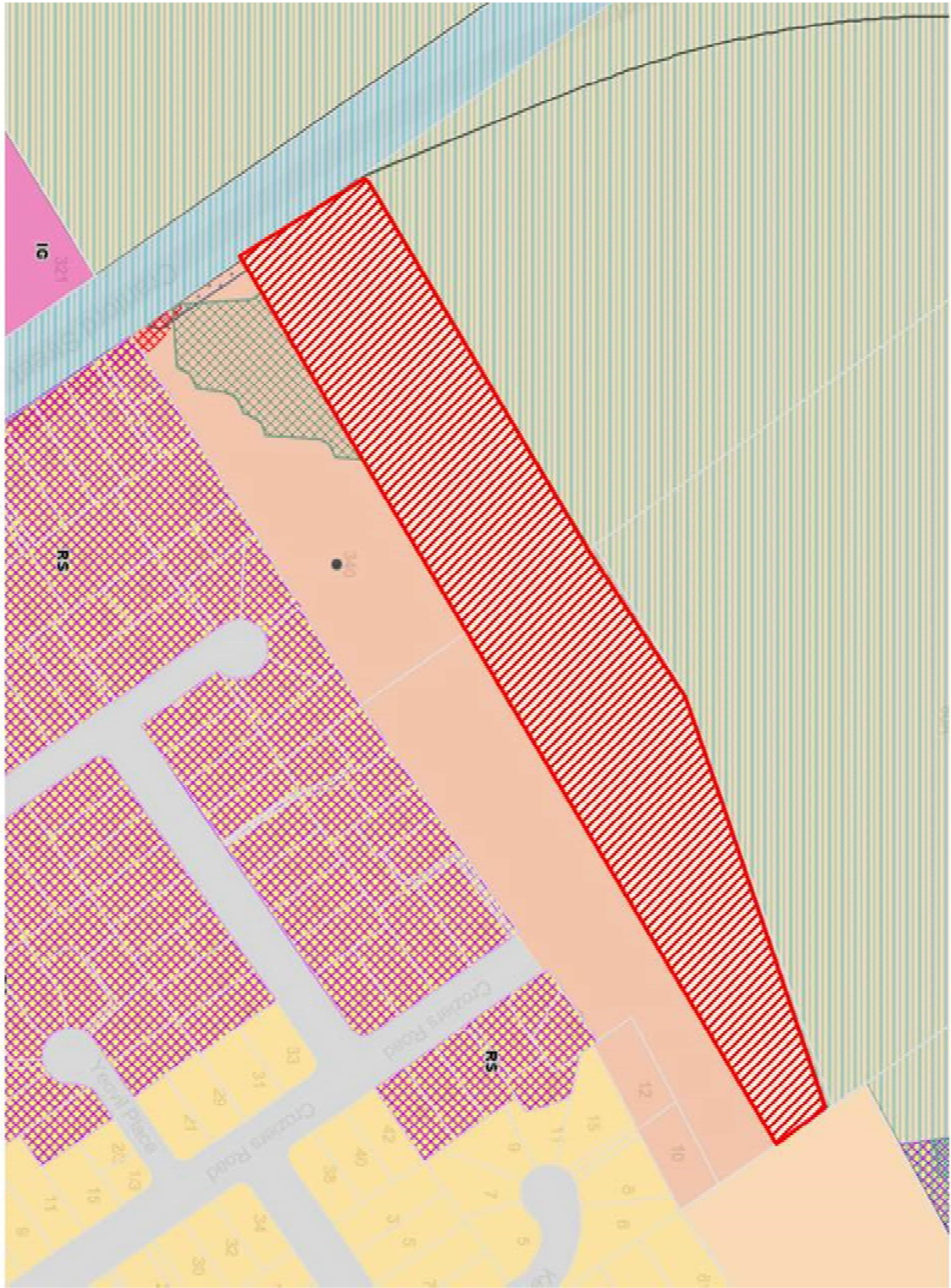


Fig 2

To be rezoned Res MD



I/We wish to speak in support of our submission.

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

Dated: 8 May 2023

Signed (as agent):



RJ Crozier



M Case



**RECORD OF TITLE
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 R.W. Muir
 Registrar-General
 of Land

Identifier **639859**
Land Registration District **Canterbury**
Date Issued 27 February 2014

Prior References
 CB24B/1041

Estate Fee Simple
Area 2.2650 hectares more or less
Legal Description Lot 1 Deposited Plan 471475

Registered Owners

Margaret Mary Case as to a 1/3 share
 Michael Gavin Maurice Case as to a 1/3 share
 Gavin Frederick Case as to a 1/3 share

Interests

Subject to a right of way over part marked A on DP 471475 specified in Easement Certificate 104420.2 - 4.11.1976 at 9:26 am

The easement specified in Easement Certificate 104420.2 is subject to Section 309 (1) (a) Local Government Act 1974 and to condition 11 of Council's consent as set out in Document 605471

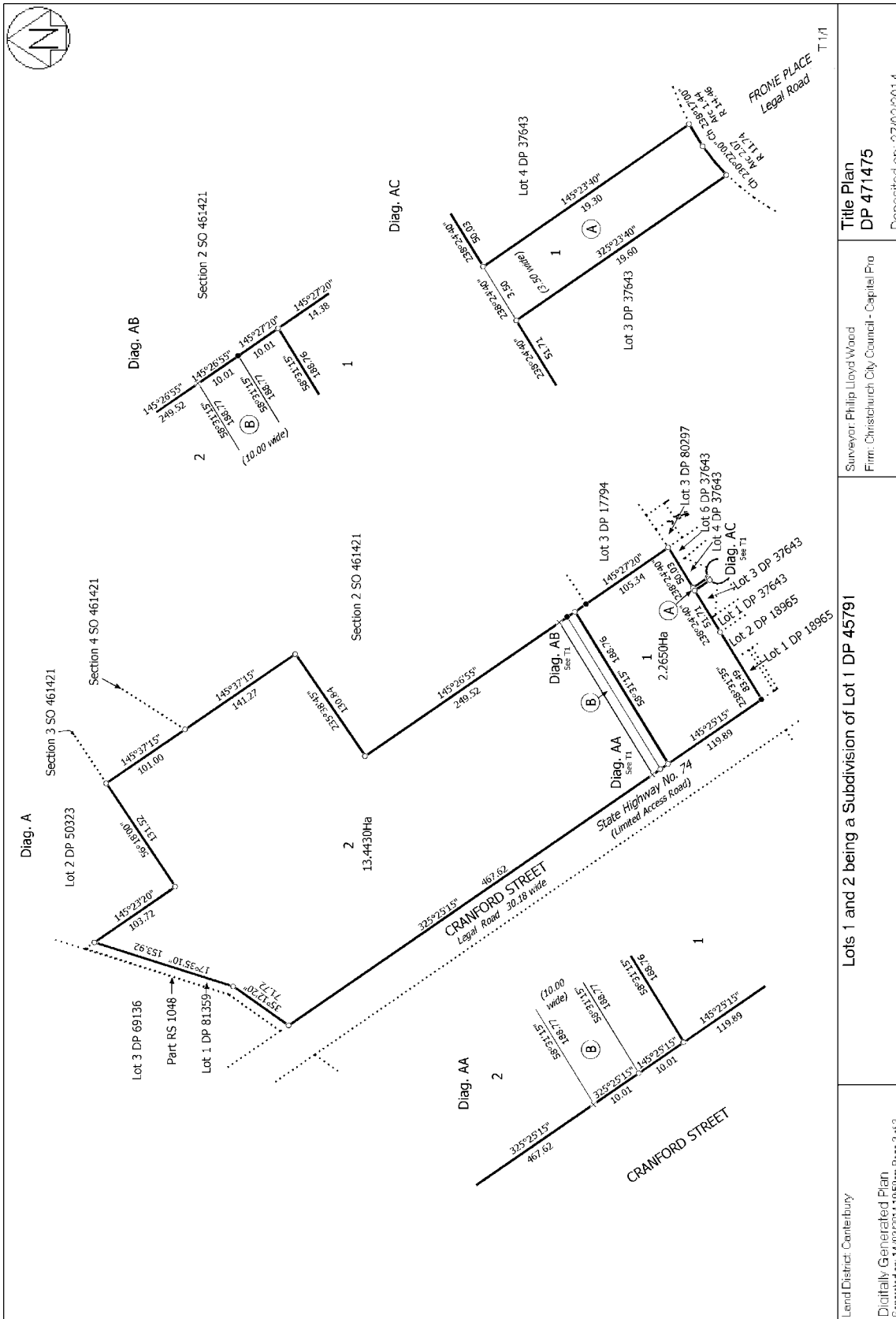
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Appurtenant hereto is a right to drain water created by Easement Instrument 11182266.2 - 7.2.2019 at 2:56 pm

12640066.2 Mortgage to Bank of New Zealand - 22.12.2022 at 2:13 pm



Leind District: Canterbury
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Surveyor: Philip Lloyd Wood
 Firm: Christchurch City Council - Capital Pro

Lots 1 and 2 being a Subdivision of Lot 1 DP 45791

Title Plan
 DP 471475
 Deposited on: 27/02/2014



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UNDER LAND TRANSFER ACT 2017
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 R.W. Muir
 Registrar-General
 of Land

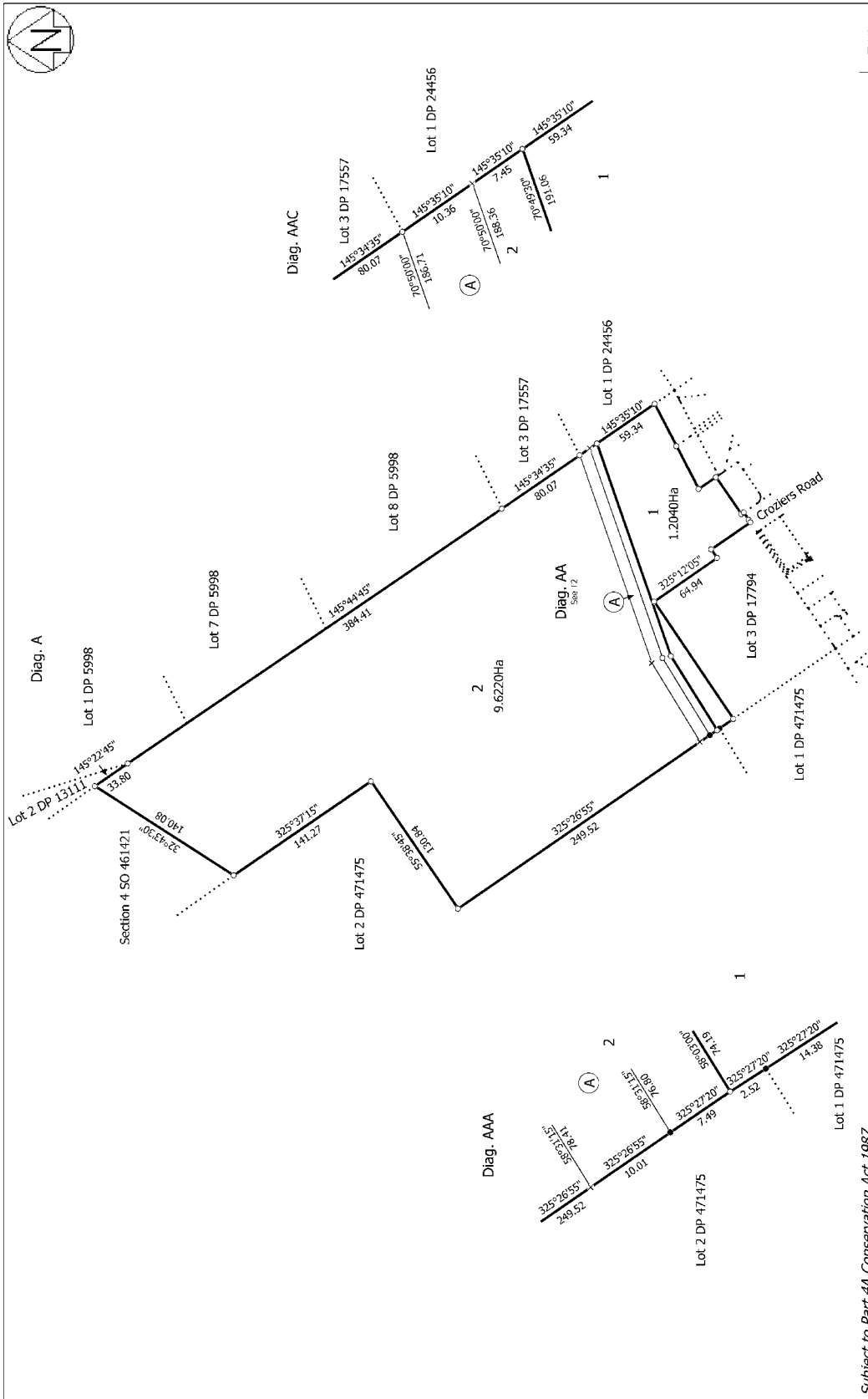
Identifier **714031**
Land Registration District **Canterbury**
Date Issued 18 November 2015

Prior References
 626414

Estate Fee Simple
Area 2.5015 hectares more or less
Legal Description Lot 1 Deposited Plan 491986 and Lot 3
 Deposited Plan 17794

Registered Owners
 Roger Joseph Crozier and Lynn Tasman Crozier

Interests
 Subject to Part IVA Conservation Act 1987 (affects Lot 1 DP 491986)
 Subject to Section 11 Crown Minerals Act 1991(affects Lot 1 DP 491986)
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Subject to Part 4A Conservation Act 1987

Land District: Canterbury

Digitally Generated Plan

Generated on: 15/10/2015 10:56am Page 3 of 4

Lots 1 and 2 being a Subdivision of Sec 2 SO 461421.

Surveyor: Philip Lloyd Wood
Firm: Christchurch City Council - Capital Prc

Title Plan
LT 491986
Approved on: 15/10/2015

T 1/2

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

Submitter Details

Submission Date: 10/05/2023

First name: Harrison **Last name:** McEvoy

Preferred method of contact Email

Postal address: Flat 1, 131B McFaddens

Road

Suburb: St Albans

City: Christchurch

Country: New Zealand

Postcode: 8052

Email: harrisonmcevoy@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 12.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 12.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 12.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 12.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Tales **Last name:** Azevedo Alves

Preferred method of contact Email

Postal address: 314 Halswell Junction Road

Suburb: Halswell

City: Christchurch

Country: New Zealand

Postcode: 8025

Email: talestosco@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 13.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 13.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Ann **Last name:** Vanschevensteen

Preferred method of contact Email

Postal address: 52 Birdwood Avenue

Suburb: Beckenham

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: annvanschevensteen@yahoo.co.nz

Daytime Phone:

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

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 14.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 14.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 14.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 14.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Most of the newly built high density housing built so far is not suitable for people living with disabilities/elderly. These are being built mainly by the private sector and therefore the CCC should legislate to make at least 50% of newly-built homes accessible / suitable

for people with disabilities, or people who cannot use stairs.

Furthermore, all new builds should have solar or wind power generators, grey water toilets and proper soundproofing. That would be properly building for the future

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Zachary **Last name:** Freiberg

Preferred method of contact Email

Postal address: Flat 4, 205 Colombo Street

Suburb: Sydenham

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: zachary.freiberg@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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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: 15.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 15.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 15.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 15.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Jessica **Last name:** Nimmo

Preferred method of contact Email

Postal address: 59 Spencer Street

Suburb: Addington

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: jnim003@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 16.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 16.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 16.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 16.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Alex **Last name:** McNeill

Preferred method of contact Email

Postal address: 30 Studholme Street

Suburb: Somerfield

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: ar.mcneill2@gmail.com

Daytime Phone:

I could not
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: 17.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 17.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 17.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 17.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Sarah **Last name:** Meikle

Preferred method of contact

Postal address: 11 Sumner Street

Suburb: Spreydon

City: Christchurch

Country: New Zealand

Postcode: 8024

Daytime Phone:

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

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 18.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 18.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 18.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

Depends entirely on what is meant by city centre, within 4 Avenues, then yes. Outside this no. Also I would be really peeved if I lost my North/NorthWest sun because of a 3-6 story development next door. Also majority of people including first home buyers want stand alone housing, survey after survey has shown this. They don't want to spend hundreds of thousands of dollars to share a wall. Exact quote by multiple respondents in a recent survey. Unless housing costs come down, housing will never be affordable, so saying high density is the only way for housing to be affordable is wrong.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: James **Last name:** Carr

Preferred method of contact Email

Postal address: 58 Puriri Street

Suburb: Riccarton

City: Christchurch

Country: New Zealand

Postcode: 8041

Email: carrjm@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 19.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 19.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 19.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 19.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: James **Last name:** Carr

Preferred method of contact Email

Postal address: 137 MacKenzie Avenue

Suburb: Woolston

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: james@whimbrel.co.nz

Daytime Phone: 027 225 8277

I could

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 19.5

Support

Oppose

Seek Amendment

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

It might be worthwhile requiring new houses in areas at risk from sea level rise or increasing flood risk to be designed to be easily relocated (not necessarily in one piece). Again this is likely to require a wood foundation, but given that these areas typically have soft soils this would not be a bad thing.

My submission is that

A response to natural hazards and climate change is necessary, but this should not be an excuse to continue the status quo. If houses in flood prone areas were to be elevated somewhat (to minimise damage from smaller flooding events), the use of wood instead of concrete for foundations would again also significantly reduce carbon emissions. Two stories could help protect from tsunami damage, though I note that a typical New Zealand house would probably not survive the impact of a significant rush of water. Videos from tsunamis elsewhere show light timber buildings crumpling or being swept away, and as an engineer I have no reason to think buildings here would behave any differently. There is also the issue of accessibility, and the idea of creating entire suburbs that are not wheelchair accessible is problematic.

Original Submitter:**Original Point:****Points:** 19.6

- Support
- Oppose
- Seek Amendment

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

A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.

My submission is that

The presence of heritage areas is a good thing, and the areas chosen are not bad, but keeping the current height limits and recession planes in these areas does not make sense. The current regime of height limits and recession planes dictating built form in New Zealand suburbia has its origins in the Town and Country Planning Acts of 1953 and 1977, with further tightening up with the introduction of the Resource Management Act, long after our best loved heritage houses were built. Our heritage houses from the earlier 20th century and late 19th century typically do not comply with recession plane rules, and if they have a full second storey they rarely comply with the current height limits either.

Older New Zealand house types are often tall, usually significantly taller than their modern counterparts. While a one and a half storey Victorian cottage on level ground might be only about 7 metres tall, a single storey Victorian villa is rarely much less than that and may well exceed 8 metres. A two storey Victorian house, with its fretwork verandas, ornate barge boards and stained glass is never much less than 11 metres tall, and if it has an attic and a turret may well reach 14 metres or so. The slightly later two storey Arts and Crafts style houses of the 1910s to 1930s, with their wood shingled gables and leadlight casement windows are never much less than 9 metres tall, and frequently exceed 10 or 11 metres. Sympathetically altering these houses is usually made more difficult because they already breach recession planes and height limits, and it is frequently impossible to get permission to design extensions that are in proportion with the existing building. I have found trying to design new two storey houses in these heritage styles is also very difficult for the same reason, as it is usually impossible to get the proportions right within the permitted heights and recession plane angles, rules which were introduced long after these houses had gone out of fashion.

Many of the heritage areas identified, such as Chester Street East, Heaton Street and Macmillan Avenue are defined by large two (or even three) storey houses, again typically Victorian or in the New Zealand Arts and Crafts style. These houses almost all breach the height limits and recession planes set out for the location, making sympathetic alterations to these buildings, or the replacement of non-heritage buildings in these areas with buildings that better fit the character of the street very difficult under the current rules. As it turns out these same houses barely breach the MDRS height limits and recession planes at all, though they tend not to come close to the site coverage limits (except perhaps in Lyttelton).

Original Submitter:
Original Point:

Points: 19.7

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

In the Central City zone the height limits appear to be hard numbers. This does not allow for spires, domes, sculptural caphouses or other architectural features that add visual interest to the skyline without adding bulk or significant shading. If these are not allowed for, then they must come out of the total height of the building, and this of course will actively discourage such things. I would enjoy seeing a more intricate and fun skyline in our city, and I think other people would too.

A minimum lot size of 500 square metres in the Central City Mixed Use Zone is big and is likely to discourage smaller developers from creating more interesting smaller buildings. For example, I have been working with a developer on a proposal for a rather loud building on a 250 square metre site on High Street, with a retail ground floor and perhaps five stories of apartments above. There is no good reason why such things should be discouraged. This is probably getting close to the lower size limit for a medium rise building with a single stair and lift to be economic, but it still seems to be viable, and a smaller building is a smaller financial commitment (and risk) if the developer wants to do something more daring architecturally or conceptually.

I also think much smaller downtown buildings need to be an option, say two to four storeys on a footprint of say 150 square metres or less, especially for smaller businesses with specific needs, people wanting to live above their workplace, and people wanting to live at the centre of things but in their own house. These exist overseas and used to exist here too.

I would like to see an Urban Residential zoning, allowing small sections (maybe as small as 120 square metres) with up to say 70% site coverage, with buildings allowed full height lot-line to lot-line and potentially fronting right onto the street boundary. These might be anything from entirely residential to say 60% commercial but associated with the attached dwelling, and maybe perhaps include up to say three dwelling units. These could appeal to artists living in and around their gallery and studio space, cafés and specialty shops where the owner (and family live above and in the courtyard behind), as well as professionals with their consulting rooms incorporated into the house. This kind of zoning could also exist around blocks of shops and smaller centres, and maybe in places like Lyttelton. If a zoning that allows very high urban style density could be labelled as residential then such properties might also be eligible for residential lending, which is significantly more affordable than commercial finance, and therefore available to a much wider range of homeowners.

Original Submitter:
Original Point:

Points: 19.8

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

The new height limits and recession planes are still a considerable improvement over the current rules, it is still a watering-down of the MDRS. Recession planes have a greater effect on built form than height limits, and starting the recession planes from a lower point makes simple two storey houses less practicable. Having the upper levels step back is something we are used to here, but it makes for more complex and expensive construction. Fixed height limits (rather than say a limited number of stories) do tend to encourage developers to cram in more stories with lower ceilings though.

The increased recession planes in the MDRS do improve equity, making more efficient land use achievable to individual homeowners and not just developers, and by allowing greater height people are better enabled to utilise all-wood

foundations and other lower embodied energy construction techniques.

It would be good to have a limit on hard site coverage (and enforce it). It looks like the hard site coverage rule effectively allows up to 80% to be sealed, which is far too much, and there are suburban sections in this city which are almost entirely paved. If we want greenery we are probably going to have to cut back on how much paved area we allow. Hard surface affects runoff too, maybe more than say 20% impervious paving might attract higher rates.

20% glazing on the street front of a building is rather more than you might think, and on a south or west facing wall (especially in a well-insulated dwelling) is likely to be too much, making compliance with E2 of the NZBC or Passive House standards difficult or impossible. 10% might be a better minimum, but a better (if more vague) rule might be a requirement for a visual connection to the street, including not less than say two human-scaled windows (that at least look like someone might look out of them) per fifty square metres of wall, and a degree of articulation or texture scaled to be appreciated by people passing by on foot. Of course, it should be noted that smaller windows can have a lot more presence if they have some detail within or surrounding and drawing attention to them.

Original Submitter:

Original Point:

Points: 19.9

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

Trees - especially big street trees are really important, especially for energy savings, mental health and also for encouraging active transport modes.

Attached Documents

File
James Carr - submission on Plan Change 14

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

My comments on the draft Housing and Business Choice Plan Change from May 2022 still apply, but I submit the following

1. Height Limits and recession planes. While this is still a considerable improvement over the current rules, it is still a watering-down of the MDRS. Recession planes have a greater effect on built form than height limits, and starting the recession planes from a lower point makes simple two storey houses less practicable. Having the upper levels step back is something we are used to here, but it makes for more complex and expensive construction. Fixed height limits (rather than say a limited number of stories) do tend to encourage developers to cram in more stories with lower ceilings though.
2. The increased recession planes in the MDRS do improve equity, making more efficient land use achievable to individual homeowners and not just developers, and by allowing greater height people are better enabled to utilise all-wood foundations and other lower embodied energy construction techniques.
3. It would be good to have a limit on hard site coverage (and enforce it). It looks like the hard site coverage rule effectively allows up to 80% to be sealed, which is far too much, and there are suburban sections in this city which are almost entirely paved. If we want greenery we are probably going to have to cut back on how much paved area we allow. Hard surface affects runoff too, maybe more than say 20% impervious paving might attract higher rates.
4. 20% glazing on the street front of a building is rather more than you might think, and on a south or west facing wall (especially in a well-insulated dwelling) is likely to be too much, making compliance with E2 of the NZBC or Passive House standards difficult or impossible. 10% might be a better minimum, but a better (if more vague) rule might be a requirement for a visual connection to the street, including not less than say two human-scaled windows (that at least look like someone might look out of them) per fifty square metres of wall, and a degree of articulation or texture scaled to be appreciated by people passing by on foot. Of course, it should be noted that smaller windows can have a lot more presence if they have some detail within or



Figure 1 - House in Strowan with about 20% glazing to the front wall

surrounding and drawing attention to them. Figure 1 shows a house in Strowan with about 20% glazing on the front wall (including mullions and casements). Figure 2 shows a house in Christchurch Central with only about 12% glazing



Figure 2 - House in Christchurch Central with about 12% glazing to the front wall



Figure 3 - House in Lærdalsøyri (Norway) with about 20% glazing to the front wall



Figure 4 - House in Lærdalsøyri with about 10% glazing to the front wall (including projected area of roof)

on the street frontage, but which nonetheless maintains a strong visual connection to the street. Figure 3 shows a house in Lærdalsøyri in Norway. This one has about 20% windows on the front wall, but does not appear significantly more open than the house in figure 1. Figure 4 shows another house in Lærdalsøyri. If the projected area of the roof is included in the area of the front elevation glazing makes up only 10% of its frontage, though it appears more open than the house in figure 3. Figure 5 is a picture of Fourmerkland tower in Scotland (photograph by Arjayempee on Flickr). This frontage has only about 4% glazing, but still presents eyes on the street (or would if it actually faced a street) and has plenty of visual interest. In this case the texture of the stonework adds a lot to its appeal, and the windows, while small, are human scaled, positioned such that it looks as if the occupants might look out from them, and have glazing bars which further add interest, and make the windows look like more than just a hole in the wall. Smaller windows can have a lot more presence if they have some detail surrounding and drawing attention to them (as do



Figure 5 - Fourmerkland Tower (Scotland) with about 4% glazing to the front wall (Picture by Arjayempee on Flickr)

the windows in most of our heritage buildings), just as less articulation will de-emphasise them. This is probably why 20% glazing when it is all one vertical strip of floor to ceiling window on an otherwise blank façade can result in a building looking very closed and unwelcoming, while less than 15% glass in the form of individual clear glass windows with mullions and/or glazing bars and/or detailed surrounds spread evenly over a strongly articulated frontage can look quite open and cheerful.

5. In the Central City zone the height limits appear to be hard numbers. This does not allow for spires, domes, sculptural caphouses or other architectural features that add visual interest to the skyline without adding bulk or significant shading. If these are not allowed for, then they must come out of the total height of the building, and this of course will actively discourage such things. I would enjoy seeing a more intricate and fun skyline in our city, and I think other people would too.
6. A minimum lot size of 500 square metres in the Central City Mixed Use Zone is big and is likely to discourage smaller developers from creating more interesting smaller buildings. For example, I have been working with a developer on a proposal for a rather loud building on a 250 square metre site on High Street, with a retail ground floor and perhaps five stories of apartments above. There is no good reason why such things should be discouraged. This is probably getting close to the lower size limit for a medium rise building with a single stair and lift to be economic, but it still seems to be viable, and a smaller building is a smaller financial commitment (and risk) if the developer wants to do something more daring architecturally or conceptually.
7. I also think much smaller downtown buildings need to be an option, say two to four storeys on a footprint of say 150 square metres or less, especially for smaller businesses with specific needs, people wanting to live above their workplace, and people wanting to live at the centre of things but in their own house. These exist overseas and used to exist here too.
8. I would like to see an Urban Residential zoning, allowing small sections (maybe as small as 120 square metres) with up to say 70% site coverage, with buildings allowed full height lot-line to lot-line and potentially fronting right onto the street boundary. These might be anything from entirely residential to say 60% commercial but associated with the attached dwelling, and maybe perhaps include up to say three dwelling units. These could appeal to artists living in and around their gallery and studio space, cafés and specialty shops where the owner (and family live above and in the courtyard behind), as well as professionals with their consulting rooms incorporated into the house. This kind of zoning could also exist around blocks of shops and smaller centres, and maybe in places like Lyttelton. If a zoning that allows

very high urban style density could be labelled as residential then such properties might also be eligible for residential lending, which is significantly more affordable than commercial finance, and therefore available to a much wider range of homeowners.

Qualifying Matters

1. Areas with limited access to public transport are ruled out for intensification, though arguably it would make more sense to improve public transport in many of these areas, rather than condemn them to a future of car-dependant low density. For example much of Mount Pleasant is on an existing bus route, and would only really need an improvement in frequency. Lyttelton has historically been quite self-contained, and already has its own walkable town centre. Within living memory it was served by a frequent train service and could be again. I understand many Lyttelton residents use the weekend market instead of a supermarket, and a great many of them work close to where they live anyway. In addition to this, many of the older buildings and houses that defined the character of the place could never have been built under the current height limits and recession planes, and the same applies to many of the older houses in other hill suburbs. The current relatively low height limits and sunlight access planes make building on hill sites much more difficult, expensive and resource intensive than they might otherwise be. The current rules encourage designers to sink houses into the hillside to fit large enough floor plates under the height limits, necessitating large excavations, massive concrete foundations and high retaining walls incorporated into the buildings. The carbon footprint of this is considerable as is the expense. The lower height limits of course reduce the number of stories that can be built, demanding more site coverage for a given size of house. Older hill houses tend to be light timber framed buildings on timber piles or pole foundations. Their carbon footprint is much less, as is their cost, but they are inevitably taller and almost invariably breach height limits and recession planes.
2. The MDRS rules on the other hand would permit taller houses, allowing more sustainable timber foundations with less excavation, and taller houses enabling reduced site coverage. A better approach to the areas with reduced public transport access might be to apply the MDRS height limits and recession planes, but then significantly reduce the allowable site coverage. This would have benefits for tree cover and biodiversity, as well as reduced carbon emissions, and if done carefully could permit easily increasing density around existing buildings if public transport could later be improved.
3. A response to natural hazards and climate change is necessary, but this should not be an excuse to continue the status quo. If houses in flood prone areas were to be elevated somewhat (to minimise damage from smaller flooding events), the use of wood instead of concrete for foundations would again also significantly reduce carbon emissions. Two stories could help protect from tsunami damage, though I note that a typical New Zealand house would probably not survive the impact of a significant rush of water. Videos from tsunamis elsewhere show light timber buildings crumpling or being swept away, and as an engineer I have no reason to think buildings here would behave any differently. There is also the issue of

accessibility, and the idea of creating entire suburbs that are not wheelchair accessible is problematic. That said, it might be worthwhile requiring new houses in areas at risk from sea level rise or increasing flood risk to be designed to be easily relocated (not necessarily in one piece). Again this is likely to require a wood foundation, but given that these areas typically have soft soils this would not be a bad thing.

4. The presence of heritage areas is a good thing, and the areas chosen are not bad, but keeping the current height limits and recession planes in these areas does not make sense. The current regime of height limits and recession planes dictating built form in New Zealand suburbia has its origins in the Town and Country Planning Acts of 1953 and 1977, with further tightening up with the introduction of the Resource Management Act, long after our best loved heritage houses were built. Our heritage houses from the earlier 20th century and late 19th century typically do not comply with recession plane rules, and if they have a full second storey they rarely comply with the current height limits either.
5. Older New Zealand house types are often tall, usually significantly taller than their modern counterparts. While a one and a half storey Victorian cottage on level ground might be only about 7 metres tall, a single storey Victorian villa is rarely much less than that and may well exceed 8 metres. A two storey Victorian house, with its fretwork verandas, ornate barge boards and stained glass is never much less than 11 metres tall, and if it has an attic and a turret may well reach 14 metres or so. The slightly later two storey Arts and Crafts style houses of the 1910s to 1930s, with their wood shingled gables and leadlight casement windows are never much less than 9 metres tall, and frequently exceed 10 or 11 metres. Sympathetically altering these houses is usually made more difficult because they already breach recession planes and height limits, and it is frequently impossible to get permission to design extensions that are in proportion with the existing building. I have found trying to design new two storey houses in these heritage styles is also very difficult for the same reason, as it is usually impossible to get the proportions right within the permitted heights and recession plane angles, rules which were introduced long after these houses had gone out of fashion.
6. Many of the heritage areas identified, such as Chester Street East, Heaton Street and Macmillan Avenue are defined by large two (or even three) storey houses, again typically Victorian or in the New Zealand Arts and Crafts style. These houses almost all breach the height limits and recession planes set out for the location, making sympathetic alterations to these buildings, or the replacement of non-heritage buildings in these areas with buildings that better fit the character of the street very difficult under the current rules. As it turns out these same houses barely breach the MDRS height limits and recession planes at all, though they tend not to come close to the site coverage limits (except perhaps in Lyttelton). Again a better solution here might be to adopt the MDRS rules in these heritage areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
7. Trees are very important. If the 20% tree coverage refers to mature canopy then it probably really isn't enough. The city is losing tree cover, exacerbated by developers and landlords who don't want the expense of working around or caring for large trees, and by height limits and recession planes putting pressure on site coverage. I

suspect that allowing taller houses with few other controls might actually lead to more tree planting to block views from overlooking neighbours.

8. A large part of the solution needs to be planting more street trees and allowing them to grow big. Leaving tree planting to individual property owners is unlikely to see any increase in the number of large trees, especially if property owners are still expected to bear all the costs and liabilities incurred by owning them. Indeed it may be worthwhile to encourage to the owners of very large landmark trees to keep them, perhaps with rates relief for as long as the tree remains in good health. Like libraries and stormwater urban trees are arguably most reliably provided as a public service. Planting big street trees has enormous amenity and energy efficiency benefits (providing shading, reducing the urban heat island effect, and making active transport much more pleasant) and there is plenty of evidence that they are well worth the cost in leaf clearing, line maintenance and root damage to paving and utilities.
9. The qualifying matter of sunlight access sounds a bit like special pleading. At 43.5 degrees south Christchurch has much the same sun-angles as Bilbao in Spain or Florence in Italy, both cities with taller, more densely packed houses than Christchurch, even under the MDRS rules. By comparison, Tromso in Norway is a town with three to five storey buildings and two to three storey houses generally fairly close together. It is quite a nice place. At 69.6 degrees north, it has the same sun angles as much of mainland Antarctica.
10. Dwellings probably shouldn't be dependant on narrow side yards for most of their daylight, and dwellings subject to extra shade (such as lower levels in higher density areas and on shaded hillsides) might warrant needing extra insulation, just as houses close to motorways and airports need extra soundproofing.

Overall I think the plan is still a positive thing, but it can be made better.

James Carr

Structural Engineer - Architectural Designer

www.whimbrel.co.nz

027 225 8277



Whimbrel Structural Engineering & Architecture

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

Submitter Details

Submission Date: 10/05/2023

First name: Amelie **Last name:** Harris

Preferred method of contact Email

Postal address: 1257 Leeston Dunsandel

Road

Suburb:

City: Dunsandel

Country: New Zealand

Postcode: 7682

Email: amh1257@gmail.com

Daytime Phone:

I could not

Gain an advantage in trade competition through this submission

I am not

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

a. adversely affects the environment, and

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 20.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 20.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 20.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 20.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Thomas **Last name:** Garner

Preferred method of contact Email

Postal address: 118 Broadlands Drive

Suburb:

City: Rolleston

Country: New Zealand

Postcode: 7615

Email: tdgzuk2@gmail.com

Daytime Phone:

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

I am not
directly affected by an effect of the subject matter of the submission that :
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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: 21.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 21.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 21.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 21.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

I, as a resident of Rolleston and Christchurch and user of many Christchurch public services and a ratepayer, implore the CCC to truly think about what is valuable to them. Older residents/voters who are the main people opposing this who are old and will, honestly, not be around to see the full changes of this in the future. OR do they value younger voters/residents who will have to live in the future CHCH and who the majority of which support this intensification and public transport improvement. We have seen examples around the world that the American model of car dependency and endless suburbs is not healthy or manageable for larger populations. Intensification and better public transport and the only realistic options in future. Thank you.

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: Lisa **Last name:** Smailes

Preferred method of contact Email

Postal address: 69 Rose Street

Suburb: Somerfield

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: lisa_smailes@yahoo.co.uk

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 22.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:**Original Point:****Points:** 22.2

- Support
- Oppose
- Seek Amendment

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

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

Original Submitter:**Original Point:****Points:** 22.3

- Support
- Oppose
- Seek Amendment

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

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

Original Submitter:**Original Point:****Points:** 22.4

- Support
- Oppose
- Seek Amendment

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

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Adam **Last name:** Currie

Preferred method of contact Email

Postal address: 1 Main Road

Suburb: Redcliffs

City: Christchurch

Country: New Zealand

Postcode: 8081

Email: adam@350.org.nz

Daytime Phone:

I could not
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: 23.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 23.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 23.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 23.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

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

Let's build a city for people, not old houses. Let's also increase tree density in the poorerst areas of our city.

My submission is that

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

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Daniel **Last name:** Tredinnick

Preferred method of contact Email

Postal address: 44 Burlington Street

Suburb: Sydenham

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: pizza4us49@hotmail.com

Daytime Phone:

I could not
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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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: 24.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 24.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 24.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 24.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Gideon **Last name:** Hodge

Preferred method of contact Email

Postal address: 5 William Street

Suburb:

City: Lincoln

Country: New Zealand

Postcode: 7608

Email: hodgegideon05@gmail.com

Daytime Phone:

I could not
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 :
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.

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 25.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 25.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 25.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 25.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Philippa **Last name:** Wadsworth

Preferred method of contact Email

Postal address: 71 Abberley Crescent

Suburb: St Albans

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: pkandng@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 26.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 26.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

My submission is that

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

Original Submitter:

Original Point:

Points: 26.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

With an older and aging population, it is essential that any housing be build with a bedroom and bathroom on the ground floor. Many older people are unable to climb stairs and will not be able to live in the type of units being built. This is necessary in near commercial centres so the older people can access shops without walking too far.

In areas where housing is limited to 350m2, such as in Abberley Cres, it is better to allow 4 single story developments where everyone has a little land than two 3 or 4 story developments, where two or three people may live in each. This allows more people too live on the same section, allows some outside area, does not block out the sun from high units and allows each unit to socialise with the neighbours. 13 Abberley Cres is a good example of attractive, single story housing that houses four 'families'.

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: Kaden **Last name:** Adlington

Preferred method of contact Email

Postal address: 41 Garvins Road

Suburb: Hornby

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: kadenadlington@icloud.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 27.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 27.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 27.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 27.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Kelsey **Last name:** Clousgon

Preferred method of contact Email

Postal address: 53 William Brittan Avenue

Suburb: Halswell

City: Christchurch

Country: New Zealand

Postcode: 8025

Email: lesleyclouston@xtra.co.nz

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 28.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 28.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 28.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

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: Leslie **Last name:** Clousgon

Preferred method of contact Email

Postal address: 53 William Brittan Avenue

Suburb:

City:

Country: New Zealand

Postcode: 8025

Email: lesleyclouston@xtra.co.nz

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Attached Documents

File
Lesley

Robson, Gina

From: Generation Zero <noreply@123formbuilder.com>
Sent: Tuesday, 2 May 2023 10:53 am
To: Engagement
Subject: CCC District Plan Changes (PC14) - Generation Zero Quick Submit / 531

This is a submission on the proposed Christchurch District Plan changes via the Generation Zero quick submission form. The feedback below is on PC14.

Form Summary

1. First / Last name	Lesley Clousgon
2. Email address	lesleyclouston@xtra.co.nz
3. Postal Address	53 William Brittan Avenue Halswell Christchurch 8025
4. Trade competition/adverse effects:	Option 1: I could not gain in trade competition through this submission
5. Answer if you selected option 2 above:	Are you directly affected by a possible effect of this plan change in a way that it: a. adversely affects the environment, and b. does not relate to the trade competition or the effects of trade competitions
Chapter 6 - Tree Canopy Cover and Financial Contributions	<p>The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.</p> <p>I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions,</p>

Form Summary

providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

Chapter 14 - Low Public Transport Accessibility Area Qualifying Matter

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

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

Chapter 14 - Sunlight Access Qualifying Matter

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

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

Chapter 14 - High-Density Residential Zone

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

Any other comments?

The message has been sent from 125.239.22.15 nz at 2023-05-02 on Chrome 112.0.0.0

Entry ID: 62

Referrer: (no referrer)

Form Host: <https://form.123formbuilder.com/6423130/ccc-district-plan-changes-pc14-generation-zero>

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

Submitter Details

Submission Date: 10/05/2023

First name: Daniel **Last name:** Carter

Preferred method of contact Email

Postal address: 1 Dulcie Place

Suburb: Harewood

City: Christchurch

Country: New Zealand

Postcode: 8051

Email: danjcarter10@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 29.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 29.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 29.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 29.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Chris **Last name:** Wilison

Preferred method of contact Email

Postal address: 19 Helmores Lane

Suburb: Merivale

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: Chris@chriswilson.kiwi

Daytime Phone: 0274322727

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 30.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

See the submersion attached.

1. Zoning of our property as High Density Residential.
2. The absence for any recognition in PC14 for the Character of the area as historically acknowledge and set out in Special Amenity Area 8 of the Previous City Plan. See the submersion attached.

Attached Documents

File
710_Submission on PC 14_C Wilson_FINAL

SUBMISSION ON CHRISTCHURCH DISTRICT PLAN

PLAN CHANGE NO 14

SUBMITTER DETAILS:

FULL NAME(S): CHRIS WILSON

 19 HELMORES LANE

 EMAIL: CHRIS@CHRISWILSON.KIWI

 PHONE: +64 0274 322 727

Trade Competition:

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

The specific proposals that my submission relates to are:

- (i) Zoning of our property as High Density Residential
- (ii) The absence of any recognition in PC 14 for the Character of the area as historically acknowledged and set out in Special Amenity Area 8 of the Previous City Plan.

Our submission is that:

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

2. It is accepted that the Area has been subject to some residential re-development over the years, especially since the Canterbury earthquakes, nevertheless it has retained a sense of character and coherence that, we consider, is somewhat unique. It has a relationship to the Avon River and to the parklands beyond, which are part of, and provide a link to the rest of, Hagley Park. It has remained an enclave of relatively spacious residential dwellings that has also enabled the retention of many trees (including significant specimen trees) both within the streetscape and within private properties. The special character comes from;
- Hagley Park,
 - Millbrook Reserve and walkways,
 - The trees on Harper Avenue,
 - The Avon River,
 - The street character and trees,
 - The elements of heritage still remaining post-earthquake including the two identified dwellings,
 - the now pedestrian bridge on Helmores Lane, and
 - the predominance and retention of larger dwellings on substantial sites reflecting the historical character of this area of Christchurch.

This was an area where the lower residential site density was identified as a fundamental part of the character area (SAM8) and this has been reflected in the redevelopment and rebuild of the area. To quote the SAM 8 Descriptor;

“The most noteworthy elements of the area that help create the high level of amenity are the mature trees, well-vegetated front boundaries and large sections. These elements create an area that gives a sense of spaciousness, which is heightened by the glimpses of housing through the vegetation and behind fencing.”

The special qualities of this area that the submitter seeks to be retained were also set out in SAM 8 being:

- **“Road Setback**
Road setback is the distance that a building must be set back from the front boundary.
- **Residential Site Density**
SAM 8 has a Residential Site Density of 500m², 50m² greater than the standard Living 1 zone. The purpose of the decreased density is to retain the feeling of spaciousness and the level of vegetation coverage in the area.
- **Outdoor Living Area**
The outdoor living requirements is 100m², as opposed to 90m² which is the standard for the Living 1 zone. The purpose of the higher requirement is to preserve larger amounts of open space surrounding the houses, that is traditional in this area.”

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

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

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

We seek the following decision from the Council:

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

I/We wish to speak in support of our submission.

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

Dated: 8 May 2023

Signed:

A handwritten signature in black ink, appearing to read 'Kim McCracken', written over a horizontal line.

Kim McCracken (as agent)

ATTACHMENT: PC14 – RESIDENTIAL CHARACTER OVERLAY RULES (PROPOSED)

PC14 – RESIDENTIAL CHARACTER OVERLAY RULES (PROPOSED)

CCC Summary of Proposed Changes

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

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

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

Proposed Rules (Medium Density Residential Zone)

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

Restricted Discretionary	<p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</p> <p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p> <p>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</p> <p>iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height;</p> <p>iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p> <p>c. Activities that do not meet Built Form standard 14.5.3.2.6.</p> <p>d. Any application arising from this rule shall not be limited or publicly notified.</p>	
	Building height controls (dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed)	In most places, 11 metres
	<p>Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow.</p> <p>If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>	

Proposed Subdivision Rules

	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay
	<p>Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.</p> <p>In High Density Zone – 400m².</p>	<p>400m² proposed for the Medium Density Residential Zone or 300m² proposed for the High Density Residential Zone</p>

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

Submitter Details

Submission Date: 10/05/2023

First name: Claire **Last name:** Cox

Preferred method of contact Email

Postal address: 30 Maffey's Road

Suburb: Mount Pleasant

City: Christchurch

Country: New Zealand

Postcode: 8081

Email: claireinnz@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 31.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 31.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 31.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 31.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Albert **Last name:** Nisbet

Preferred method of contact Email

Postal address: Flat 2, 164 Fitzgerald

Avenue

Suburb: Christchurch Central

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: albert@albert.nz

Daytime Phone:

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

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

Note to person making submission:

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

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

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 32.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 32.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 32.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 32.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Car dependence will be one of the biggest regrets of this century. Let's look towards the future now and develop high density housing in the right way, with quality housing, lots of greenery, and quality 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: Frederick **Last name:** Markwell

Preferred method of contact Email

Postal address: 35 Suva Street

Suburb: Upper Riccarton

City: Christchurch

Country: New Zealand

Postcode: 8041

Email: freddy.markwell@gmail.com

Daytime Phone:

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

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 33.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 33.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 33.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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My submission is that

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

Original Submitter:
Original Point:

Points: 33.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Donna **Last name:** Barber

Preferred method of contact Email

Postal address: 79 St Martins Road

Suburb: Saint Martins

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: dybarber@gmail.com

Daytime Phone:

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

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

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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: 34.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 34.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 34.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 34.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: PRUDENCE **Last name:** MORRALL

Preferred method of contact Email

Postal address: 17 Therese Street

Suburb: Spreydon

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: pru@goodgirls.co.nz

Daytime Phone: 0275155337

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 35.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

TO CEASE AND DESIST CHAPTER 14 FOR THERESE STREET AND ITS OCCUPANTS.

GO ELSEWHERE.

My submission is that

Christchurch as a whole has lost so much already.

And given your proposed residential changes to Therese Street I am appalled that you have further destruction in mind. By your own admission three storeys would leave one without sun for five months of the year, four well we would all live in darkness all year round rather like moles.

Therese Street has been an award winning street for some seventy eight years, and I am disgusted to believe that you as a council - (albeit not in the end your decision but rather those from on high)..frankly donot appear to care about those of us who wish to retain and maintain our homes to honour the era in which they were built.

My own home was built in 1945 , by Flight Lieutenant Allan Edwin Bothwell. (1J) Mr Bothwell returned from the war , and met June - they married, and he approached the State Advances with an art deco design...State Advances said No we will not give you a Returned Serviceman a loan as this house does not even have a roof! Mr Bothwell undeterred, purchased his section, and built a tandem garage - from this garage he worked day and night to build the house himself, with his own two hands and moved in with June to raise three children.

Allan Bothwell built a trailer and every week attended the gasworks on Moorhouse Ave and picked up coke. Returning to a rather barren Therese Street he got out his concrete mixer and built the entire home alone. Although he did enlist the assistance of Mark Butterick who performed the acid etching of the french doors within the home. (attach1G-1i)

I understand your being somewhat bored by my proposal to stop, halt , desist desecrating our street.

Given the latest apartments that are being built are beige boxes - showing little or no imagination.

Why oh why would any of us wish to reside beside a beige tower filled with previously motel dwellers.

Not only will this proposal to provide beige towers meet with crime, social unrest, drugs, and a lack of parking. I can see the supermarket trollies loitering in the gutters now.

All sense of community will be lost.

I have also attached the blueprints from your own office written in fountain pen on 15th March 1956.(1a)

This original document was given to me by the Bothwell family as they believed as the third owner of this divine home that I would honour not only the document but the vision Allan Bothwell had as he returned from the second world war.

Emotional yes, not willing to entertain a monstrosity beside my home - NO!

Attached Documents

File
doc12879620230510164130

The building for which this permit is issued is to be commenced within SIX months and completed within 7 months of date of this permit.

Building Permit

Christchurch City Council No 19322

OUTER AREA

Springton DISTRICT

City Engineer's Office

Valuation No. _____ Christchurch, 15th March 1956

To M A.E. Bothwell Occupation Owner

Address 17 Terrace St

In pursuance of your application for a permit to erect additions to dwelling at the above address

For Ref.

permission is hereby granted you to carry out the work as proposed in your application, and in accordance with the plans, particulars, and other documents submitted to me, such work to be subject at any time during progress to my inspection, and to be carried out in strict conformity with all requirements of the Christchurch By-law No. 25 and all other By-laws of the City for the time being in force and of all Acts of Parliament and regulations respectively affecting such work.

I solemnly declare the value of the building to be under £ 500 and agree to comply with all By-laws and Civic Regulations, it being expressly understood that the issuing of a permit does not relieve the applicant from complying with all said By-laws or Civic Regulations, though not called for in the specifications or shown on plans submitted.

Per [Signature] City Engineer

Signature A.E. Bothwell

FEE, **£** 2 : 10 : —

NO RECEIPT WITHOUT THE REGISTER-PRINTED FIGURES WILL BE RECOGNISED AS VALID

Receipt of the amount printed at the foot hereof is hereby acknowledged.
For the City Treasurer,

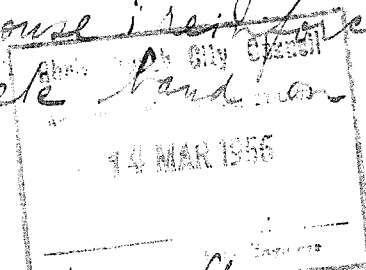
HN-15-36 44502 10-10-10-0 Cashier

Specification for addition of Bed-Sun Room
for A.E. Bothwell
17, Therese Street, Spraydon, Ch. Ch.

Foundations:- 6" thick foundation with 15" x 9"
footing reinforced with 2/5" ϕ M.S.

Walls:-

Built of 6" thick Vibrapac blocks,
cavities to be filled with concrete & reinforced
vertically with #4 M.S. rods. All vertical
openings concreted not less than 6" to bond
with blocks. Concrete band under 10 light
round window reinforced with 2/5" M.S.
rods. Concrete lintels above all openings;
depth to conform to height placement of
blocks.. Reinforced with 1/2" M.S. ϕ .
Concrete band to carry over existing porch to
junction with wall of house reinforced
with 2/5" M.S. ϕ . Concrete band on top of
parapet



Terrace:-

Concrete with Vibrapac floor the

Plaster Exterior:- 2 coats plaster with #

Finish to match existing. Snow cement colour coat.

Windows:- to match existing. - $3\frac{1}{4}$ " m.s. ϕ
bedded in concrete sill & lintel & fitting in
split rabbited mullion at equal spaces.

Floor Concrete piles at 4'6" centres. 4+3 HRP
sleeper joists. 5" x 2" I.R.P. joists 4" x 1" T & G flooring

Interior finish:- Walls battened with 3x1 RBA
and covered with Fibrous Plaster sheets also
ceiling architraves & skirting - to match
existing.

Ceiling joists:- 4" x 2" RBA at 1'6" centres.

Joist plate. Runner 6" x 1" R.B.A.

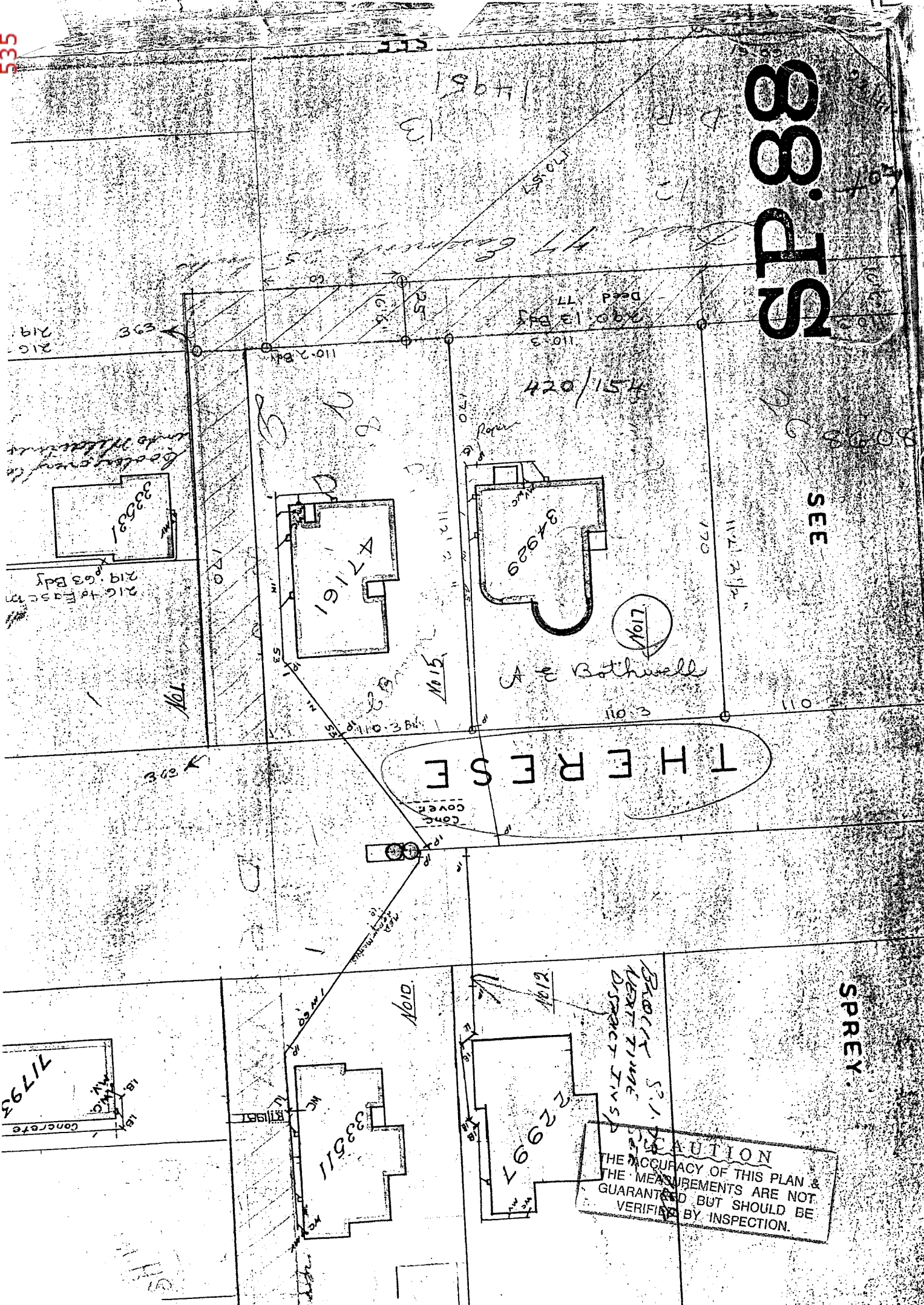
Rafters Roof flat with fall to Rain head
4" x 2" at 2'-0" centres 5/4" x 3" roof stiffeners
to be strutted to ceiling joist wall
plate. Roof to be decked with 4" x 1" seconds
T & G flooring. Three coats of 2 ply malthoid
with pebbles brushed into final coat.

Malthoid to be turned up parapet &
flushed with 4 lb lead.

Plumber:- 3" down pipe (copper) from rainhead to
connect with existing down pipe.

Paints To match existing.

88.72



Booster pump in
under Millwright
219.03 Bdy
219.03 Bdy
219.03 Bdy

420/154
Paper
34929
No. 15
A & E Bothwell
110.3

THE RESE

SEE

SPREY.

CAUTION
THE ACCURACY OF THIS PLAN &
THE MEASUREMENTS ARE NOT
GUARANTEED BUT SHOULD BE
VERIFIED BY INSPECTION.

BRADLEY
NEXT TIME
DISPATCH IVS

71793
Concrete

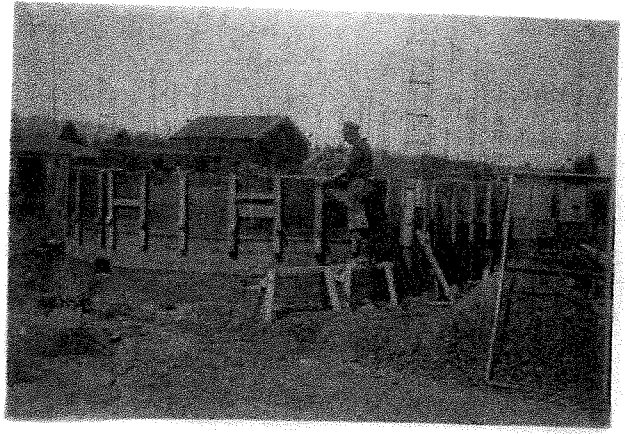
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MC

22997
MC

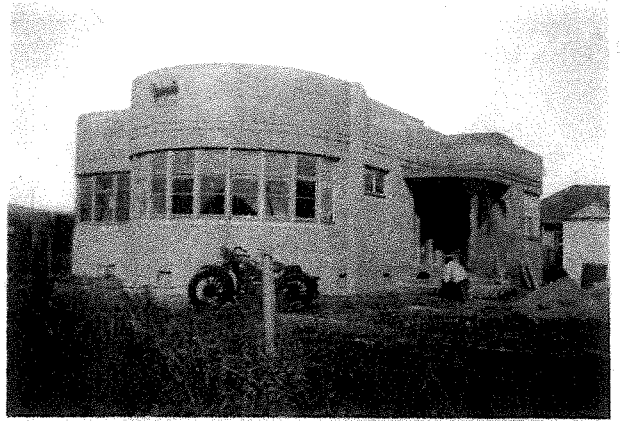
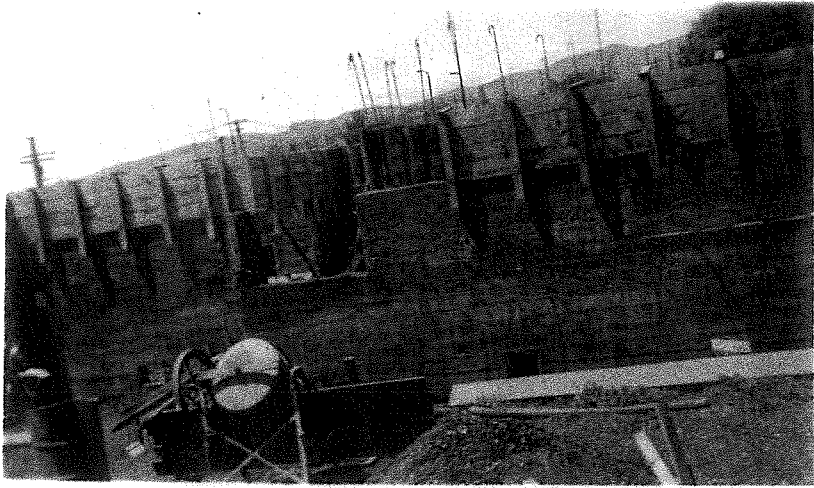
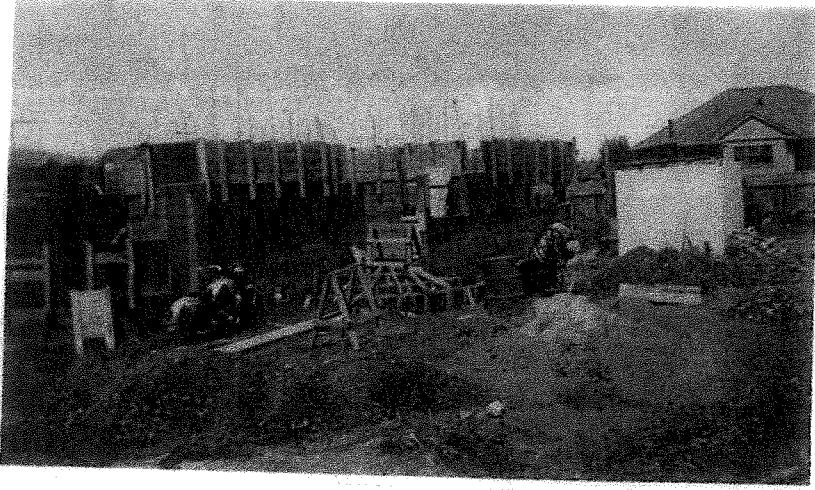
110.3
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110.3

535

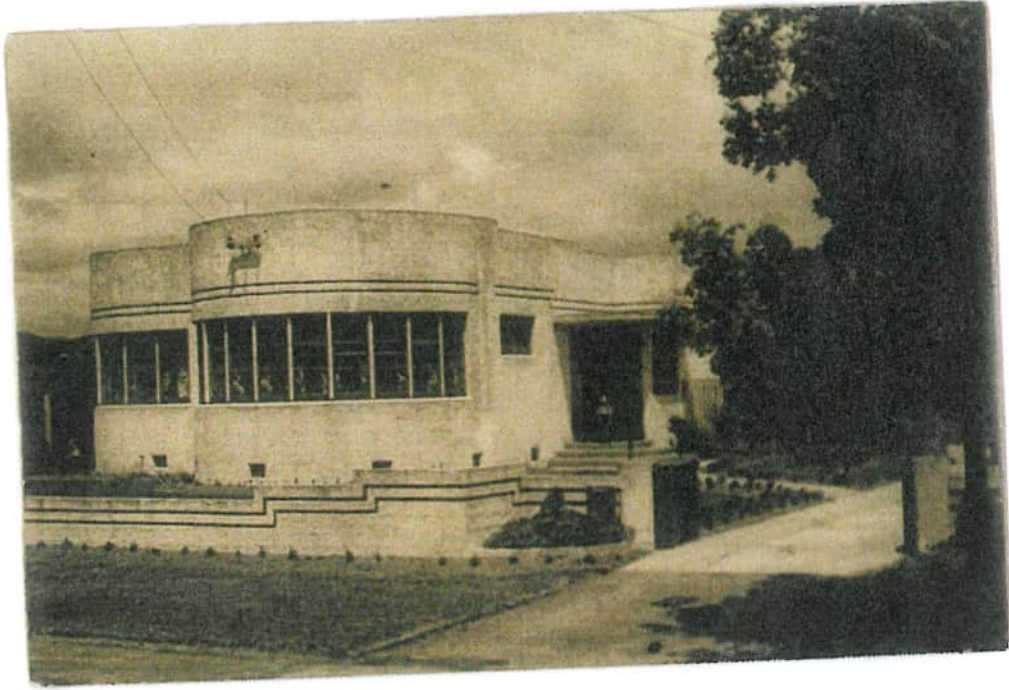
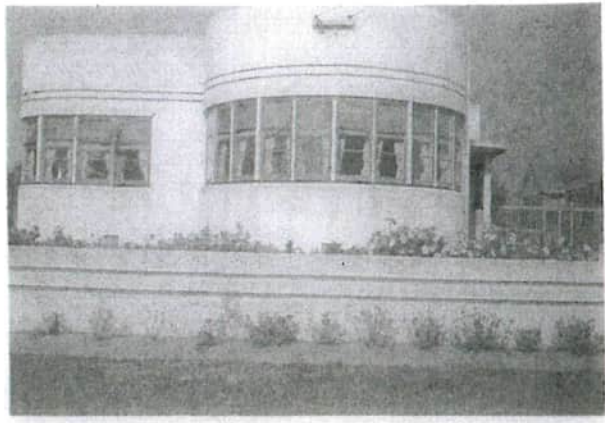
165



1945



1957



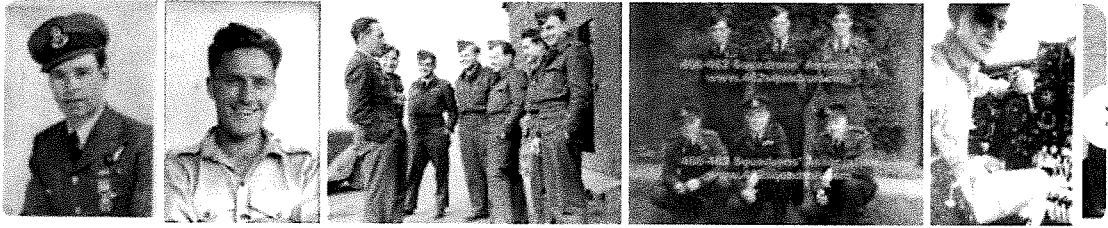
OUR HOME



The gardens were
 part of the
 sheet competition
 (Winning)



Images for Allan Edwin Bothwell..WOP/AG Flight Lieuten... :



[Feedback](#)

[See more images](#) →

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

Submitter Details

Submission Date: 10/05/2023

First name: Hannah **Last name:** Blair

Preferred method of contact Email

Postal address: 180 Harewood Road

Suburb: Papanui

City: Christchurch

Country: New Zealand

Postcode: 8053

Email: hannahb511@gmail.com

Daytime Phone:

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

I am not
directly affected by an effect of the subject matter of the submission that :
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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: 36.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 36.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

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: Matt **Last name:** Johnston

Preferred method of contact Email

Postal address: 1 James Hight Drive

Suburb: Halswell

City: Christchurch

Country: New Zealand

Postcode: 8025

Email: mattj@emazestudios.com

Daytime Phone:

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

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

Original Submitter:

Original Point:

Points: 37.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 37.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 37.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Barnaba **Last name:** Auia

Preferred method of contact Email

Postal address: 3B Elizabeth Street

Suburb: Riccarton

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: auiabarnaba@gmail.com

Daytime Phone:

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

I am not
directly affected by an effect of the subject matter of the submission that :
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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: 38.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 38.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 38.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 38.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Lucy **Last name:** Hayes

Preferred method of contact Email

Postal address: 186 Idris Road

Suburb: Strowan

City: Christchurch

Country: New Zealand

Postcode: 8052

Email: lucyhayestwo@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 39.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 39.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 39.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 39.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Ben **Last name:** Close

Preferred method of contact Email

Postal address: 27 Wrights Road

Suburb: Addington

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: bj.close.23@gmail.com

Daytime Phone:

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

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

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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: 40.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 40.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 40.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 40.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

It is our duty as a society to reduce reliance on cars and go back to designing cities for *people*. More frequent buses and safer cycle ways are an absolute must all across the city.

My submission is that

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

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Amelia **Last name:** Hamlin

Preferred method of contact Email

Postal address: 22 Bowenvale Avenue

Suburb: Cashmere

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: missmelimoon@gmail.com

Daytime Phone:

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

I am not
directly affected by an effect of the subject matter of the submission that :
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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: 41.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 41.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 41.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 41.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Ben **Last name:** Helliwell

Preferred method of contact Email

Postal address: Unit 4, 79 Mandeville Street

Suburb: Riccarton

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: bjhelliwell09@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 42.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 42.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 42.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 42.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Peter **Last name:** Hobill

Preferred method of contact Email

Postal address: 46A Creyke Road

Suburb: Ilam

City: Christchurch

Country: New Zealand

Postcode: 8041

Email: peter@disp.co.nz

Daytime Phone: 027222405

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 43.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

See the full submission attached.

1. Zoning of our property as Lot1 DP18659 and Lot2 DP397744 being 1,326m2.

2. We seek the zoning in principle but with an amendment.

Attached Documents

File
867001_Submission on PC 14_P Hobill_FINAL

SUBMISSION ON CHRISTCHURCH DISTRICT PLAN

PLAN CHANGE NO 14

SUBMITTER DETAILS:

FULL NAME: PETER HOBILL
46A CREYKE ROAD
EMAIL: PETER@DISP.CO.NZ
PHONE: +64 027 222 405

PLEASE FORWARD ALL CORRESPONDENCE TO THE SUBMITTER

Trade Competition:

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

The specific proposals that my submission relates to are:

- (i) Zoning of our property as Lot 1 DP 18659 and Lot 2 DP 397744 being 1,326m²
- (ii) We seek the zoning in principle but with an amendment.

Our submission is that:

1. We are concerned by the impact of the split proposed of our property and the RSDT zoning of the adjoin property at 44 Creyke Road (Ref Figs 1 and 2 over)
2. The zoning characteristics of the property (and immediate neighbour) are unusual:
 - 44 Creyke Rd Fully zoned RSDT (in PC14)
 - 46A Creyke Rd Driveway zoned RSDT and the Section RS (in PC14)
 - 1/2 48 Creyke Rd Fully zoned RSDT

3. The submission is that the property at 46A Creyke should be rezoned Residential Density Transition Zone to match the zoning of the surrounding properties. In addition it is argued that the site is as well located to achieve the outcomes for a moderate increase in residential density given:
- It better reflects and integrates with the adjoining site zonings and higher density development form that dominates the area,
 - The site is well located in terms of access to services (public transport), schools and the university as well as the local shopping centre and open space, and
 - That rezoning the site within the framework the Council has chosen will better give effect to the increase in residential density standards and the National Policy Statement on Urban Development.

We seek the following decision from the Council:

- That the property at 46A Creyke Road (Lot 1 DP 18659 and Lot 2 DP 397744) be zoned as RSDT and any other necessary or further amendments that are required to achieve the outcome sought by this submission or any required as a consequence of the relief we seek.

I/We seek an amendment

I/We wish to speak in support of our submission.

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

Dated: 10 May 2023

Signed:



Kim McCracken (as agent)



Fig 1

Property to be rezoned RSDT



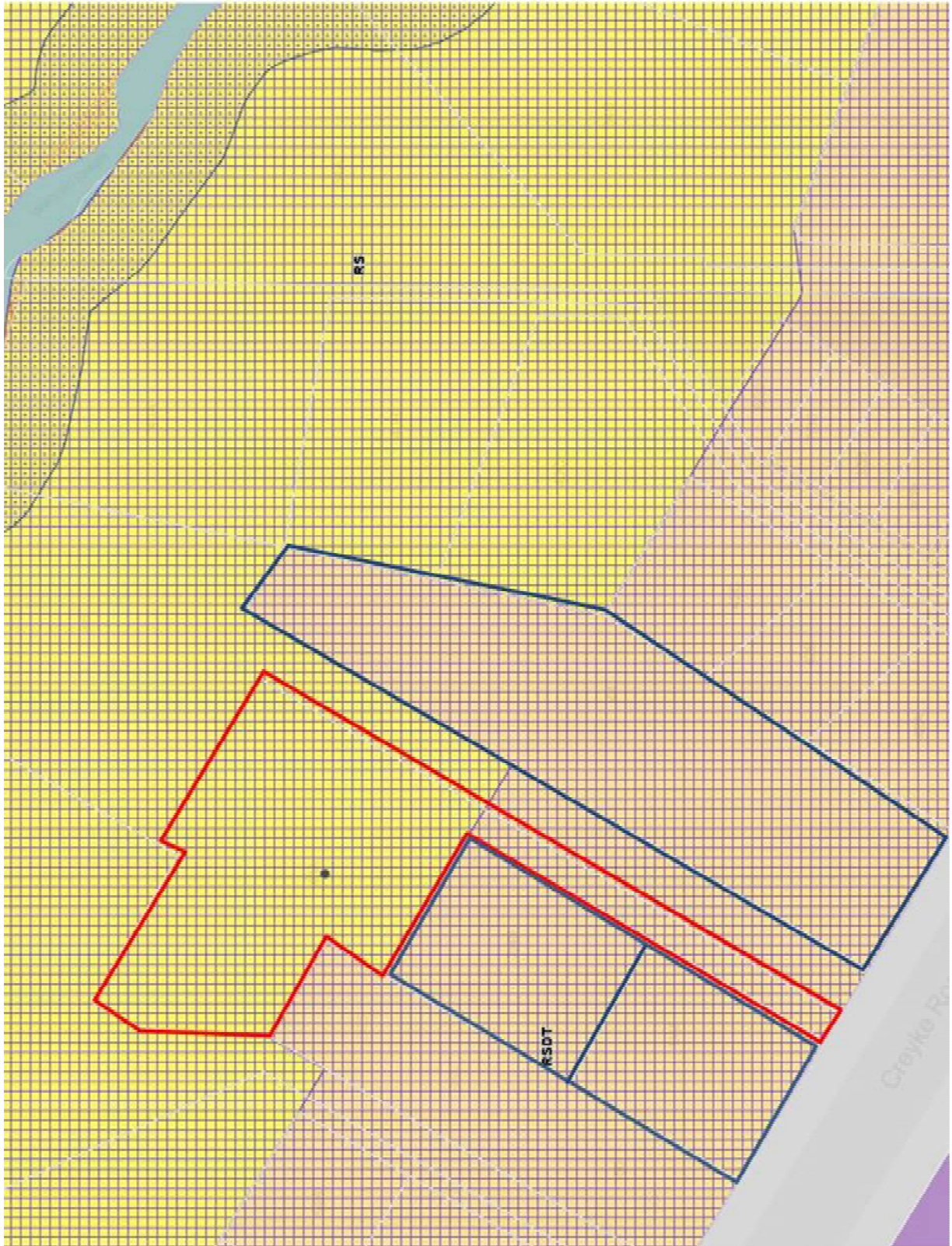


Fig 2 Site to be rezoned RSDT  Neighbouring Properties 

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

Submitter Details

Submission Date: 10/05/2023

First name: David **Last name:** Davidson

Preferred method of contact Email

Postal address: 12 Newcastle Street

Suburb: Phillipstown

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: nzdaviddavidson@gmail.com

Daytime Phone:

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

I am not
directly affected by an effect of the subject matter of the submission that :
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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: 44.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 44.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 44.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 44.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: James **Last name:** Hoare

Preferred method of contact Email

Postal address: 103A Withells Road

Suburb: Avonhead

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: jho26889@gmail.com

Daytime Phone:

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

I am not
directly affected by an effect of the subject matter of the submission that :
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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: 45.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 45.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 45.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Benjamin **Last name:** Maher

Preferred method of contact Email

Postal address: 35 Lock Crescent

Suburb:

City: Kaiapoi

Country: New Zealand

Postcode: 7630

Email: drenzyme@gmail.com

Daytime Phone:

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

I am not
directly affected by an effect of the subject matter of the submission that :
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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: 46.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 46.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 46.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:

Original Point:

Points: 46.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

We need high density housing in order to give future generations a fair go. Low density housing has artificially driven up the price of property, and we shouldn't be treating an essential commodity like HAVING A PLACE TO LIVE as though it's a speculative investment. It's literally gambling with people's livelihoods.

My submission is that

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

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Amanda **Last name:** Ng

Preferred method of contact Email

Postal address: 44 Stourbridge Street

Suburb: Spreydon

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: amandang283@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 47.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 47.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 47.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 47.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Ethan **Last name:** Gullery

Preferred method of contact Email

Postal address: 7 Compton Street

Suburb: Woolston

City: Christchurch

Country: New Zealand

Postcode: 8062

Email: egullery@gmail.com

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 48.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 48.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 48.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 48.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Tineek **Last name:** Corin

Preferred method of contact Email

Postal address: 4 Birdwood Avenue

Suburb: Beckenham

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: gen.zero@t.corin.nz

Daytime Phone:

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 49.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 49.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 49.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 49.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Sam **Last name:** Mills

Preferred method of contact Email

Postal address: 11A Leinster Road

Suburb: Merivale

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: samuel.mills@outlook.co.nz

Daytime Phone:

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

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 50.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 50.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 50.3

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

Original Submitter:
Original Point:

Points: 50.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

My submission is that

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

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No records to display.