

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

Submitter Details

Submission Date: 12/05/2023

First name: Ian **Last name:** McChesney

Preferred method of contact Email

Postal address: 93 Rattray Street

Suburb: Riccarton

City: Christchurch

Country: New Zealand

Postcode: 8041

Email: ianmcchesney1@gmail.com

Daytime Phone: 0274128104

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: 01.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Protect rights of existing property owners:

The proposal should provide protections for existing property owners. This could be achieved by:

- Establishing sunlight access rights

- Setting a 'phase in' period (perhaps 10 years) for developments under the new regulations to allow a transition period for those potentially negatively affected. Property owners on sites likely to be impacted could then have time to leave the property, or plan for modifications to their own property to mitigate any new developments. (Such a phase in time could be over-ridden if neighbours consented to a development.)
- Other protections as detailed below

2. Encourage coherent residential planning:

The Council should do much more to encourage and facilitate coherent, sustainable and diverse residential planning. Specifically:

- Consider developer incentives to aggregate adjoining properties (based on fair market prices) so density can be achieved in a well designed, coherent manner without adversely affecting neighbouring properties. Such incentives should go hand in hand with those to achieve better environmental standards e.g. reduced building embodied CO2.
- Increase minimum plot sizes for plots with 3+ storey residential buildings.

3. Increase protection of sunlight access.

- Reduce recession plane angles to provide **more** sunshine access than in Auckland.
- Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering single storey existing properties.

4. Reduction in green space:

The proposal should increase minimum protection of green space and canopy cover.

- There should be no 'buying out' provision).
- The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in HDR zones, before any changes are made to residential planning regulations.

5. Boundaries of HDRZ in Riccarton:

Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street).

My submission is that

While I thank the Council for not just accepting the imposition of the Government's MDRS, the proposed changes to the District Plan do little to ameliorate the impacts. Specifically:

1. Single focus urban planning: As a long term resident of Riccarton I support densification around the Riccarton urban hub. To date the quality of that densification has been patchy, but at least it has occurred through a planning framework that has attempted to balance a diverse set of requirements necessary for both residents and the city as a whole. In my view Plan Change 14 requirements completely upsets that balance, sacrificing property protections, liveability and diversity for a sole focus on housing densification.
2. Undermines protection and rights of existing property owners: Many current residents will have their property values (both amenity and financial) significantly reduced under the new recession planes and minimum plot sizes (e.g. loss of sunlight through ground floor windows, solar panel installations becoming severely compromised). Not only would property owners have no recompense for the loss, they would also have very little time to transition (either by selling the property or altering the building).
3. Lack of coherent residential planning: The current proposal marks a significant change in what is permitted and encouraged in residential areas. The proposal talks about meeting housing needs over a 30 year time frame. The vision for 30 years' time may be coherent but, without careful local planning and oversight, the streetscapes are likely to be unattractive and highly variable in the short to medium term. Piece-meal development is likely to lead to neglect of existing properties.
4. Impact of sunlight reduction on liveability of homes: The proposed plans would significantly reduce sunlight access for many existing properties, with the result that many currently warm, healthy homes would no longer be so. I appreciate that the Council has sought to address the grossly carelessly imposed Auckland-based requirements of the MDRS by proposing a qualifying matter. But there are at least two issues – first, the proposed variation to recession planes does not compensate sufficiently for reduced sunshine hours, solar strength and average wintertime temperatures in Christchurch, and second even if parity with Auckland was achieved the potential loss of sunlight represents an unacceptable diminution of sunlight access and warmth that residents should be reasonably allowed to enjoy. Effectively

the Plan is giving a sunlight 'right' to an upper storey resident of a new multi-story development (where they are not affected by the shadow cast from a similar development to their north) at the expense of existing homeowners who may now find themselves fully in the shadow of a multi-story development built on their north boundary (for 5 months or so). Furthermore the Plan legitimises such development and strips away a neighbour's right to even be notified, let alone object. These recession planes will also impact on the performance of existing solar panels on the roofs of single storey homes.

5. Impact of site width: The proposed recession planes (and setbacks) do not provide equitable outcomes for sites that are smaller than the model assumptions. The proposal assumes 15m as a common site width, with the models for the sunlight access assuming the building on the southern boundary of a new development has a 4m setback from its north boundary (**Technical Report – Residential Recession Planes in Christchurch, p.10**). This report largely discounts narrower sites by stating "*these are a minority*".

But the reality is that sites narrower than 15m are not uncommon in the proposed HDRZ in Riccarton, where setbacks of the existing residences from the north boundary can be less than 4m. Thus the proposed recession planes will impact even more on these properties. Recession planes and setbacks need to provide liveable and equitable outcomes for sites regardless of dimensions.

6. Reduction in green space: The proposal to allow developers to 'buy out' providing 20% tree canopy cover is a significant diminution of green space amenity in neighbourhoods. Such reduction in planting and green space, along with increased density, will have a **negative** impact on liveability. Reduction of permeable surfaces will also further strain drainage infrastructure at a time when it is clear more extreme rainfall is now the norm.

The proposal acknowledges the need for green space but states only that '*we're working on*' it (**Housing and Business Choice, p.19**). It is unacceptable to be asking residents to accept such assurances as a substitute for a properly balanced plan. It is another sign of this rushed-through plan change to align with the government dictate.

7. Boundaries of HDRZ in Riccarton: The inclusion of Rattray St in the HDRZ is inappropriate and unjustified. Currently Rattray St is in the RSDT zone; this means that the proposed change is much more extreme than in most other areas (i.e. RSDT to HDR, rather than RMD to HDR as for Wainui St et al). The change is particularly important given Rattray St includes a number of narrow east-west aligned sections, which are unsuited to a HDR zone. It also seems to me inappropriate since the west side of Rattray St borders on the proposed Shands/Piko heritage area. Intensive, high rise development might be a jarring transition into the protected zone (I note the areas bordering Riccarton Bush for example have allowed for a transition from high density).

8. Unintended consequences from the Plan: By imposing a single model, high density requirement on the Riccarton area it seems to me that many desirable features of sustainable neighbourhood planning, that could and should be our aim, will be lost. For instance, high density dwellings will likely result in less diverse and more standardised dwelling types, and hence provide for less diversity in household types. It will accelerate movement of people away from the area to parts of the city (or surrounds) that provide a greater diversity of housing, more greenspace etc. The developer-led model of development, applied in an environment of lesser protections for existing property owners, will likely result in piecemeal development leaving existing properties greatly compromised, with owners unlikely to invest in anything but basic repairs because any value could not be recouped. In the short term, at least, existing properties may well deteriorate and neighbourhoods decline.

Surely we can achieve the desirable urban form we need to accommodate growth in a sustainable way – one that reinforces diverse and vibrant neighbourhoods, without sacrificing amenity values and disenfranchising some of the existing population.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Helen **Last name:** Wilson

Preferred method of contact Email

Postal address:

Suburb:

City:

Country: New Zealand

Postcode:

Email: hmwilson@xtra.co.nz

Daytime Phone: 0272610081

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: 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

That the current plan to build multiple 2 or 3 story townhouses be immediately abandoned or reviewed where the rights of the citizens of Christchurch ,who pay rates and own homes, will have a say as to what will be happening in our neighbourhoods.

My submission is that

The current plan to build multiple townhouse on sections in existing residential areas which **require no**

consultation be either abandoned or reviewed.

This city of Christchurch is noted for its beauty of trees and gardens and suburbs which are leafy and pleasant to live in and the destruction of the form of how we live is destructive.

It does not enhance the beauty of our city at all and some of the building is destined to look shabby and unappealing in a very short amount of time. With no consideration to how the people of Christchurch live.

It is well know, despite what planners wish to think, that Christchurch City population use cars mostly to get around our city which does not have the public transport infrastructure to allow us to move around within the city. You may be able to get in to the central city but moving around the suburbs on public transport is impossible.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Graeme **Last name:** Boddy

Preferred method of contact Email

Postal address: 77 Eastern Terrace,

Beckenham, Christchurch 8023

Suburb: Beckenham

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: graeme.linda@wildwater.co.nz

Daytime Phone: 226474753

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 03.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

I would like to see the status of Eastern Terrace between the iron bridge adjacent Bowenvale Avenue and the footbridge at Malcolm Street to be changed from being 'Protected by being too far from public transport' to the fuller protection of being 'Part of the Character Area of the Beckenham Loop'

My submission is that

I support the Character Area status for Beckenham but I would also like it to extend to all the properties on Eastern Terrace between the Bowenvale bridge and the foot-bridge across the river at Malcolm street. This is one of the most popular places for people to walk after work; partly due to the wide level grass verge between the river and the road, but also to the native shrub and tree plantings and park like setting on the other bank. (we won't mention how much fun kids are having on a rope swing!)

Multi story buildings along this section of Eastern Tce would make this length of river bank a cold wet muddy place in the winter.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Alex **Last name:** Booker

Preferred method of contact Email

Postal address:

Suburb:

City:

Country: New Zealand

Postcode:

Email: alex.booker@al.nz

Daytime Phone: 03 379 0037

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.

Additional requirements for hearing:

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

Please see attached submission.

My submission is that

Please see attached submission.

Original Submitter:**Original Point:****Points:** 04.2

- 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

Please see attached submission.

My submission is that

Please see attached submission.

Original Submitter:**Original Point:****Points:** 04.3

- 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

Please see attached submission.

My submission is that

Please see attached submission.

Original Submitter:**Original Point:****Points:** 04.4

- 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

Please see attached submission.

My submission is that

Please see attached submission.

Original Submitter:**Original Point:****Points:** 04.5

- 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

Please see attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.6

- 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

Please see attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.7

- 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

Please see attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.8

- 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

Please see attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.9

- 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

Please see attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.10

- Support
- Oppose

Seek Amendment

I seek the following decision from the Council

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

Please see attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.11

- Support
 Oppose
 Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.12

- Support
 Oppose
 Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.13

- Support
 Oppose
 Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.14

- Support
 Oppose
 Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Attached Documents

File
WDL Enterprises Ltd and Birchs Village Ltd Submission - PC14 Chr

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

Submitter Details

Submission Date: 12/05/2023

First name: Alex **Last name:** Booker

Preferred method of contact Email

Postal address: PO Box 13831

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8140

Email: alex.booker@al.nz

Daytime Phone: 03 3790037

I could
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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: 04.15

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:**Original Point:****Points:** 04.16

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:**Original Point:****Points:** 04.17

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:**Original Point:****Points:** 04.18

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:**Original Point:****Points:** 04.19

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.20

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.21

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.22

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.23

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.24

- Support
- Oppose

Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.25

- Support
 Oppose
 Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.26

- Support
 Oppose
 Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.27

- Support
 Oppose
 Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Original Submitter:

Original Point:

Points: 04.28

- Support
 Oppose
 Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Attached Documents

File
NTP Submission on PC14 Christchurch District Plan

SUBMISSION ON PROPOSED PLAN CHANGE 14 TO THE CHRISTCHURCH DISTRICT PLAN

Clause 6 of First Schedule to the Resource Management Act 1991

To: Christchurch City Council
Civic Offices
53 Hereford Street
Christchurch

By Email: engagement@ccc.govt.nz

Submission by: WDL Enterprises Limited and Birchs Village Limited

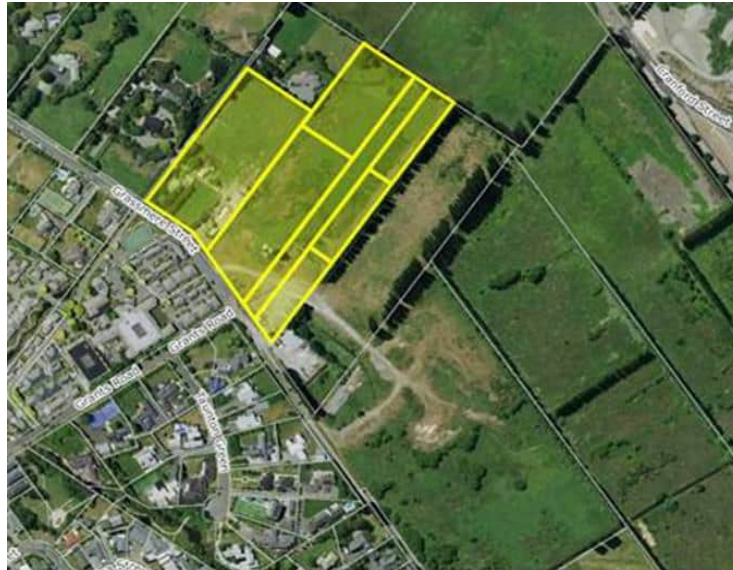
Address for service: Anderson Lloyd
PO Box 13831
Christchurch 8140
Email address: alex.booker@al.nz

Phone: 03 379 0037

- 1 This is a submission by WDL Enterprises Limited and Birchs Village Limited (**the Submitter**) on Plan Change 14 to the Christchurch District Plan (**PC14**), which the Christchurch City Council (**the Council**) notified on 17 March 2023.
- 2 The Submitter could not gain a trade competition advantage through this submission.
- 3 This submission relates to PC14 in its entirety and specifically in relation to the area of land zoned Residential New Neighbourhood Zone (**RNN**) and subject to Appendix 8.10.23 East Papanui Outline Development Plan in the operative Christchurch District Plan (**the Land**). The Land is proposed to be rezoned as a Future Urban Zone (**FUZ**) in PC14 as shown below:



- 4 The following properties within the Land and owned by the Submitter (legally identified as Part Lot 5 DP 1729 (2960m²), Part Lot 3 DP 1729 (3164m²), Part Lot 4 DP 1729 (3057m²), Part Lot 1 DP 1729 (1.1641 hectares), Part RS 308 (6176m²), Lot 2 DP 1729 (7081m²) and Section 4 SO 509157 (1.4863 hectares) are shown below (**the Site**):



- 5 PC14 has been prepared in response to direction in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**), to apply medium density residential standards (**MDRS**) across residential areas, subject to a reduction in intensification requirements where justified by a qualifying matter. This submission seeks to ensure that PC14 does not unnecessarily curb the intent of the Amendment Act and MDRS, which provide a strong national directive to enable housing development. The Submitter supports application of zoning and other provisions that recognise the need to provide housing capacity and enable this to occur in an efficient manner.
- 6 The Land is described in the East Papanui Outline Development Plan as located close to the Papanui Key Activity Centre, other business areas and community infrastructure. There are several established transport links between the Cranford Basin and the Central City, including Cranford Street, the Northern Arterial, and the strategic cycleway network. The area is well serviced by public passenger transport, with the majority of the Land being within 500 metres of a bus route. There are several schools and recreation facilities located nearby and the area is well served by parks and playgrounds.
- 7 PC14 proposes to replace the operative RNN with FUZ. It states that no changes to rules are proposed, but the name change reflects Council's requirements to follow National Planning Standards. The FUZ, as for RNN, generally includes new greenfield land where

large scale residential development is planned. The FUZ allows a wide range of residential house types and section sizes.¹

- 8 The Submitter's current view is that it would be most appropriate for the FUZ to apply across the Land in replacement of RNN, however it reserves its position to seek Medium Density Residential zoning (**MRZ**) or equivalent over parts of, or over the entire Site, depending on the recommended content of provisions for each zone and the progress undertaken with development of the Land when PC14 is heard. The Submitter is currently seeking resource consents for subdivision and intends to develop part of the Land.
- 9 The Land is also subject to Qualifying Matter (**QM**): Water body Setback, including bordering the north and north western parts of the Submitter's properties. There are no changes to the development controls which remain the same as in the operative Christchurch District Plan. The application of this QM means that the permitted development, height and/or density directed by the MDRS or policy 3 NPS-UD may be modified. The proposed Water body Setback does not appear to have been correctly mapped, does not meet the requirements of section 77R of the Amendment Act, reduces flexibility for design and layout, and it is not considered necessary for the Land.

Decision sought

- 10 The Submitter seeks the following decision from the Council:
 - (a) That the Land be retained as FUZ or all or part of it be rezoned MRZ (or an equivalent zoning). The Submitter's current view is that it may be most appropriate for the FUZ to apply across the Land in replacement of RNN, however it reserves its position to seek MRZ over parts of or over the entire Site, depending on the recommended content of provisions for each zone and development progress on the Land;
 - (b) That the QM Water body Setbacks be removed from the Land;
 - (c) That the PC14 provisions be amended to give effect to the rezoning, removal of the QM Water Body Setbacks, and reflect the issues raised in this submission; and
 - (d) Such further or other consequential relief as may be required to give effect to this submission, including consequential amendments that address the matters raised by this submission.
- 11 The Submitter wishes to be heard in support of this submission.

¹ Table 14.2.1.1(a) PC14.

12 The Submitter will consider presenting a joint case with others presenting similar submissions.

Dated this 12th day of May 2023

A handwritten signature in black ink that reads "A Booker". The signature is written in a cursive style with a large, looped initial 'A'.

Alex Booker

Counsel for WDL Enterprises Limited and Birchs Village Limited

SUBMISSION ON PROPOSED PLAN CHANGE 14 TO THE CHRISTCHURCH DISTRICT PLAN

Clause 6 of First Schedule to the Resource Management Act 1991

To: Christchurch City Council
Civic Offices
53 Hereford Street
Christchurch

By Email: engagement@ccc.govt.nz

Submission by: NTP Development Holdings Limited

Address for service: Anderson Lloyd
PO Box 13831
Christchurch 8140

Email address: alex.booker@al.nz | sarah.eveleigh@al.nz

Phone: 03 379 0037

- 1 This is a submission by NTP Development Holdings Limited (**NTP**) on Plan Change 14 to the Christchurch District Plan (**PC14**), which the Christchurch City Council notified on 17 March 2023.
- 2 NTP could not gain a trade competition advantage through this submission.
- 3 This submission relates to PC14 in its entirety and specifically in relation to any provisions which apply to or affect the properties listed in **Appendix 1**.
- 4 PC14 has been prepared in response to direction in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**), to apply medium density residential standards (**MDRS**) across residential areas, subject to a reduction in intensification requirements where justified by a qualifying matter. This submission seeks to ensure that PC14 does not unnecessarily curb the intent of the Amendment Act and MDRS, which provide a strong national directive to enable housing development. NTP supports application of zoning and other provisions that recognise the need to provide housing capacity and enable this to occur in an efficient manner.

Zoning

- 5 This submission particularly seeks amendments of zoning of the following sites, to better reflect the current and anticipated use of the land and appropriate application of the MDRS, as follows:
 - (a) 276 Cranford Street
 - (b) 257 Breezes Road

(c) 109 Prestons Road

(d) 91 Banks Avenue

6 Further details of the sites, the zoning sought, and the reasons for these changes, are provided in **Appendix 1**. Evidence will be called to support this submission.

Decision sought

7 NTP seeks the following decision from the Council:

(a) That the PC14 provisions be amended to reflect the issues raised in this submission and as sought in Appendix 1;

(b) Such further or other consequential relief as may be required to give effect to this submission, including consequential amendments that address the matters raised by NTP.

8 NTP wishes to be heard in support of this submission.



9 NTP will consider presenting a joint case with others presenting similar submissions.



Dated this 12th day of May 2023






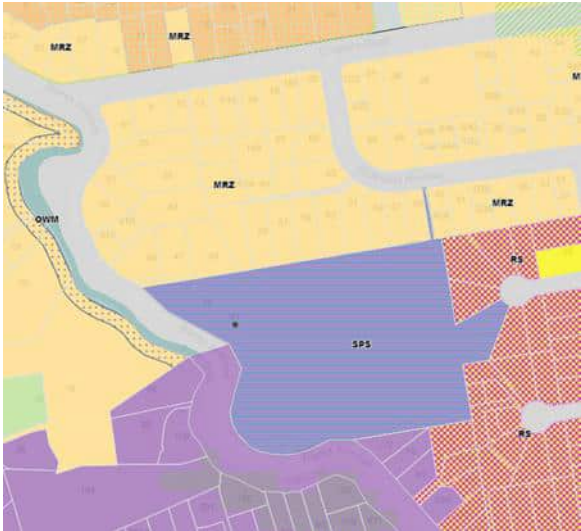
Alex Booker / Sarah Eveleigh

Counsel for NTP Development Holdings Ltd

Property	PC14 zone or provision	Decision sought	Reasons
<p>276 Cranford Street (Lot 3 DP 38681 – CB24A/332)</p> 	<p>Residential Suburban Zone</p> 	<p>Medium Density Residential Zone</p>	<p>This is the site of the former Cranford Street fire station. The site is subject to the Low Public Transport Accessibility Area qualifying matter, but is adjacent (separated by a driveway) to the MRZ. The site is in proximity to a number of commercial service centres, the larger of those being at Merivale, Papanui and Shirley.</p> <p>The site is approximately 2060m² and is subject to a water body setback on the north-west edge. The location and size of the site make it well suited to multi-unit development, while the need to observe the water body setback means that the configuration of built form will be focussed over the remainder of the site. MRZ zoning will enable efficient development of the site to provide well located housing capacity.</p>

Property	PC14 zone or provision	Decision sought	Reasons
			<p>The benefits of medium density development of the site outweigh the lower public transport accessibility, noting that this is not appreciably different for this site than for adjacent sites zoned MRZ, and may be subject to change over time.</p>
<p>257 Breezes Road (Lot 20 DP 3072, Part Lot 21 DP 3072, Section 1 SO 8411 – CB24A/599, 1013761)</p> 	<p>Specific Purpose (School) Zone</p> 	<p>Medium Density Residential Zone</p>	<p>The site is approximately 3.8 hectares. The site is no longer required for school purposes and the SPS zoning does not reflect the future use of the site. The site is surrounded by MRZ land and it is appropriate that a consistent zoning is applied. It is acknowledged that the site is subject to the Waste Water Constraint Area qualifying matter. Given the size of the site, subdivision will be required to enable development, and rule 8.6.8 will apply in respect of waste water servicing.</p>

Property	PC14 zone or provision	Decision sought	Reasons
<p>109 Prestons Road (Lot 2 DP 26884 – C26F/220)</p> 	<p>Future Urban Zone and Medium Density Residential Zone</p> 	<p>Future Urban Zone and / or Medium Density Residential Zone</p>	<p>The site currently comprises approximately 6.79 hectares within the Highfield Park development area and subject to the Christchurch Northern Corridor designation. NTP seeks zoning of the site that best enables its future development. The previous zoning of the majority of the site (with the exception of the access leg between 145 and 149 Prestons Road) was Residential New Neighbourhood (RNN). NTP's current view is that it would be most appropriate for the FUZ to apply across the entire site in replacement of RNN, however it reserves its position to seek MRZ over the entire site, depending on the recommended content of provisions for each zone.</p>

Property	PC14 zone or provision	Decision sought	Reasons
<p>91 Banks Avenue (Part Lot 1 DP 1206 – CB198/160)</p> 	<p>Specific Purpose (School) Zone</p> 	<p>Medium Density Residential Zone</p>	<p>This is the former site of Banks Avenue Primary School and has an approximate area of 2.6ha. The site is no longer required for school purposes and the SPS zoning does not reflect future use of the site. The site is in close proximity to commercial services in Shirley (The Palms). Surrounding land is predominantly zoned MRZ, with an area of Special Purpose (Otakaro Avon River Corridor) zoned land to the south-west. There are no qualifying matters identified as applying to the site. It is appropriate that the site be zoned MRZ, consistent with the majority of surrounding land, to enable efficient development of the site and provision of additional housing capacity.</p>

Our proposed Housing and Business Choice Plan Change (PC14)

Submitter Details

First name: Alex **Last name:** Booker

Preferred method of contact Email

Postal address: PO Box 13831

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8140

Email: alex.booker@al.nz

Daytime Phone: 03 3790037

Age:

Gender:

Ethnicity:

I could
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

Chapter 2 Abbreviations and Definitions

- Support
- Oppose

Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Chapter 3 Strategic Directions

Support

Oppose

Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Chapter 5 Natural Hazards

Support

Oppose

Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Chapter 6 General Rules and Procedures

Support

Oppose

Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Chapter 7 Transport

Support

Oppose

Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Chapter 8 Subdivision, Development and Earthworks

Support

Oppose

Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Chapter 9 Natural and Cultural Heritage

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Chapter 10 Designations and Heritage Orders

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Chapter 12 Hazardous Substances and Contaminated Land

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Chapter 13 Central City

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Chapter 14 Residential

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Chapter 15 Commercial

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Chapter 16 Industrial

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Planning Maps

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Attached Documents

File
NTP Submission on PC14 Christchurch District Plan

Robson, Gina

From: Sarah Schulte <sarah.schulte@al.nz>
Sent: Friday, 12 May 2023 2:04 pm
To: Engagement
Cc: Alex Booker; Sarah Eveleigh
Subject: FW: Consultation Submitted- NTP Development Holdings Ltd Submission on PC14- Error in online form
Attachments: OLS_Our proposed Housing and Business Choice Plan Change (PC14)_457011E6M08.pdf; NTP Submission on PC14 Christchurch District Plan.pdf

Kia ora,
 We act for NTP Development Holdings Limited.
 We filed a submission on Plan Change 14 today (**attached**).
 There is an error in the online Form. Please amend the online Form (**record attached**) to state the following:
 I could **not** gain an advantage in trade competition through this submission.
 Please confirm receipt.
 Ngā mihi,
 Sarah

Sarah Schulte (she/her)

Senior Solicitor

Anderson Lloyd

d +64 3 335 1213 | m +64 27 285 8067 | al.nz



Anderson Lloyd is committed to operating sustainably
 and is proud to be Toitū net carbonzero certified.

This email is confidential and may be legally privileged. If you have received this email in error then please:
 do not disclose the contents to anyone; notify the sender by return email; and delete this email from your system.
 Please consider the environment before printing this e-mail.

From: engagement@ccc.govt.nz <engagement@ccc.govt.nz>

Sent: Friday, 12 May 2023 1:38 PM

To: Alex Booker <alex.booker@al.nz>

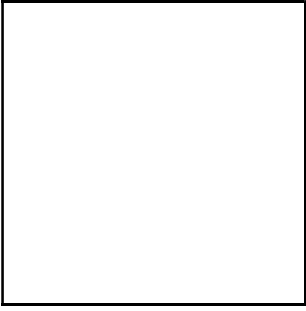
Subject: Consultation Submitted

Your consultation has been submitted, thank you for your input.

Please do not reply to this email as it is automatically generated

This electronic email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed.
 The views expressed in this message are those of the individual sender and may not necessarily reflect the views of the Christchurch City Council.

If you are not the correct recipient of this email please advise the sender and delete the email.



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

Submitter Details

Submission Date: 12/05/2023

First name: Alex **Last name:** Booker

Preferred method of contact Email

Postal address:

Suburb:

City:

Country: New Zealand

Postcode:

Email: alex.booker@al.nz

Daytime Phone: 03 379 0037

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: 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

Please see attached submission.

My submission is that

Please see attached submission.

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

Please see attached submission

My submission is that

Please see attached submission

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

Please see attached submission

My submission is that

Please see attached submission

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

Please see attached submission

My submission is that

Please see attached submission

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

Please see attached submission

My submission is that

Please see attached submission

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

Please see attached submission

My submission is that

Please see attached submission

Original Submitter:

Original Point:

Points: 05.7

- 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

Please see attached submission

My submission is that

Please see attached submission

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

Please see attached submission

My submission is that

Please see attached submission

Original Submitter:

Original Point:

Points: 05.9

- 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

Please see attached submission

My submission is that

Please see attached submission

Original Submitter:

Original Point:

Points: 05.10

- Support
- Oppose

Seek Amendment

I seek the following decision from the Council

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

Please see attached submission

My submission is that

Please see attached submission

Original Submitter:

Original Point:

Points: 05.11

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission

My submission is that

Please see attached submission

Original Submitter:

Original Point:

Points: 05.12

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission

My submission is that

Please see attached submission

Original Submitter:

Original Point:

Points: 05.13

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission

My submission is that

Please see attached submission

Original Submitter:

Original Point:

Points: 05.14

- Support
- Oppose
- Seek Amendment

I seek the 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 attached submission.

My submission is that

Please see attached submission.

Attached Documents

File
Foodstuffs Submission - PC14 Christchurch District Plan

SUBMISSION ON PROPOSED PLAN CHANGE 14 TO THE CHRISTCHURCH DISTRICT PLAN

Clause 6 of First Schedule to the Resource Management Act 1991

To: Christchurch City Council
Civic Offices
53 Hereford Street
Christchurch

By Email: engagement@ccc.govt.nz

Submission by: Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited

Address for service: Anderson Lloyd
PO Box 13831
Christchurch 8140
Email address: alex.booker@al.nz

Phone: 03 379 0037

- 1 This is a submission by Foodstuffs South Island Limited and Foodstuffs (South Island) Properties Limited (**Foodstuffs**) on Plan Change 14 to the Christchurch District Plan (**PC14**), which the Christchurch City Council notified on 17 March 2023.
- 2 Foodstuffs is a retailer owned co-operative company and the wholesale supplier to PAK'nSAVE food warehouses, New World and Four Square supermarkets, On the Spot dairies, Henrys and many unaffiliated outlets. Foodstuffs (South Island) Properties Limited is a property holding company and wholly owned subsidiary of parent company Foodstuffs.
- 3 Foodstuffs owns numerous properties throughout Christchurch City which are utilised for operation of its supermarkets, Head Office and includes land proposed for future supermarket development.
- 4 Foodstuffs could not gain a trade competition advantage through this submission.
- 5 This submission relates to PC14 in its entirety and particularly those provisions which apply to or affect properties Foodstuffs has an interest in, such as the Strategic Directions, Transport Chapter and Commercial Chapter.

- 6 Through this submission, Foodstuffs also seeks to tidy up site specific changes to zoning, planning maps and centres with respect to its operations to better reflect the current, or soon to be, use, as set out in **Appendix 1**.
- 7 PC14 proposes changes to enable more intensive residential development, giving effect to the National Policy Statement for Urban Development 2020 (**NPS-UD**). Foodstuffs generally supports intensification and recognises the need for housing intensification, and for it to be located in and around commercial centres.
- 8 However, the NPS-UD is equally about enabling businesses. It seeks "well-functioning urban environments" which includes the need to have or enable a variety of sites suitable for different business sectors in terms of size and location. Policy 2 of the NPS-UD requires local authorities to provide at least sufficient development capacity to meet the expected demand for business land over the short, medium and long term. To be sufficient, land must be suitable to meet the demands of a variety of business sectors (Clause 3.3(2)(c) NPS-UD). Supermarkets are an essential food supply service, employer and economic activity in the Christchurch City District, and Foodstuffs seeks to ensure that the provisions also enable supermarkets, which may not achieve anticipated density in and around centres due to functional and operational requirements.
- 9 The Council should take this plan change opportunity to ensure amendments are consistent with the NPS-UD, and don't further entrench an inflexible and unresponsive approach to managing commercial activities.

Decision sought

- 10 Foodstuffs seeks the following decisions from the Council:
 - (a) That the PC14 provisions be amended to reflect the issues raised in this submission, and to provide for the relief requested in **Appendix 1** and **Appendix 2**;
 - (b) Any other amendments required which ensure supermarkets and their operational and functional needs are appropriately recognised and provided for in and near centres;
 - (c) Such further or other consequential relief as may be required to give effect to this submission, including consequential amendments that address the matters raised by Foodstuffs.
- 11 The decisions sought will:

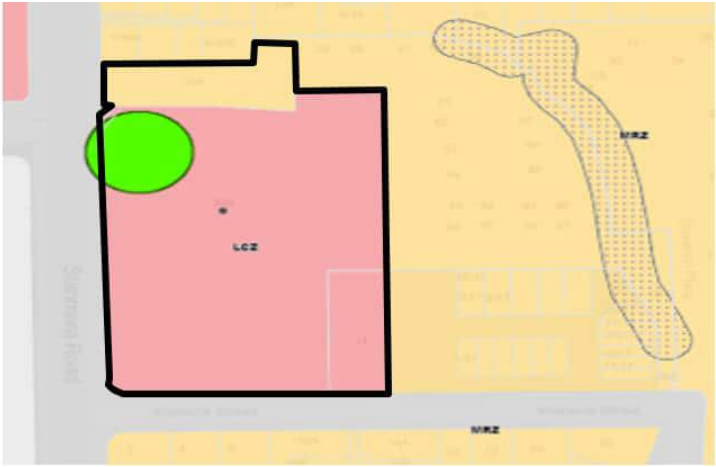
- (a) Accord with and assist the Council in carrying out its functions;
 - (b) Accord with the NPS-UD, and Part 2 of the Act; and
 - (c) Be the most appropriate method for achieving the objectives and policies of the plan, in accordance with section 32 RMA.
- 12 Foodstuffs wishes to be heard in support of this submission.
- 13 Foodstuffs will consider presenting a joint case with others presenting similar submissions.
- 14 Evidence will be called in support of this submission.

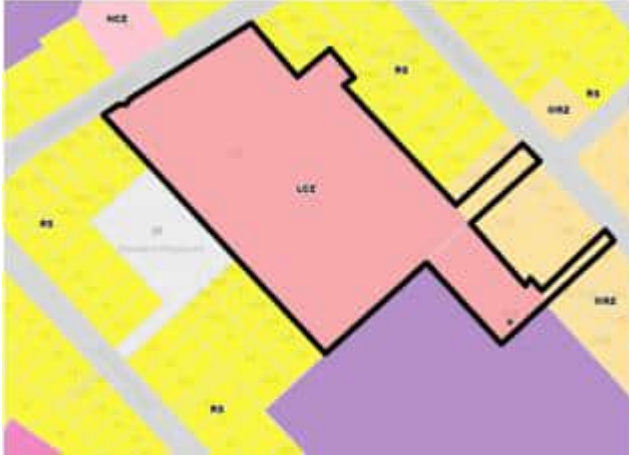
Dated this 12th day of May 2023

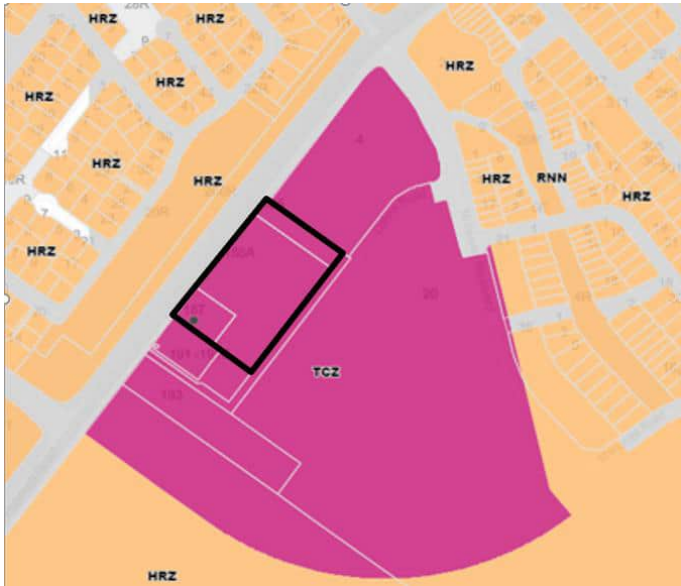



Alex Booker
Counsel for Foodstuffs (South Island) Properties Limited

Appendix 1 – Supermarket specific changes


Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought	Reasons
<p>New World Stanmore 300 Stanmore Road Lot 1 DP 71401 Section 1 Survey Office Plan 19560 Lot 4 DP 71401</p> <p>304 Stanmore Rd Lot 1 DP 44038 and Lot 2 DP4845</p> <p>9 and 11 Warwick Street Lots 13 and 14 DP 245</p> <p><i>Commercial Core:</i> 300 Stanmore Rd and 9 and 11 Warwick St</p> <p><i>Residential Medium Density:</i> 304 Stanmore Rd</p>	<p>The following zones apply:</p> <ul style="list-style-type: none"> • 300 Stanmore Road and 9 and 11 Warwick Street - Local Centre Zone (LCZ) • 304 Stanmore Rd - Medium Density Residential Zone (MRZ) • Stanmore Road frontage - Protected Tree 	<p>Amend to rezone the entire NW Stanmore site LCZ.</p> <p>Amend to exclude the protected tree on Stanmore Road frontage.</p>	<p>Rezoning to LCZ for 304 Stanmore Road is more appropriate than the existing zone and it reflects the use of the site as a commercial activity.</p> <p>Removal of the protected tree better represents the existing environment.</p>

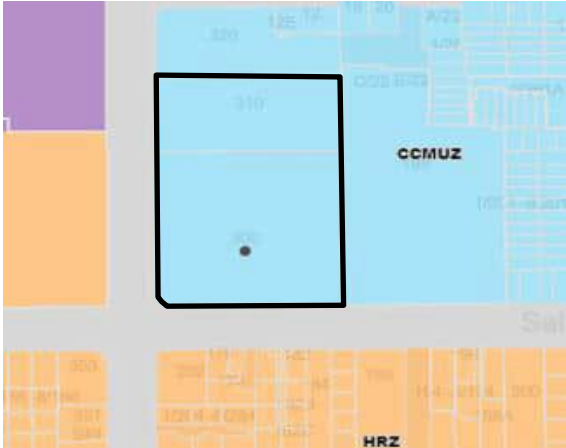
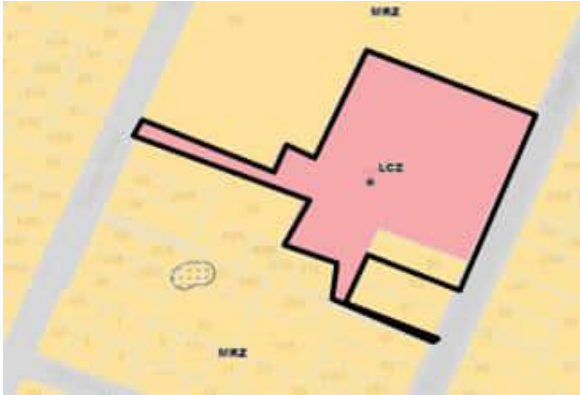
Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought	Reasons
<p>PAK'nSAVE Wainoni 186 and 204 Breezes Road and 172, 174, 178 and 182 Wainoni Road</p> <p>Lot 2 DP 28783, Lot 2 DP 25816, Lot 1 DP 26783, Lot 3 DP 33562, Part Lot 24 DP 878, Lot 1-6 DP 15696, Lot 1 DP 16559, Lot 1 DP 33562</p> <p><i>Commercial Core:</i> most of Section 2 SO 552969 and most of Lot 2 DP 25816</p> <p><i>Residential Suburban:</i> parts of Section 2 SO 552969 and Lot 2 DP 25816</p>	<p>The following zones apply:</p> <ul style="list-style-type: none"> • Accessway for Section 2 SO 552969 and Lot 2 DP 25816 - MRZ • The remainder of the site - LCZ 	<p>Amend to rezone Section 2 SO 552969 and Lot 2 DP 2586 to LCZ.</p> <p>Table 15.1 to be amended to include this Site as a Local Centre (this appears to have been excluded in error).</p>	<p>Rezoning to LCZ for Section 2 SO 552969 and Lot 2 DP 2586 is more appropriate than the existing zone and it reflects the use of the site as a commercial activity.</p>
<p>Halswell 185, 185A and 187 Halswell Road</p>	<p>Town Centre Zone (TCZ)</p>	<p>Support. Retain as notified.</p>	

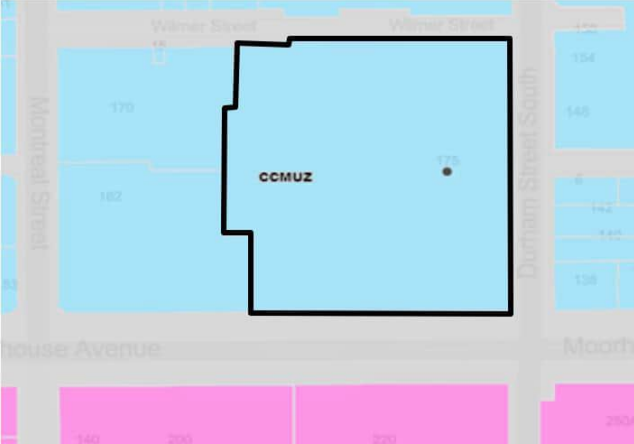
Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought	Reasons
<p>Lot 1 DP 336786, Lot 2 DP 336786 and Part Rural Section 310</p> <p><i>Commercial Core</i></p>			
<p>New World Lincoln Road 92, 94, 100 and 108 Lincoln Road</p> <p>Lot 1 DP 51902, Lot 12 DP 68211, Lot 1 DP 29579 and Lot 2 DP 29579</p>	<p>The following zones apply:</p> <ul style="list-style-type: none"> • Lot 1 DP 51902 – MRZ • Remainder of the site - LCZ 	<p>Amend to rezone Lot 1 DP 51902 to LCZ</p>	<p>Rezoning of Lot 1 DP 51902 to LCZ is a more appropriate zone than existing, and would better reflect the current (and future planned) non-residential use of the site.</p>

Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought	Reasons
<p>Commercial Core: 94, 100 and 108 Lincoln Rd</p> <p>Residential Suburban: 92 Lincoln Rd</p>			
<p>Head Office and PAK'nSAVE Papanui 159, 165 and 171 Main North Road and 3, 5, 7 and 9 Northcote Rd</p>	<p>The following zones apply (Head office):</p> <ul style="list-style-type: none"> • Lot 2 DP 14400 (159 Main North Rd), part of Lot 1 DP 14400 and accessway on Lot 7 DP14400 - High Density Residential Zone (HRZ) • Residual of the site for the Head Office - Industrial General (IG) <p>The following zones apply (PAK'nSAVE):</p> <ul style="list-style-type: none"> • Lot 5 DP3753 (9 Northcote Rd) - MRZ 	<p>Head office: Amend to rezone Lot 2 DP 14400 (159 Main North Rd), part of Lot 1 DP 14400 and accessway on Lot 7 DP14400 to IG. This reflects the recent PC5 decision¹.</p> <p>PAK'nSAVE:</p>	<p>Rezoning of the site and upgrading of the centre status as requested is a more appropriate than existing zoning, and would better reflect the activities currently (and soon to be) occurring on the site.</p>

¹ <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2020/PC5/Hearings-Panel-Supplementary-Report-RE-159-Main-North-Road.PDF>

Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought	Reasons
<p>Lot 2 DP 14400, Lot 1 DP 479583, Part Lot 1 DP 21207, Lot 1 DP 76152 and Lot 5 DP 3753</p> <p><i>Industrial General:</i> Part Lot 1 DP 21207, Lot 1 DP 479583, most of Lot 1 DP 14400, most of Lot 7 DP 14400 and most of Lot 9 DP 14400.</p> <p><i>Commercial Local:</i> Lot 1 DP 76152.</p> <p><i>Residential Suburban:</i> Lot 2 DP 14400, Lot 5 DP 3753, part of Lot 1 DP 14400 and part of Lot 7 DP 14400.</p>	<ul style="list-style-type: none"> • Lot 1 DP76152 (3,5,7 Northcote Rd) - Neighbourhood Centre Zone (NCZ) • Part Lot 1 DP 21207 - IG 	<p>Amend to rezone Lot 5 DP3753, Lot 1 DP76152 and Part Lot 1 DP 21207 to Local Centre Zone to reflect the consented and intended use as a PAK'nSAVE; and Amend the centre to Local Centre from Neighbourhood Centre in Table 15.1.</p>	

Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought	Reasons
<p>Manchester Street 300 and 310 Manchester St Lot 1 DP 56552 and Lot 2 DP 56552</p> <p><i>Commercial Central City Mixed Use</i></p>	<p>CCMUZ</p> 	<p>Support Retain as notified</p>	<p>Appropriate recognition of commercial activity on the site</p>
<p>NW Ilam 55 and 57 Peer Street</p> <p>Lot 10 DP 17997, Lot 2 DP 415441 and Lot 13 DP 17997</p> <p><i>Commercial Core:</i> Lot 2 DP 415441 and most of Lot 13 DP 17997.</p> <p><i>Residential Suburban:</i> Lot 10 DP 17997 and part of Lot 13 DP 17997</p>	<p>The following zones apply:</p> <ul style="list-style-type: none"> • Lot 10 DP 17997 - MRZ • The remainder of the site - LCZ 	<p>Amend to rezone the whole site LCZ.</p>	<p>Rezoning of the site as requested is a more appropriate zone than existing, and would better reflect the activities and future activities for the site.</p>

Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought	Reasons
<p>NW Durham Street 219 Moorhouse Avenue and 175 Durham Street South</p> <p><i>Commercial Central City Mixed Use</i></p>	<p>CCMUZ</p> 	<p>Support Retain as notified</p>	<p>Appropriate recognition of commercial activity on the site.</p>

Appendix 2: Specific changes sought to provisions

PC14 provision		Decision sought (specific changes sought shown in red)	Reason
Chapter 3 Strategic Directions			
Objective 3.3.7	3.3.7 Objective - Well functioning urban environment	Amend objective to include provision for enabling more business (such as supermarkets) in or near centre zones in accordance with Objective 1, Objective 3 and Policy 1 NPS-UD.	Consistency with the NPS-UD.
Chapter 7 Transport			
Policy 7.2.1.2	High trip generating activities a.xi <u>Incorporate measures to reduce greenhouse gas emissions from vehicular trips associated with the activity.</u>	Delete, or amend to: a.xi incorporate encourage <u>measures to reduce greenhouse gas emissions from vehicular trips associated with the activity.</u>	Benefits do not outweigh the cost of site-specific assessments. Unclear as to what is caught by these provisions.
7.4.4.18	High trip generators a.vii. <u>Greenhouse gas emissions: Whether measures are proposed to be implemented to reduce the greenhouse gas emissions from vehicle use associated with the activity, and the ability for the measures to be implemented and maintained over the lifetime of the activity.</u>	Delete, or amend High trip generators a.vii. <u>Greenhouse gas emissions: Whether measures are proposed to be implemented to encourage reduction of the greenhouse gas emissions from vehicle use associated with the activity, and the ability for any measures to reduce greenhouse gas emissions to be implemented and maintained over the lifetime of the activity.</u>	As above.
7.4.4.18 Advice note	vii. <u>Greenhouse gas emissions</u>	Delete words "yes" from columns relating to activities that are otherwise permitted in the Zone's Activity Status Table.	As above.

PC14 provision		Decision sought (specific changes sought shown in red)	Reason
Chapter 15: Commercial			
Table 15.1	C. Neighbourhood <u>Local</u> Centre	Support specific recognition of supermarket activity in Table 15.1 (unamended by PC14). Amend Table 15.1 to provide for the site at 174 Wainoni Road as a Local Centre. Amend Table 1.51 to provide for the new PAK'nSAVE Papanui Site as a Local Centre.	174 Wainoni Road has been deleted from the list of NCZ in Table 15.1 but has not been included in the LCZ list, appears to be an error. Including PAK'nSAVE Papanui Site as a Local Centre reflects its consented use.
Town Centre Zone Rule 15.4.1.1 (P2)	It is proposed that permitted activity status for supermarkets is deleted. The result of the proposed change is that supermarkets will fall to be considered as a discretionary activity in the TCZ (rule 15.4.1.4).	Amend Rule 15.4.1.1 (P2) to include supermarkets as a permitted activity in the Town Centre Zone, and consequential changes to Rules 15.4.1.1 and 15.4.1.4. Amend Rule 15.4.1.1 (P3) to exclude the words "supermarket and".	The description of the Town Centre Zone in Table 15.1 specifically recognises supermarkets anchor town centres. There is no apparent explanation for the change in the section 32 assessment.
Objective 15.2.4, Policy 15.2.4.1	Objective - Urban form, scale and design outcomes	Amend one or all of these policies to recognise that supermarkets may be located in and around centres, but have operational and functional requirements which limit their scale, form of development (to less than that anticipated).	To provide for supermarket operational and functional requirements.

PC14 provision		Decision sought (specific changes sought shown in red)	Reason
Policy 15.2.8.1	Policy – Usability and adaptability a.v. <u>providing sufficient setbacks and glazing at the street frontages</u>	Amend to include an exception where operational or functional requirements prevent glazing at the street frontages.	To provide for supermarket operational and functional requirements.

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

Submitter Details

Submission Date: 12/05/2023

First name: NHL Properties Limited **Last name:** NHL Properties Limited

Organisation: NHL Properties Limited

Preferred method of contact Email

Postal address: PO Box 35

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8140

Email: sam@townplanning.co.nz

Daytime Phone: 021 057 3762

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:

Attached Documents

File

Plan Change 14 Submission-Forte Health-FINAL

Form 5
Submission on notified proposal for a Plan Change
Clause 6 of Schedule 1, Resource Management Act 1991

To: **Christchurch District Council**

Name of Submitter: **NHL Properties Limited**

Background

1. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**) requires the Christchurch City Council (**Council**) to include Medium Density Residential Standards (**MDRS**) and to give effect to the National Policy Statement on Urban Development 2020 (**NPS-UD**) in its District Plan. The Council has sought to give effect to this requirement through the notification of Plan Change 14 - Housing and Business Choice (**PC14**) and Plan Change 13 - Heritage (**PC13**).
2. With respect to residential zones, the Amendment Act requires that:
 - (a) every residential zone in an urban environment of a specified territorial authority must give effect to policy 3 of the NPS-UD in that zone; and
 - (b) a territorial authority may create new residential zones or amend existing residential zones.
3. With respect to non-residential zones, the Amendment Act further requires that:
 - (a) the territorial authority must ensure that the provisions in its district plan for each urban non-residential zone within the authority's urban environment give effect to the changes required by policy 3 of the NPS-UD; and
 - (b) a territorial authority may create new urban non-residential zones or amend existing urban non-residential zones.
4. The public notice states that the changes proposed for PC14 are "extensive" and include:
 - (a) increasing height limits in and around the central city, and in suburban centres;
 - (b) changes to rules within commercial zones to ensure high quality urban environments and be more enabling of activities without the need for resource consent;

- (c) medium and high density residential zones with new rules are being introduced across all urban residential areas;
- (d) rezoning of industrial areas near the central city for housing and mixed-use activities;
- (e) introducing qualifying matters to reduce the scale and density of buildings enabled by the MDRS and NPS-UD is reduced; and
- (f) amending objectives, policies, and other provisions throughout the District Plan.

Introduction

5. This is a submission on PC14 made by NHL Properties Limited (**the submitter**). The submitter has interests in the properties 132-136 Peterborough Street and 137-151 Kilmore Street, Christchurch Central, Christchurch (**the Site**). Legal descriptions and Record of Titles are included in **Attachment [A]**.
6. The properties are depicted in **Figure 1** below.

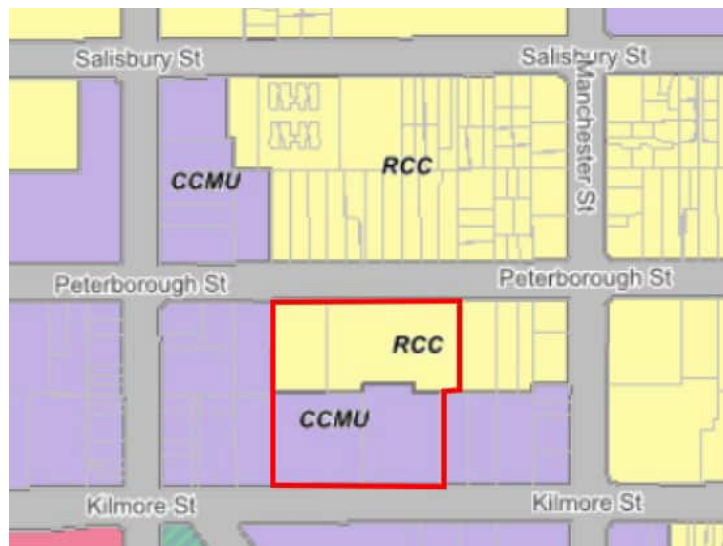


Figure 1 Location of the properties within red boundaries, with zoning illustrated (CCC District Plan).

7. The properties are located on Peterborough Street which is a local road and Kilmore Street which is a Central City main distributor. The properties have legal access from these roads.
8. The northern part of the properties is located within the Residential Central City Zone under the operative District Plan. This part of the site is proposed to be zoned High Density Residential (**HDRZ**) under PC14.
9. The southern part of the properties is located within the Central City Mixed Use (**CCMU**) Zone under the operative District Plan. The part of the site is proposed retain the CCMU zoning under PC14.

Specific provisions of the plan change that this submission relates to

10. The submitter has an interest in the plan change as a whole and therefore this submission relates to all provisions and zonings of the plan change.

The submitter has a specific interest in all provisions and zoning that relate to the properties referred to above.

Submission

11. The submitter both **supports** and **opposes** the plan change as notified. More specifically:
 - (a) the submitter supports the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome; and
 - (b) the submitter opposes any provisions or changes that will adversely affect the outcome in (a);
 - (c) the submitter requests that the parts of the submitter's property that are within the HDRZ is rezoned to an alternative zone that provides for both residential and commercial activity, better reflecting the existing use, site context in the Central City and better giving effect to the NPS-UD.
12. The submitter has undertaken a comprehensive redevelopment on the site following the Christchurch Earthquakes, establishing the Forté Health private hospital in 2013. Forté Health is a private hospital designed for short stay procedures with specialists from multiple disciplines choosing to operate from the facilities.
13. The Forte Health facility occupies approximately 9,600m² of land between Kilmore and Peterborough Streets in the Central City. The hospital buildings have frontage to Kilmore Street, however many staff and visitors access the buildings from the parking areas accessed from Peterborough Street. Two of the submitters landparcels are continuous between Peterborough and Kilmore Streets and are split zoned.
14. The character and use of the site is established as a part of the private hospital. The character of the area is transitory between more commercial land uses to the south and west, and residential areas to the north of Peterborough Street. Sites to the immediate south of the site are zoned Commercial Central City Mixed Use. Land to the east is undeveloped.
15. Policy 3 of the NPS-UD is of direct relevance, whereby at sub clause (a) it directs that the district plan is to enable building heights and density of urban form to realise as much *development capacity* as possible, to maximise benefits of intensification in city centre zones.
16. "Development Capacity" is a defined term in the NPS-UD and means the capacity of land to be developed for housing or for business use, based on:
 - (a) the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and
 - (b) the provision of adequate development infrastructure to support the development of land for housing or business use.

17. The submitter's existing activity is a non-complying activity under the HRZ rules, which would unnecessarily complicate any future expansion of the private hospital into the existing parking areas, or future maintenance or improvement work. An appropriate outcome for the submitter's property would be to provide for health activities, to reflect the existing use of the site, and enabling greater building heights and densities.
18. Rezoning the site and surrounding HDRZ land to provide for mixed use development along with commensurate changes to the District Plan to provide for this submission and give effect to the NPS-UD will:
- (a) provide for an appropriate zoning that reflects the existing use and character of the site and surrounds;
 - (b) enable the submitter to undertake maintenance, improvement and potential future expansions works without undue restriction, noting the character of the surrounding area and separation to residential activities;
 - (c) provide for a health services and complementary activities in an appropriate location, being a site adjacent to existing CCMU zoned land;
 - (d) maintains support for the primacy of commercial centres, supporting the economic growth of the District, and therefore the economic well-being of communities;
 - (e) not have any discernible effects on the amenity of adjoining residential zones, or undermine the residential coherence of residential neighbourhoods;
 - (f) maintain a sufficient supply of housing in the district;
 - (g) contribute to the social and economic well-being of communities and meet the reasonably foreseeable needs of future generations;
 - (h) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means;
 - (i) give effect to the NPS-UD (notably Policy 3) and Canterbury Regional Policy Statement; and
 - (j) promote the sustainable management of natural and physical resources, will be consistent with Part 2 of the Resource Management Act 1991 and ultimately achieve its purpose.

Relief sought


19. The submitter seeks the following relief:
- (a) the submitters site and the adjoining HDRZ land be rezoned to more appropriately reflect the existing established use of the locale and enable mixed use development, such as the Central City Mixed Use (**CCMU**) Zone;

- (b) any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanations that will give effect to the matters raised in this submission and the relevant planning legislation.

Other

20. The submitter could not gain an advantage in trade competition through this submission.
21. The submitter wishes to be heard in support of his submission.
22. If others make similar submissions, the submitter will consider presenting a joint case at any hearing.

DATED 12 May 2023

pp. 

NHL Properties Limited

Address for Service: Town Planning Group
PO Box 35
Christchurch 8014

Contact Person: Sam Kealey
Cell: 021 057 3762
E-mail: sam@townplanning.co.nz

Attachment [A]

Legal Descriptions of the Submitters' property relevant to this submission

Address	Legal Description	Record of Title
	Part Section 183 TN OF Christchurch	CB364/119
132-134 Peterborough Street and 137 Kilmore Street	Lot 1 DP 46407	CB34B/799
136 Peterborough Street	Part Section 185 TN OF Christchurch	CB318/77
151 Kilmore Street	Lot 2 DP 52122	CB31B/207
147 Kilmore Street	Lot 1 DP 52122	CB31B/206
139 Kilmore Street	Lot 2 DP 46407	CB34B/799

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

Submitter Details

Submission Date: 12/05/2023

First name: Isobel **Last name:** Foyle

Preferred method of contact Postal

Postal address: 89 Paparoa Street

Suburb: Papanui

City: Christchurch

Country: New Zealand

Postcode: 8053

Daytime Phone: 0276022815

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:

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: 07.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

To remove the high density zoning on the odd number side of the Papanui Street.

My submission is that

Papanui Street is beyond a walking distance to Northlands Mall or Northlink for many residents wanting to shop. The commercial centre of Papanui is moving west with the expansion of the Northlink shopping precinct. Most people I see while I am walking to and from Northlands mall are walking their dogs. Decision sought - the demarcation of High Density Residential zone should be redrawn much closer to Northlands Mall.

The land quality of Papanui Street is very unlikely to be suitable for high density living. According to the two separate engineering reports for our section which we obtained prior to building, there are layers of peat starting at 2 metres below ground level down to 6 metres requiring dozens of piles to be driven 7 to 8 metres for a two story house. This is typical of this area. Most residents of Christchurch who lived through the earthquakes were traumatised. Ground vibration does result for many of us reliving this trauma. Decision sought - to rezone the area from High Density and commission a study of how suitable the land in Christchurch actually is for housing higher than two stories, especially as the Alpine Fault is now due for rupture.

Businesses are spread all over the city partly due to the commercial red zone post February earthquake. Of the three working adults in our household, none of us work in the CBD. Public transport does not provide the service needed for people to get to work. Personally, I have found biking is a far better solution. Ebikes allow people to travel far greater distances for work . As online shopping and working from home increases the need to live near a mall or ones employer becomes increasingly irrelevant.

Decision sought -to remove the high density zoning of Papanui Street as density of housing should reflect the ability of the land to support bigger and heavier buildings rather than being in close proximity to a bus stop.

Papanui Street hosts a primary school. There are several schools in the area for older children. As a result the area is very family focused. High density housing would destroy this environment and the sense of community that it brings. Decision sought - to remove the high-density zoning of Papanui Street and surrounding streets.

Food security is becoming an issue in New Zealand. The ability for people to grow some of their vegetables is becoming increasingly important due to the weather related disruptions of the supply chain. Gardening is also good for mental and physical health. High Density housing will remove this as an option for people with the lack of outdoor space or high rise buildings blocking neighbours sunlight, especially in the winter. Decision sought - to remove the zoning of High-Density housing in Papanui Street.

I appreciate that this district plan is the result of pressure from the government. The complete lack of understanding and disrespect from Wellington to what we have experienced in Christchurch is staggering. It was made clear we do not want a city of high rise building because of what happened. The area has been subjected to earthquakes for centuries and the land is prone to liquefaction. Plenty of land has been made available for housing west, south and north of the city and there is still plenty of land within the city that is still vacate. Yes the climate is changing but so is the way we live, work and shop. The government needs to rethink its one size fits all mentality.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Lauren **Last name:** Gibson

Preferred method of contact Email

Postal address: 28B Carrington Street

Suburb: St Albans

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: ljmg75@hotmail.com

Daytime Phone: 0212929025

I could

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 08.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

To Stop all High-Density Buildings and think of what I have mentioned.

My submission is that

Please see attached, this is what WILL happen to my property.

This shows shadow analysis for 19a Russell Street based on a development on the 3 properties to the NW, north, and NE.

The 'design' of these apartments to have maximum height of 12m, setbacks of 1m to side boundary and 1.5m to rear boundary, and with recession plane of 57 degrees starting 3m above the ground at the site boundary.

Each image shows the date and month and the time in 24-hour clock, e.g., 22-01 10.00 is 22nd January at 10:00am.

THIS house would be essentially in shade the entire day.

My house is on a back section situated on Russell St, Linwood.
 I choose to live where I do because it is private and is fully north facing.
 I would never choose to live next to or near high density.
 I choose to use only the Linwood Library and pharmacy when I need but go elsewhere for all other needs.
 I cannot afford to change where I live with a comparison of what I have.
 This is the largest investment most people will make which will be devalued.

The New Zealand Bill of Rights Act states The Bill of Right Act requires the Government and anyone carrying out a public function to observe these rights and to justify the limits of them.

High Density building affects myself and others in the following ways;

Diminishes Human Rights,
 Ignores freedom of choice,
 Ignores individual rights,
 Not In Good Faith,
 Takes away light and privacy,
 Limits people with disabilities choices,
 Limits vulnerable disadvantaged groups,
 Creates stress,
 Decreases personal autonomy,
 Loss of property rights; largest investment devalued,
 Increase of noise,
 Increase of pollution,
 Undue interference,
 Fiscally discriminates those with no means to move,
 Uneven/unreasonable private living environment,
 Cookie cutter basic homes mass produces ugliness,
 Off street parking which has already been limited.

Loss of nature, lack of established trees, less animals and birds, lack of real food growing spaces, lack of light, = environmental exploitation/degradation.

Problems associated; more runoff, air pollution, higher percentage of crimes, increase in mortality rates, more aggression, reduced happiness, decreased mental health, increases greatly and negatively on people already who suffer from mental health issues within their day-to-day living (Quietness plays a key role in wellbeing, it is not long ago a murder happen in a Council Flattening area on Brougham Street).

Infrastructures that already are failing e.g., roading, sewers, after earthquakes.

Unfair economic exploitation; increase of rates, water charges,
 Unfair economic gains by developers, council gained from above mentioned points.

Creates fear of; surveillance, monitoring,

Lack of security, privacy, liberty/ freedom, belief, expression, safety, personal well-being, = basic human right, freedom of expression, freedom of movement.

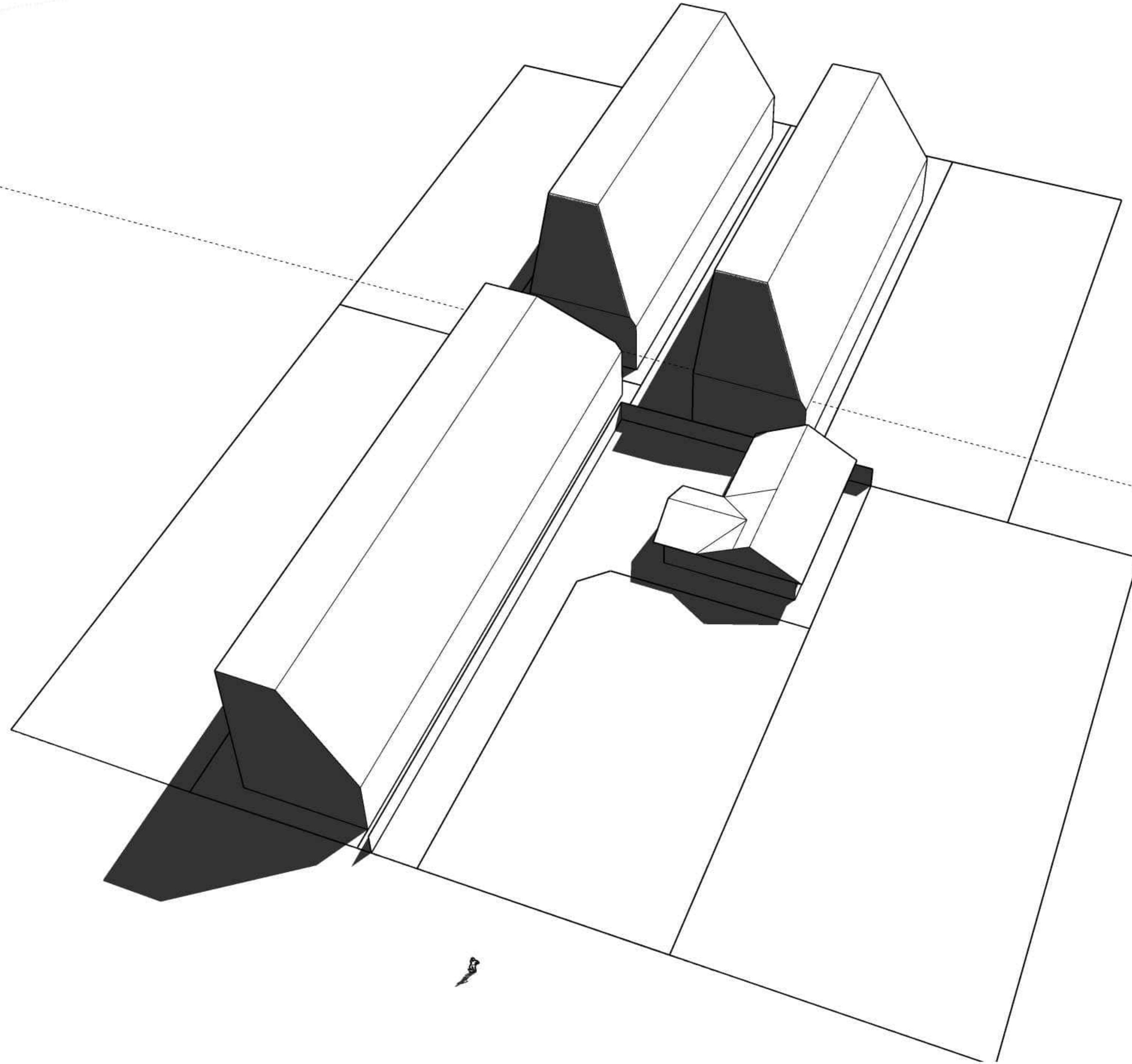
You have no right to limit us in all the above-mentioned ways.

Gail Gibson (Owner 19A Russell ST Linwood),
Lauren Gibson (Occupier Russell ST Linwood),
Clark Gibson Carrington St, St Albans,
Hugh Lelievre 2A Straven Road, Riccarton.

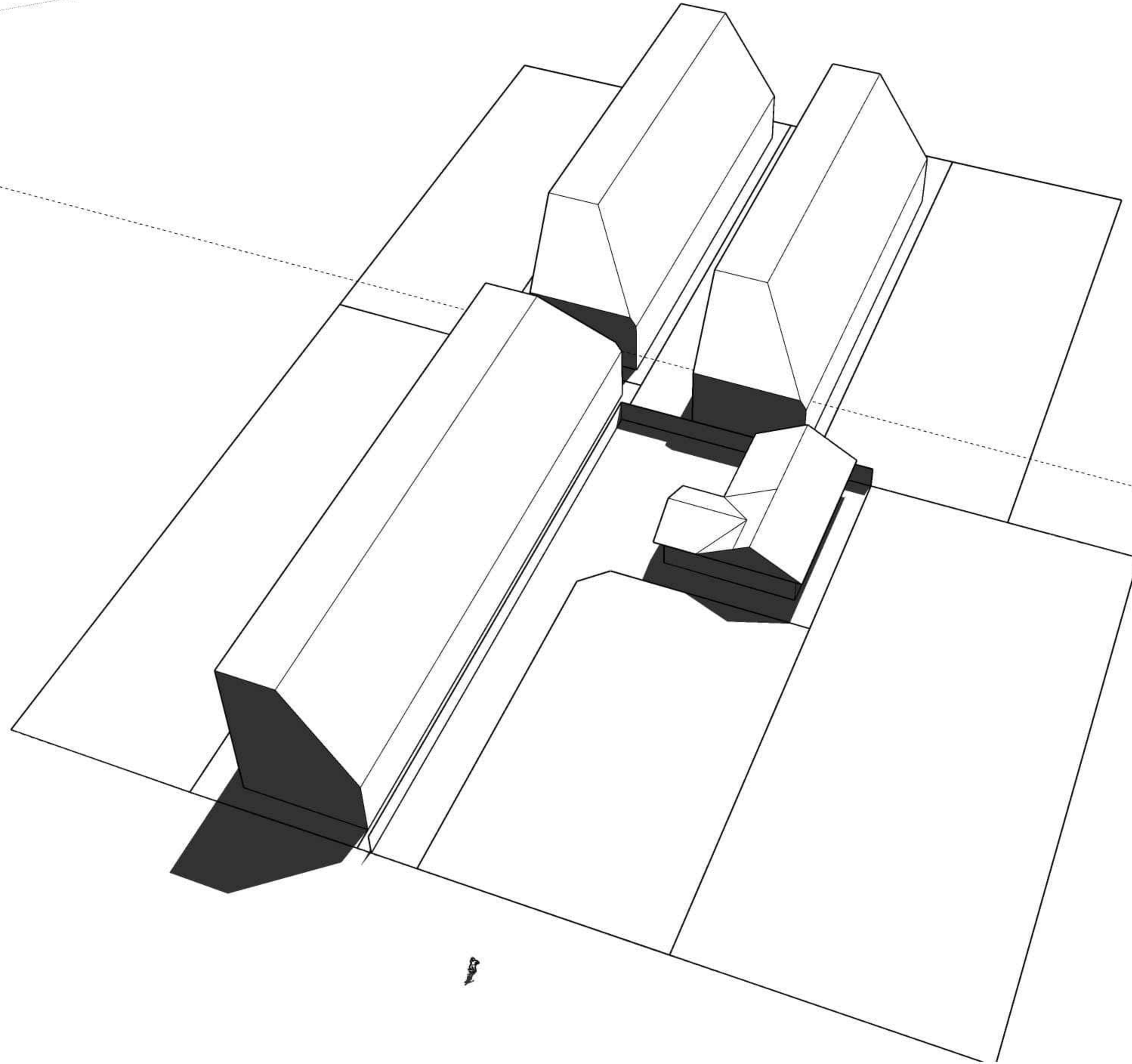
PLEASE respond to this email and reference so I know you have read it in its entirety TO ;
ljmg75@hotmail.com
0212929025

Attached Documents

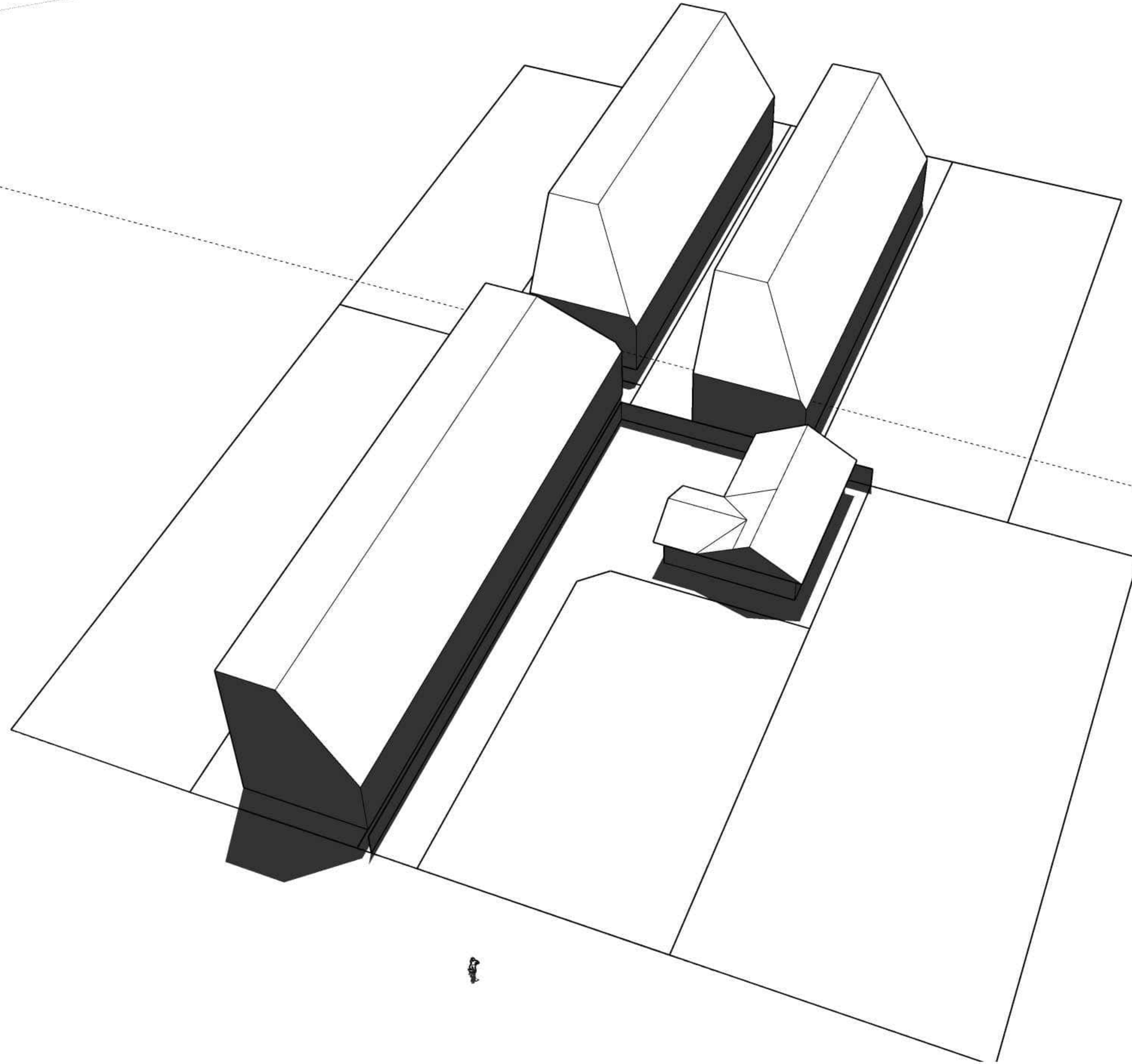
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Opposition to High Density Christchurch



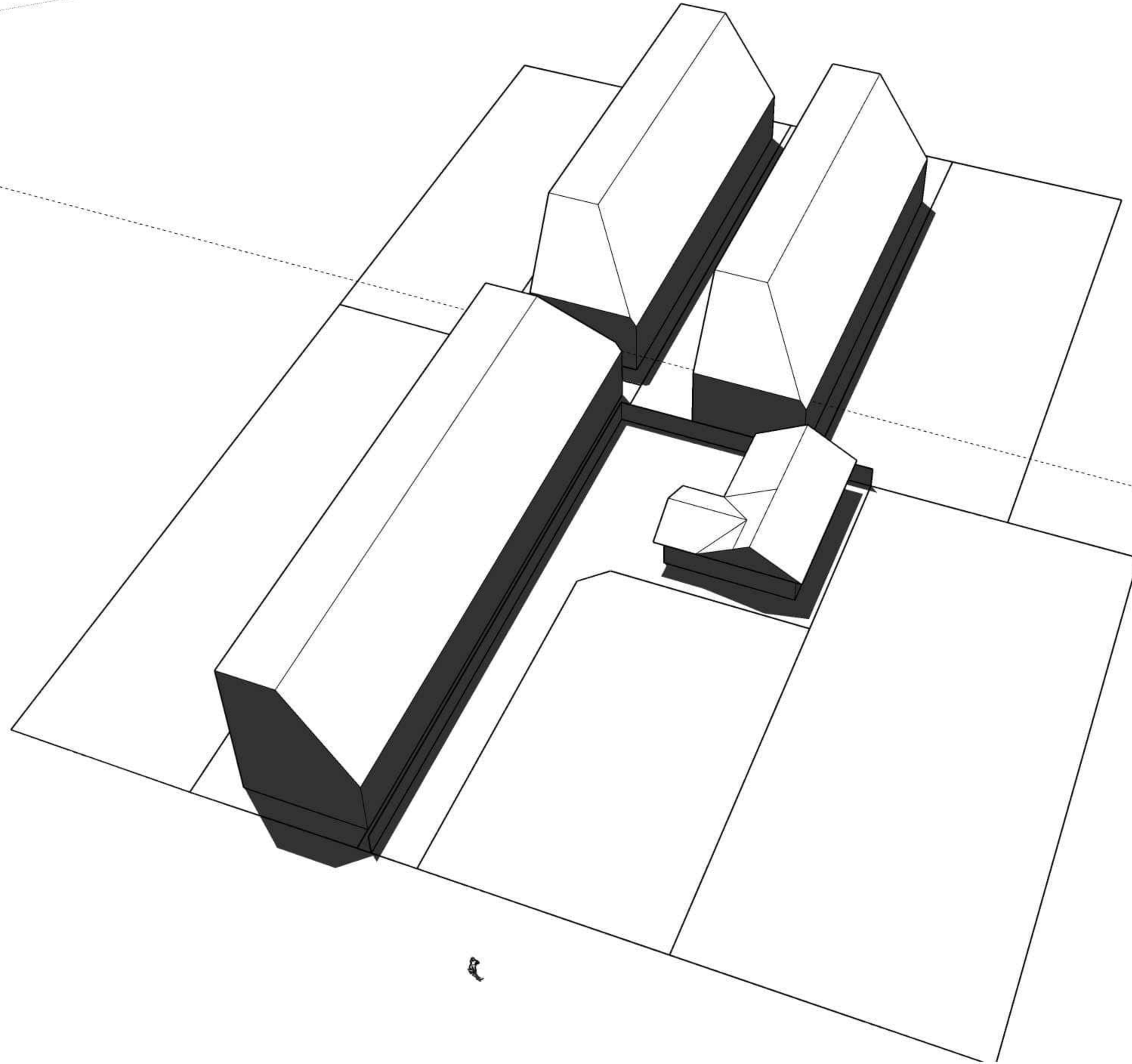
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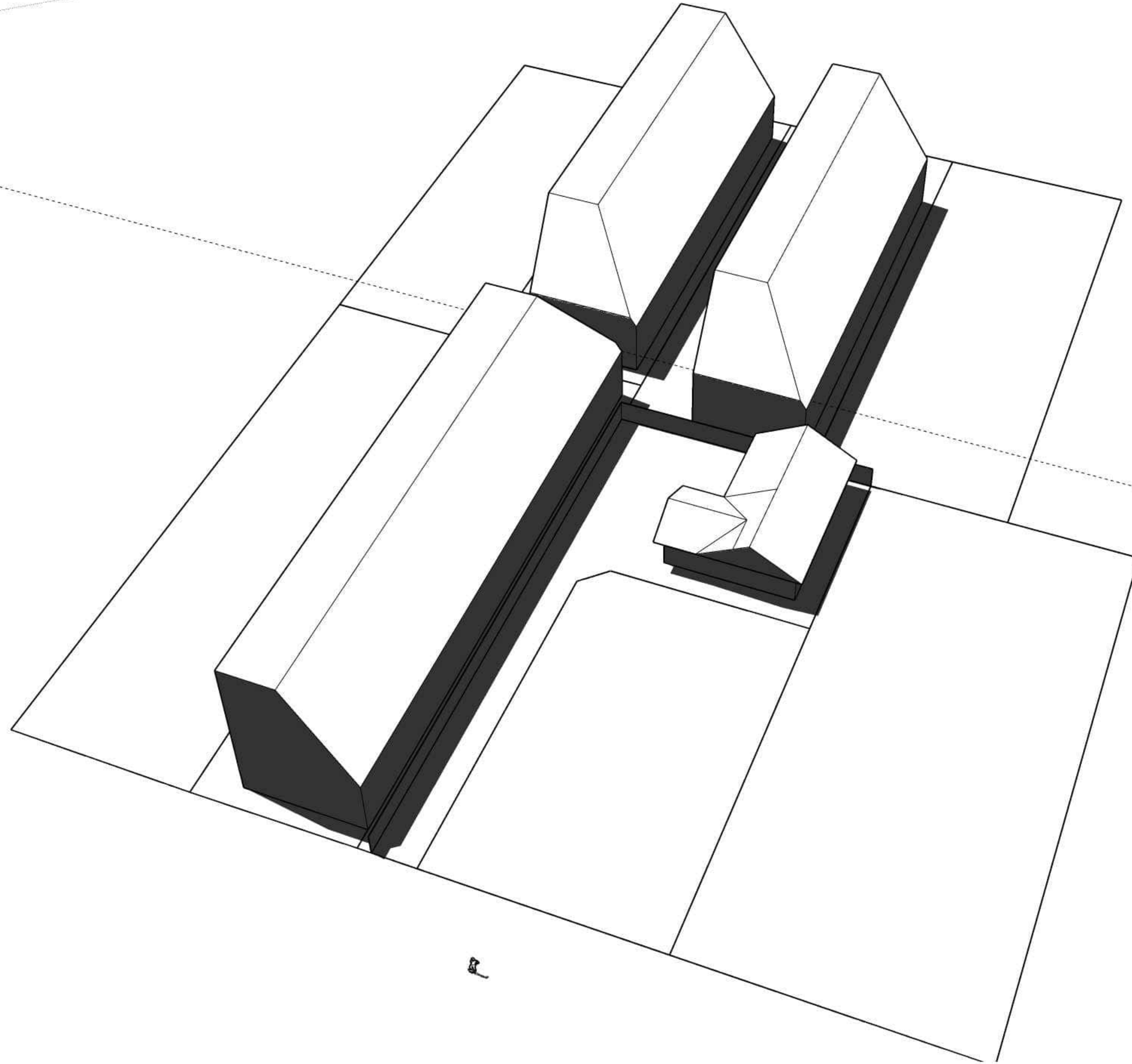
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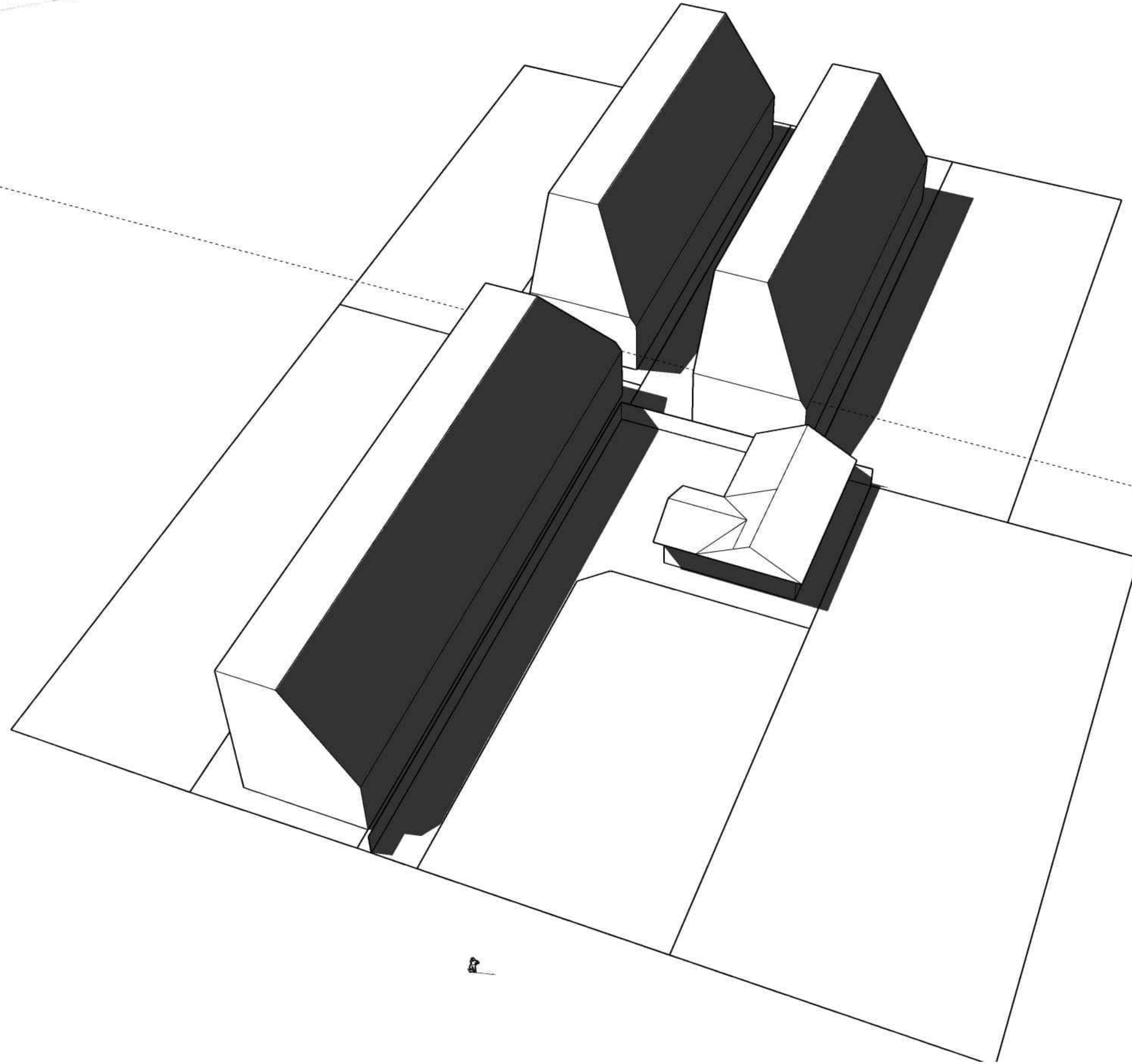
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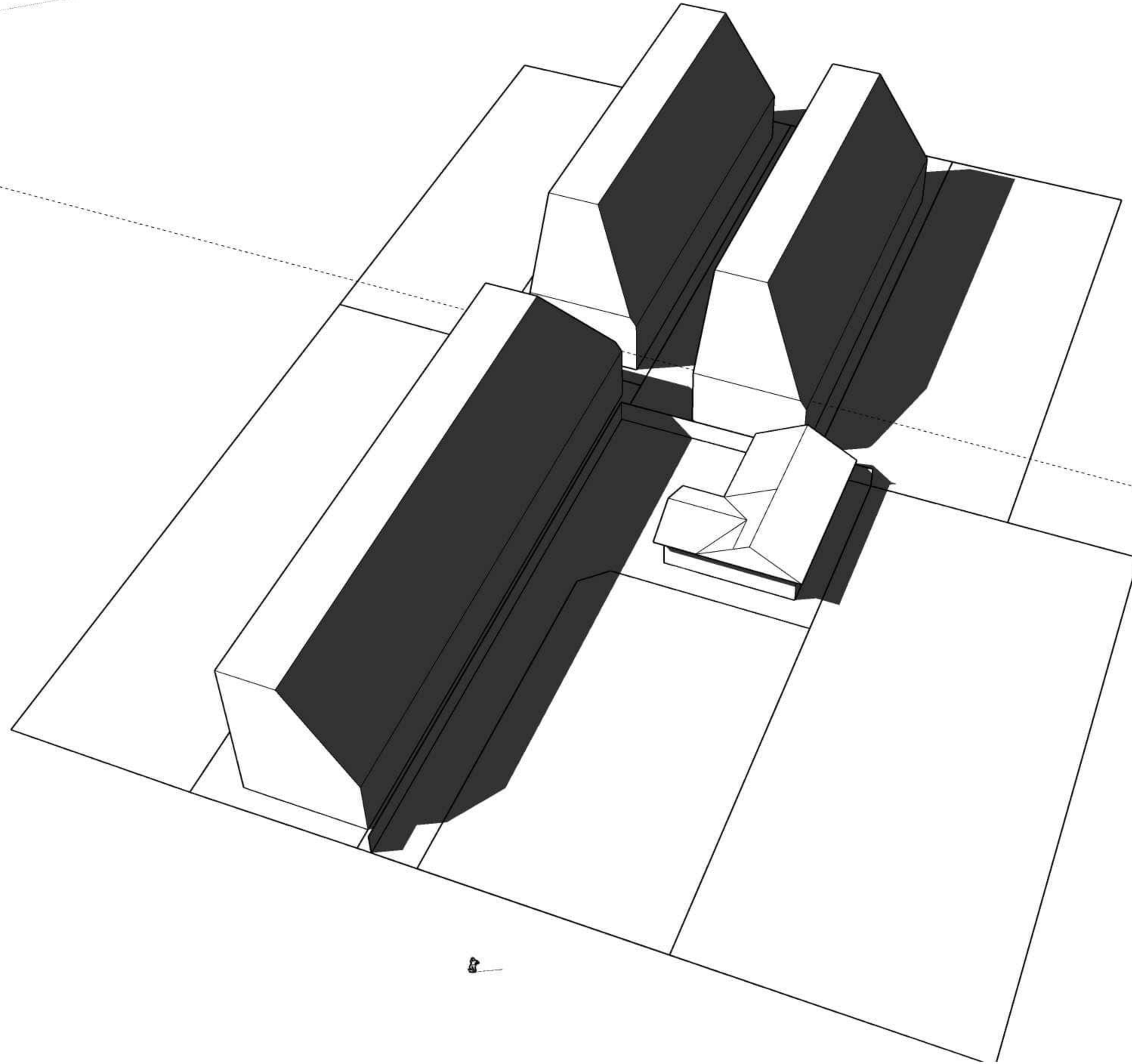
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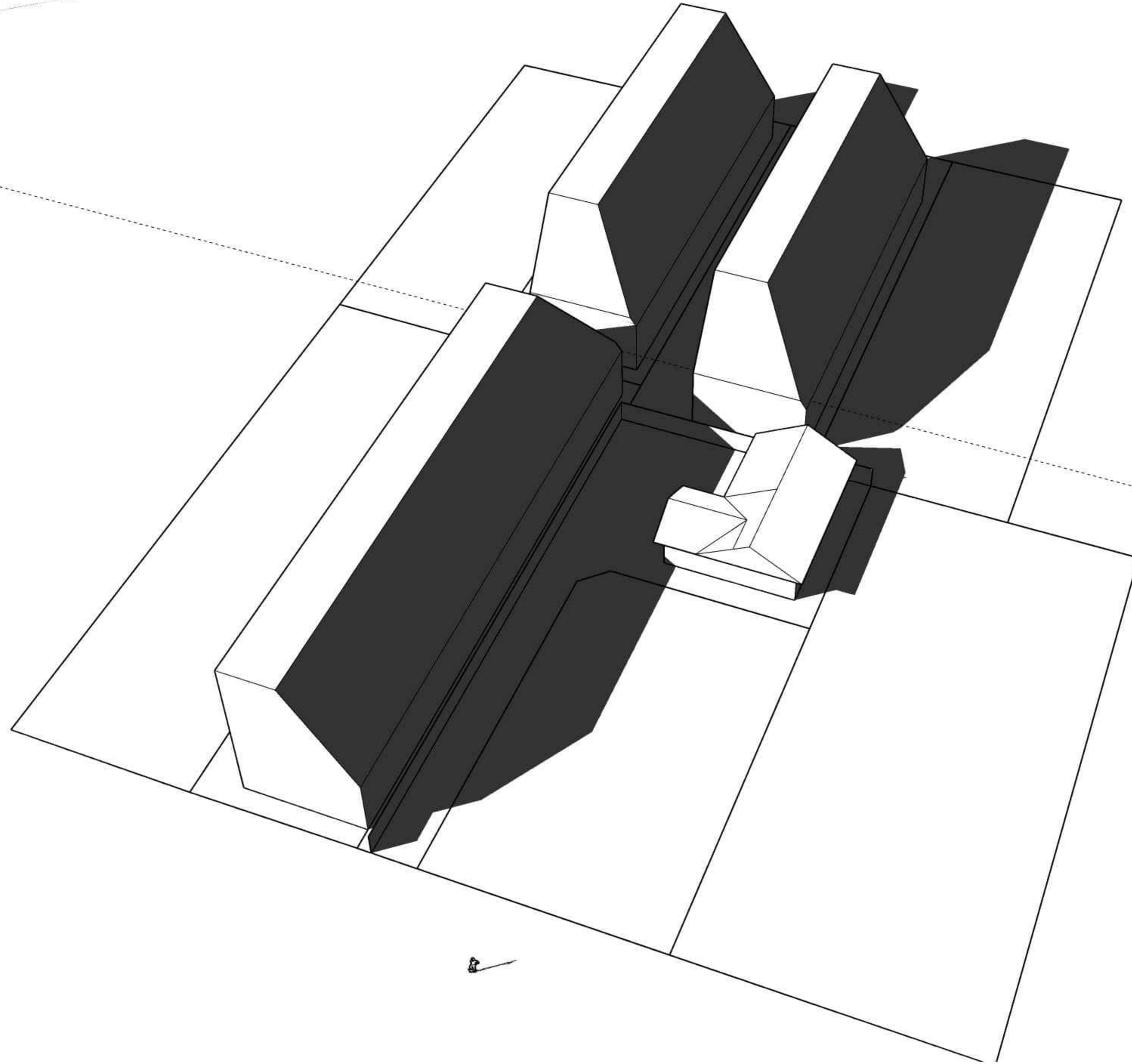
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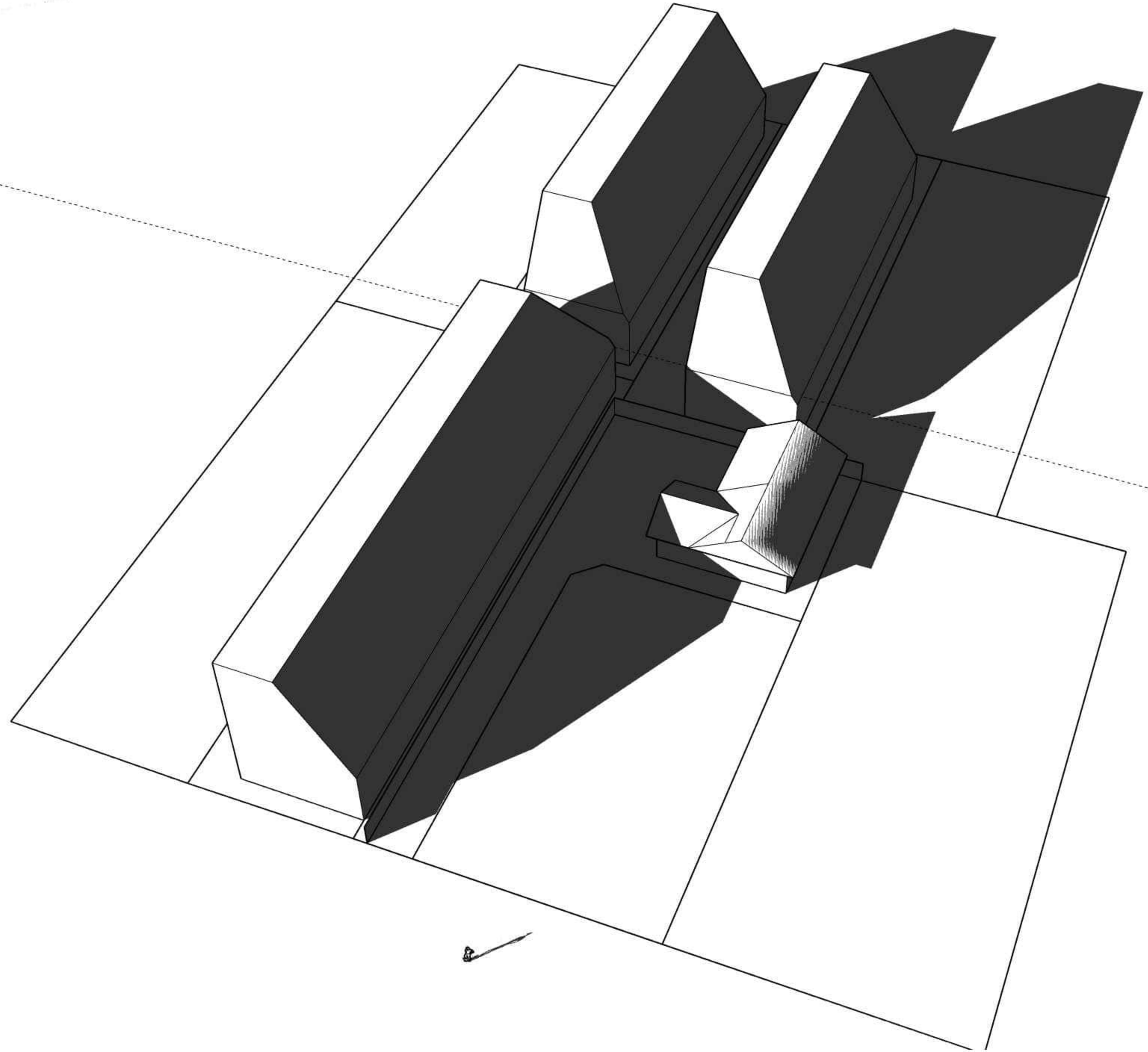
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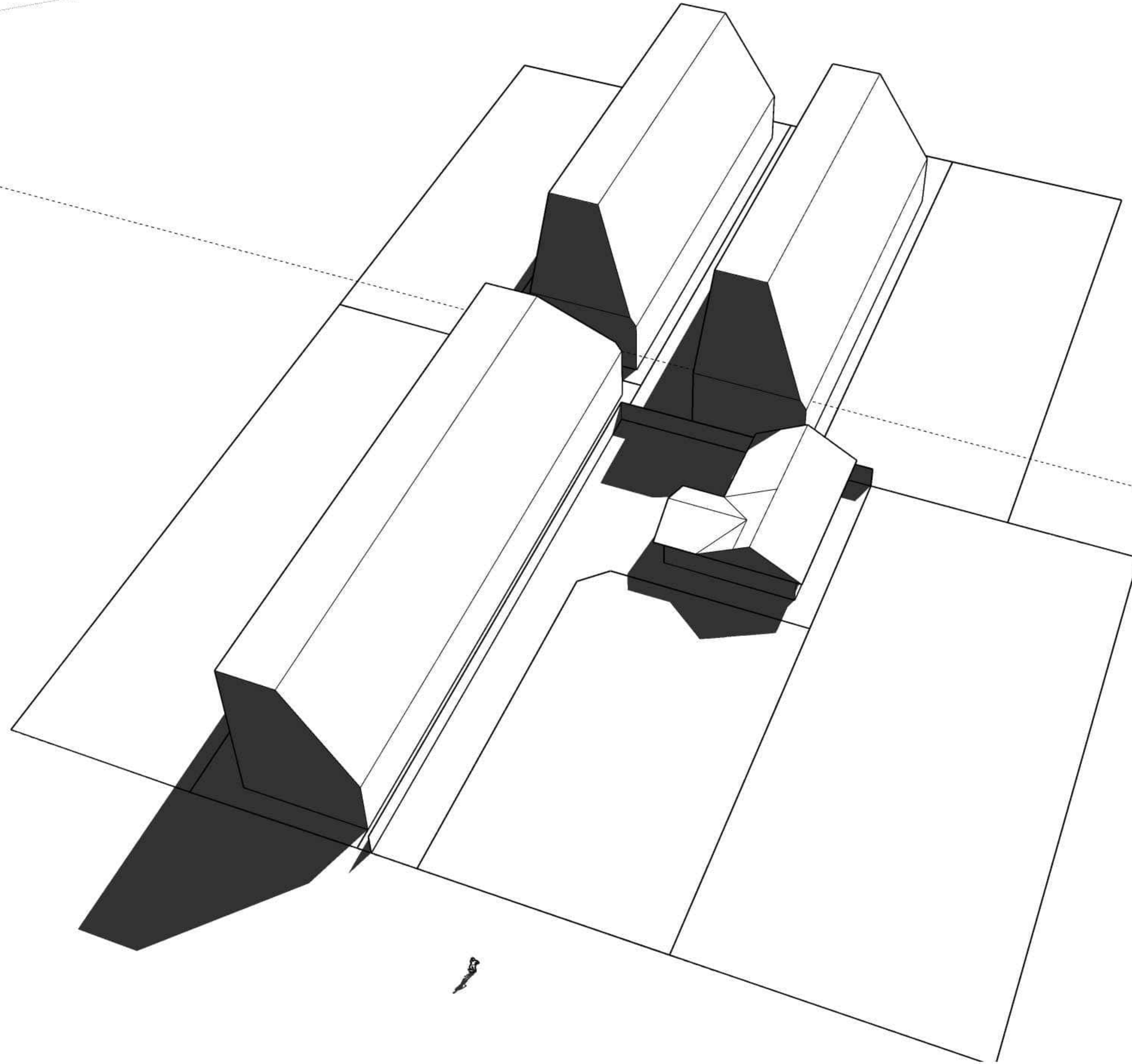
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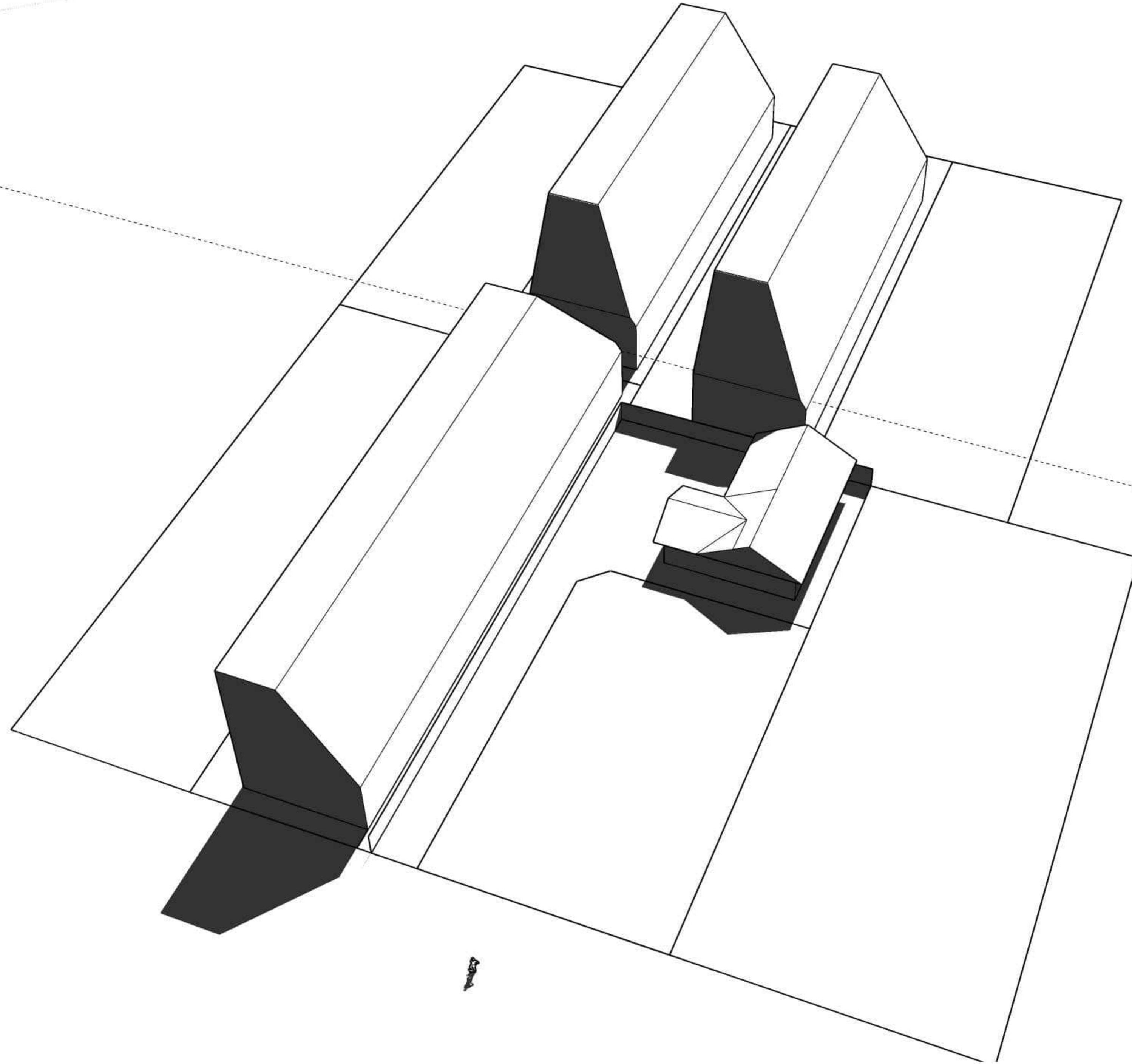
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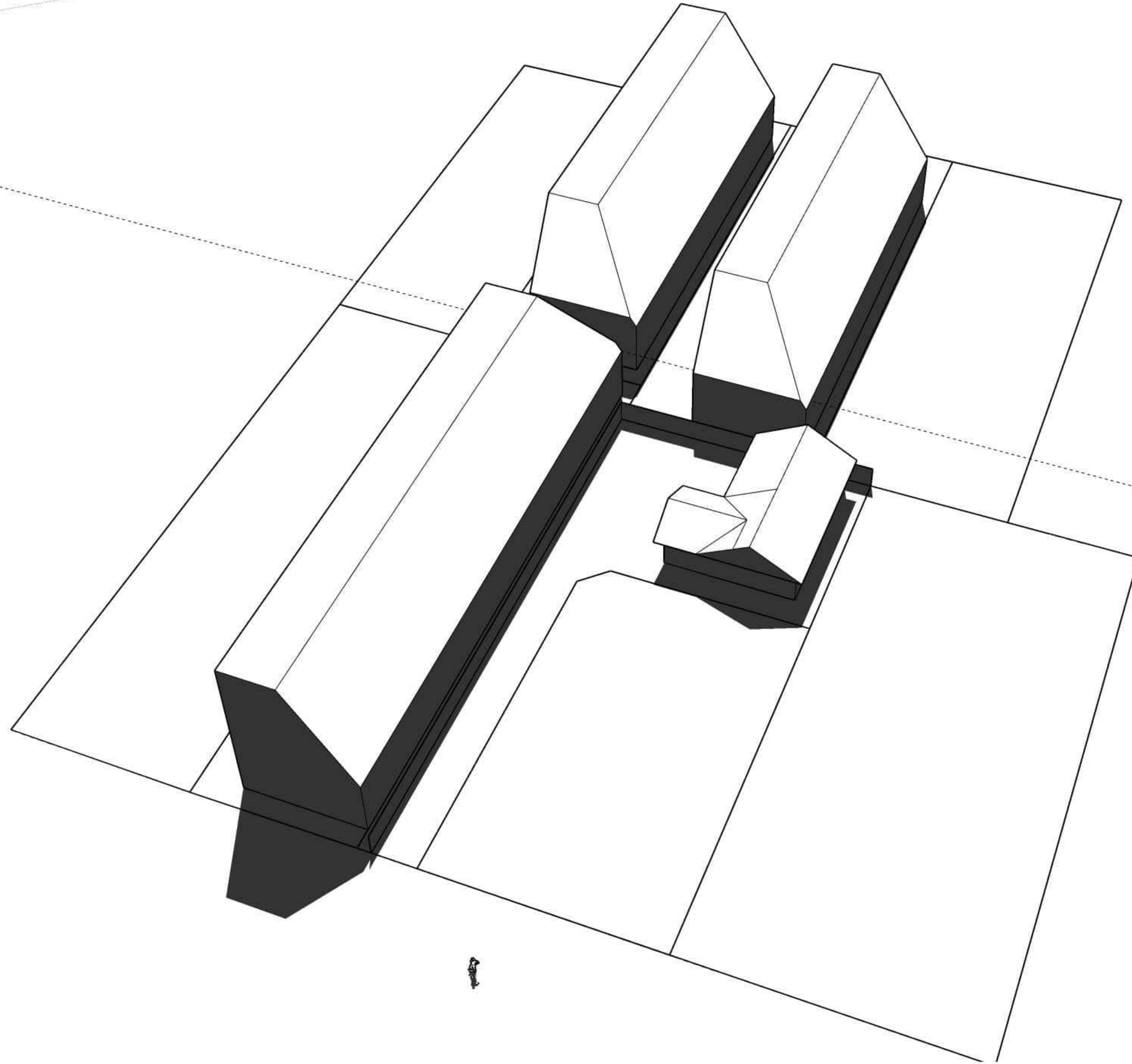
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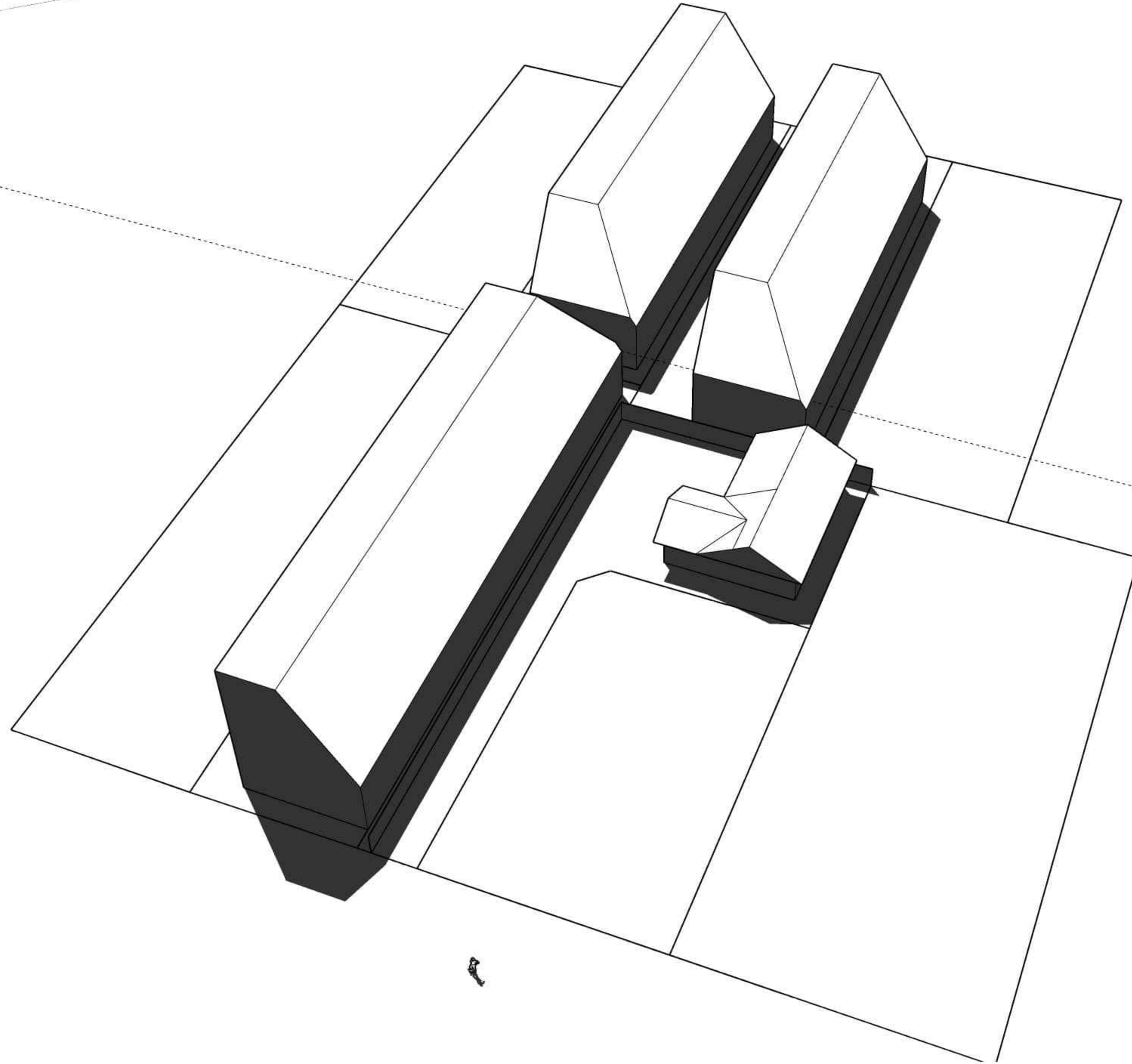
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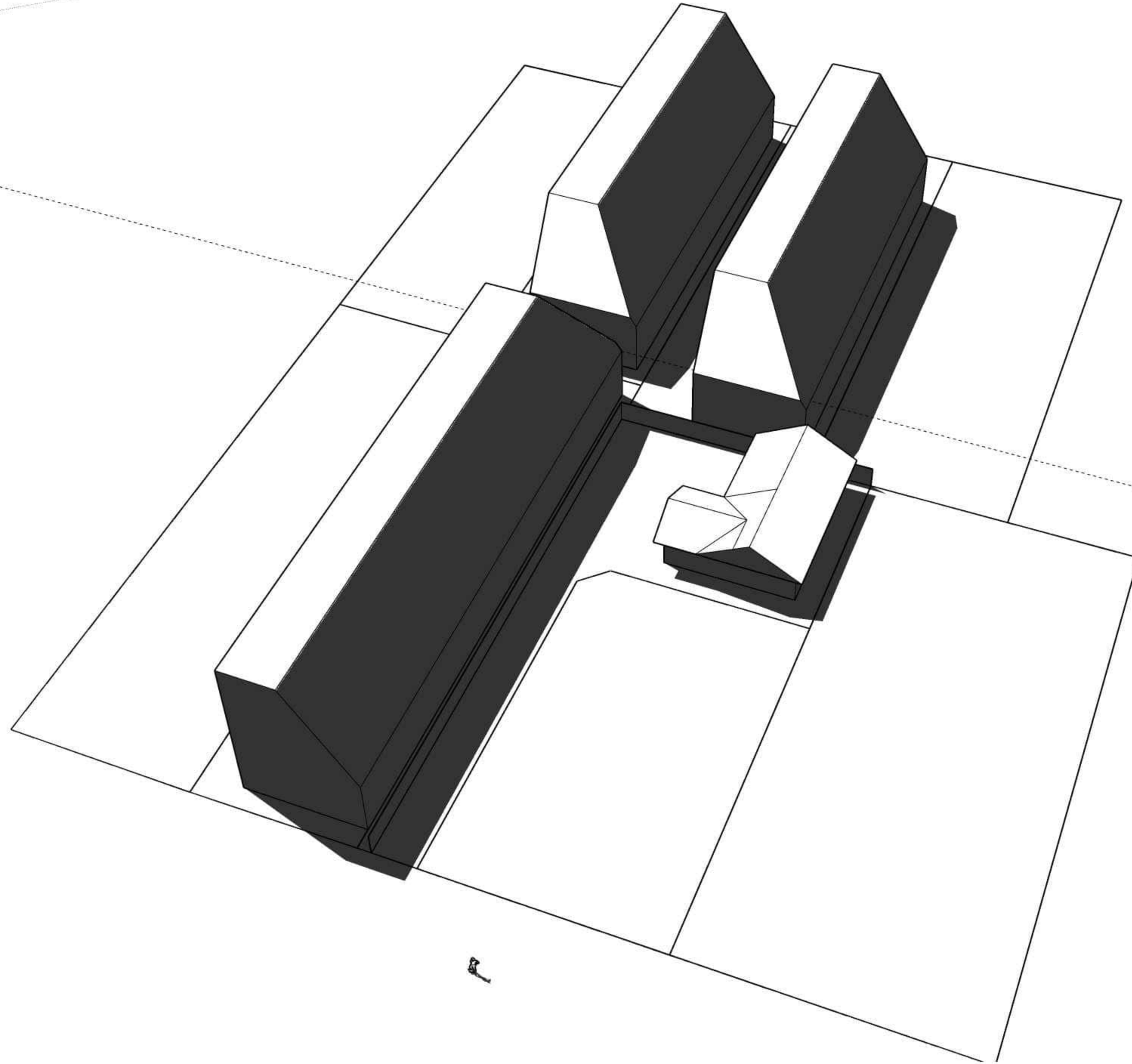
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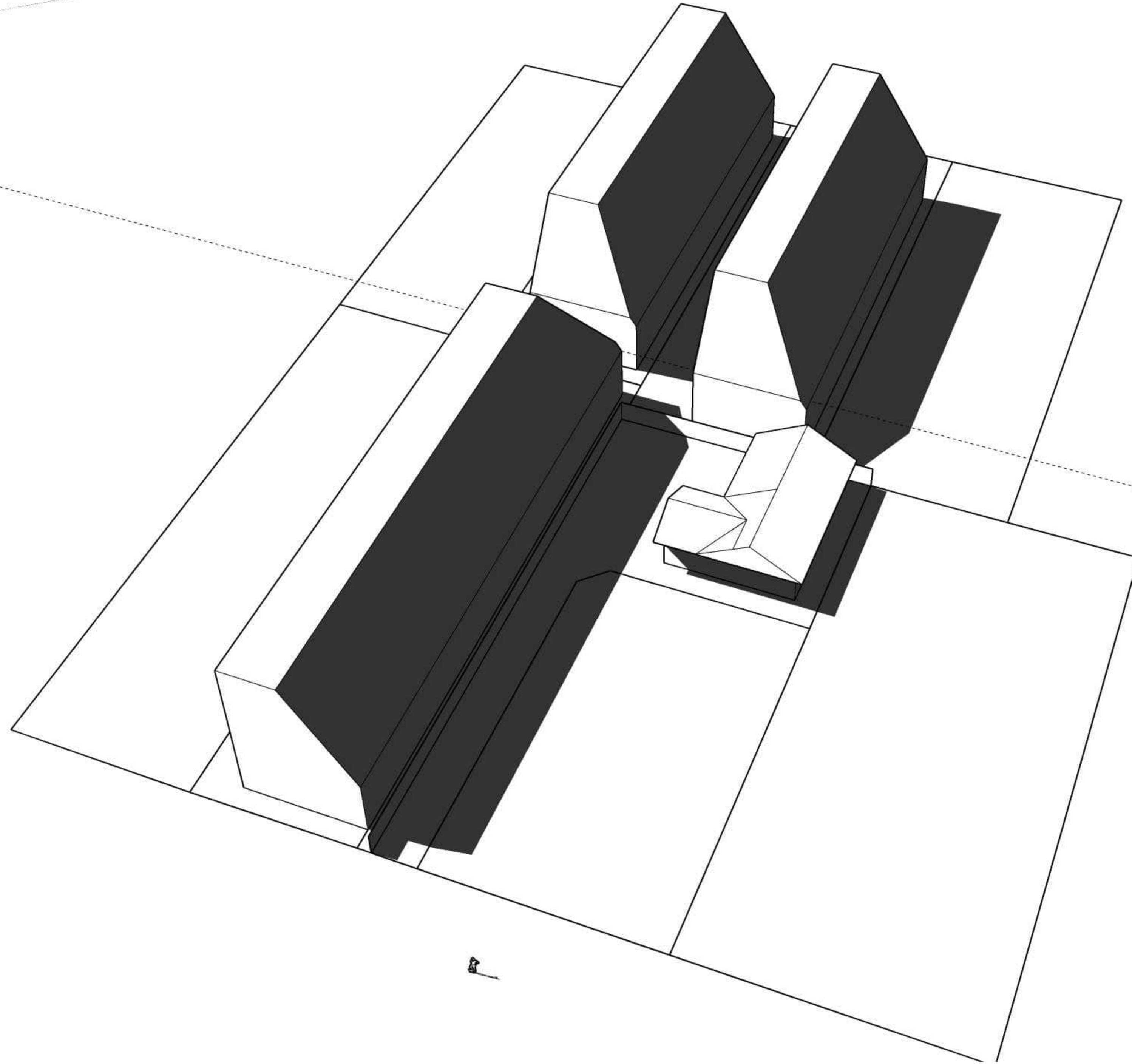
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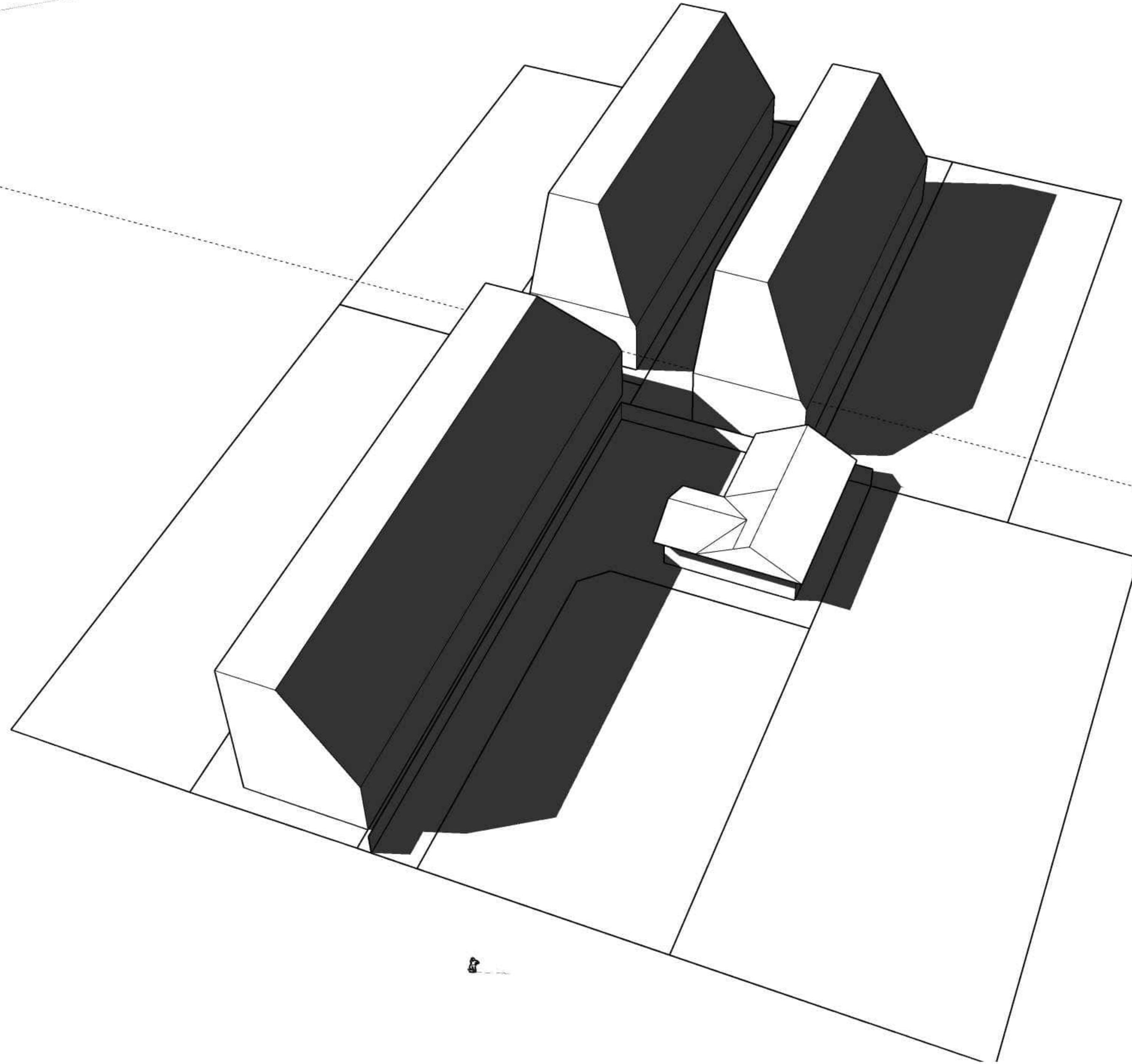
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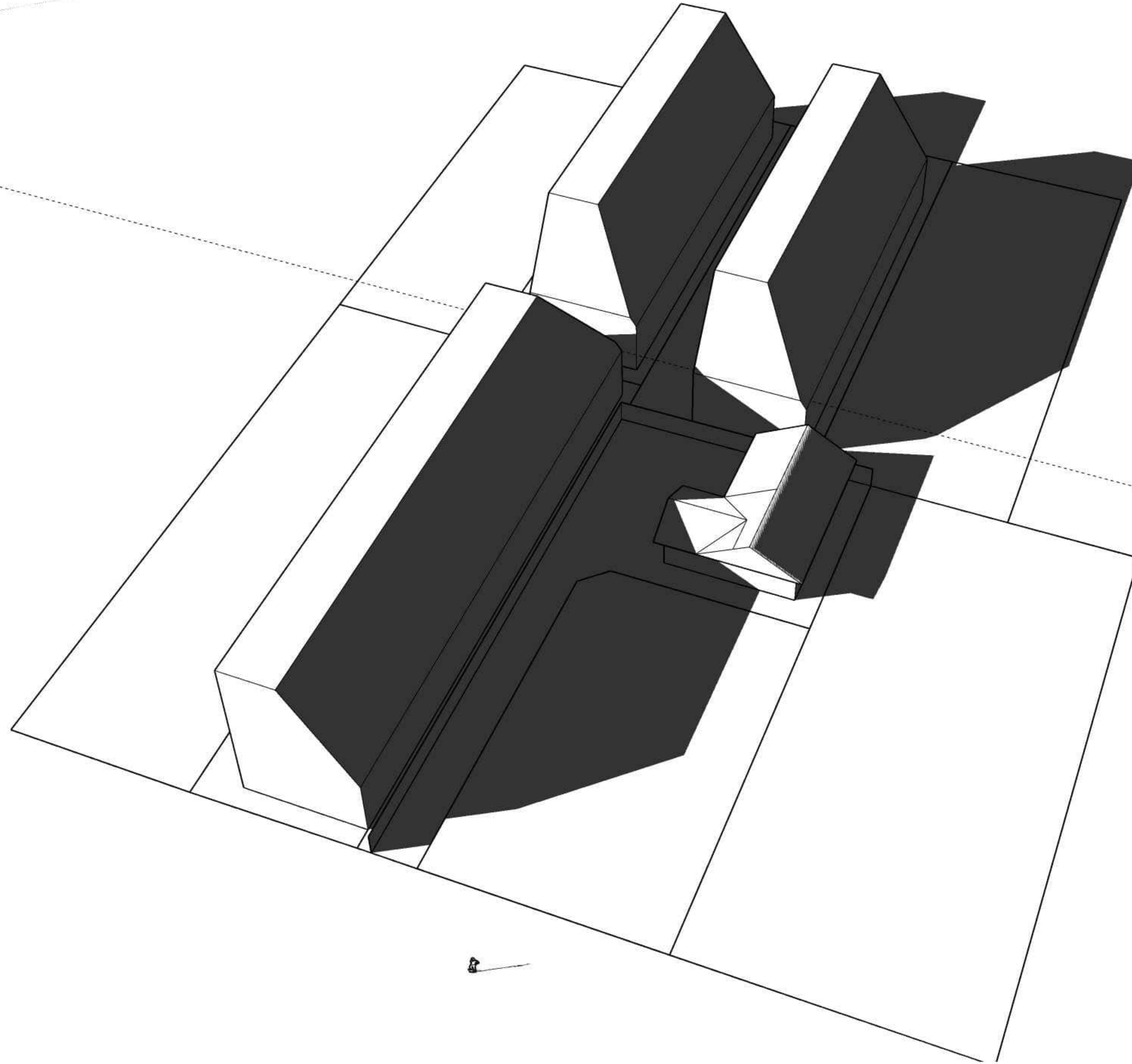
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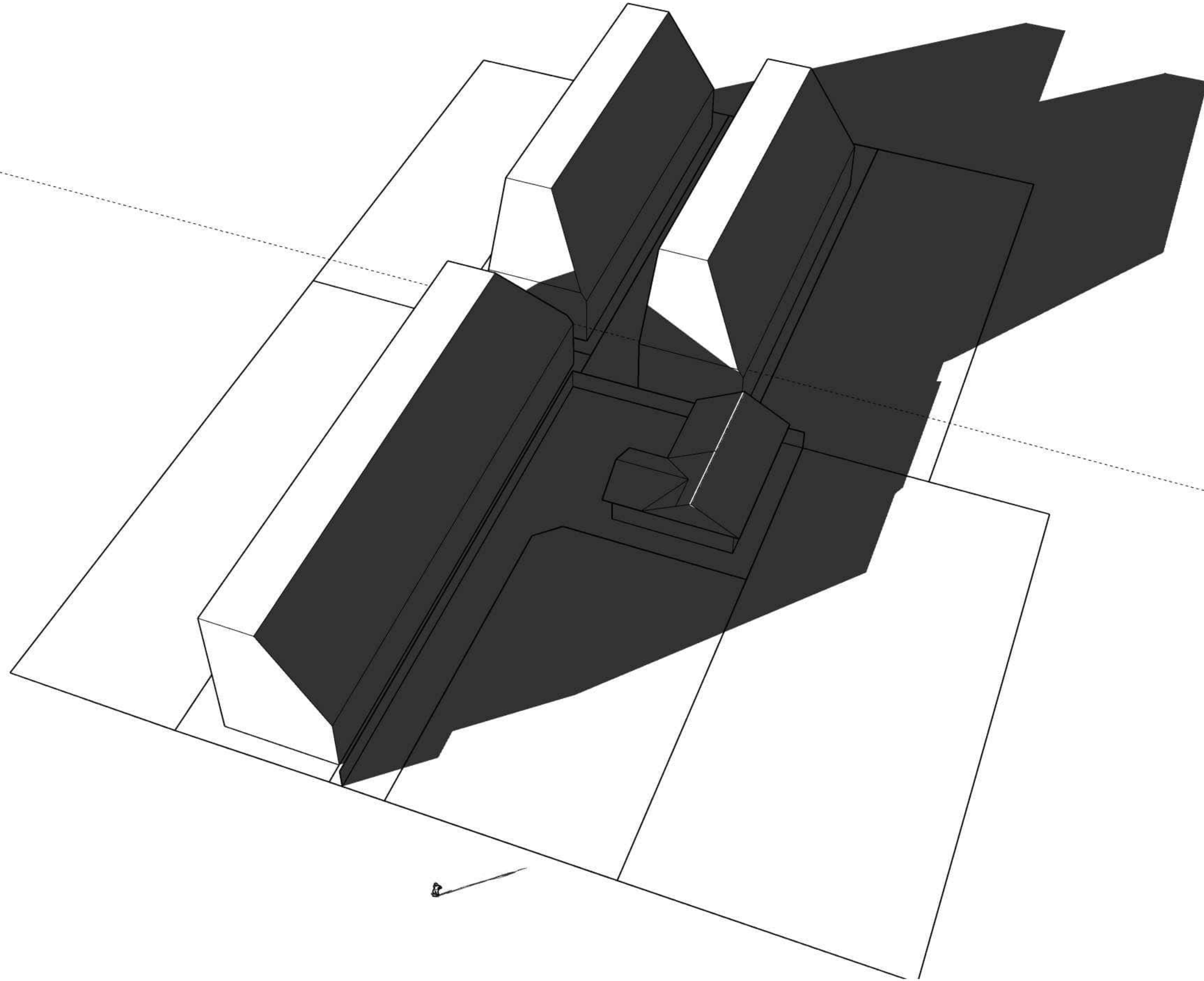
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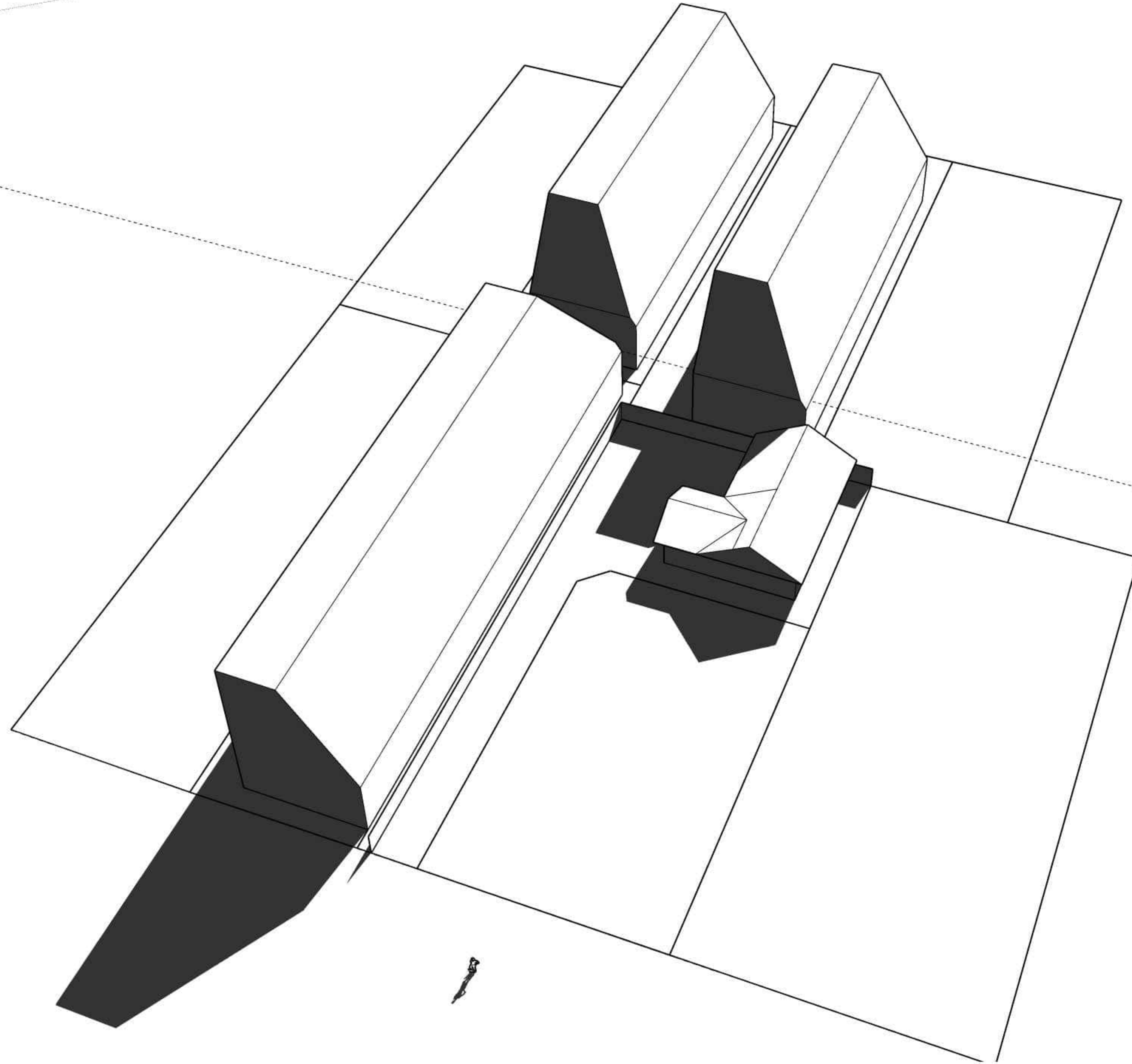
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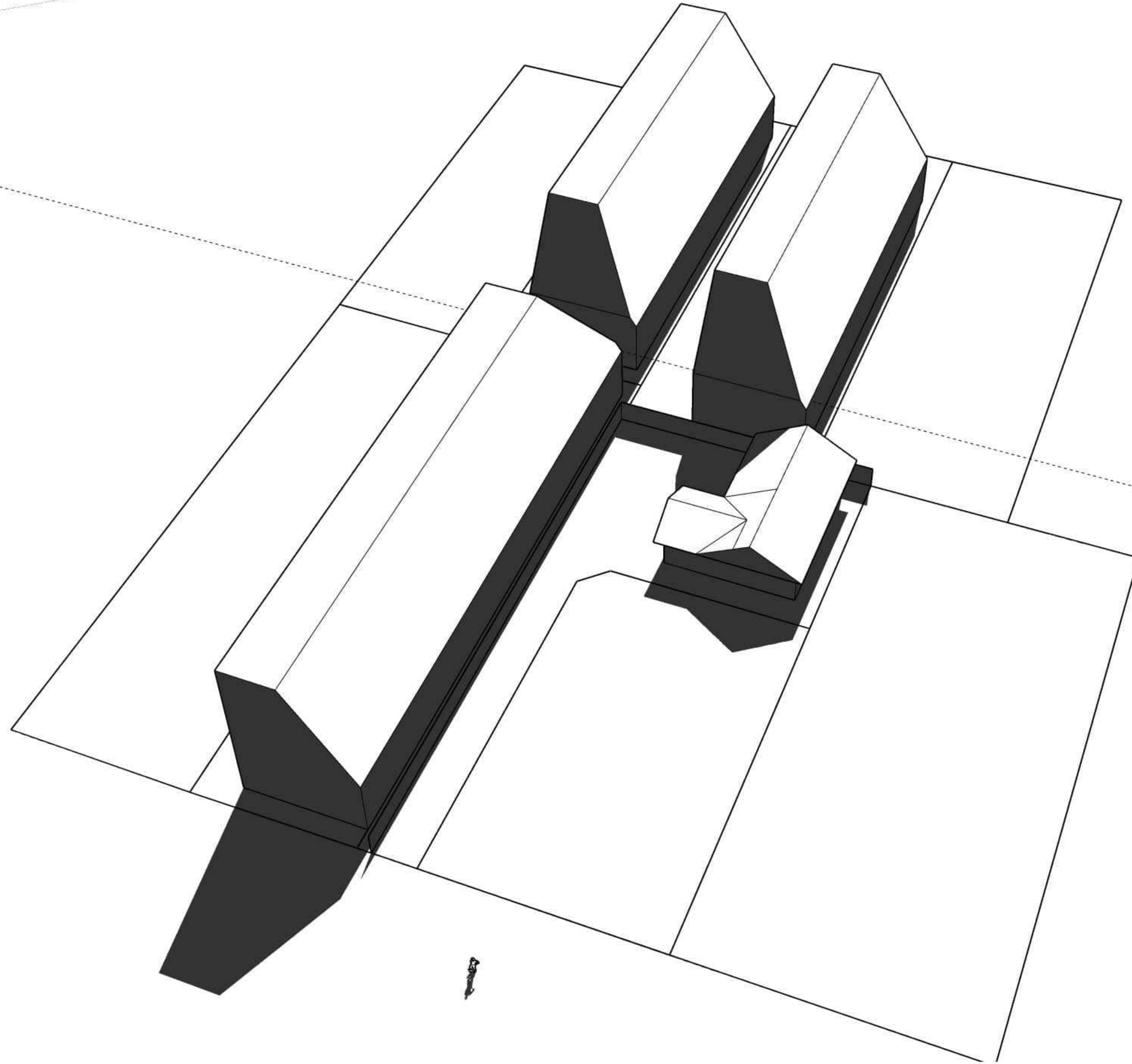
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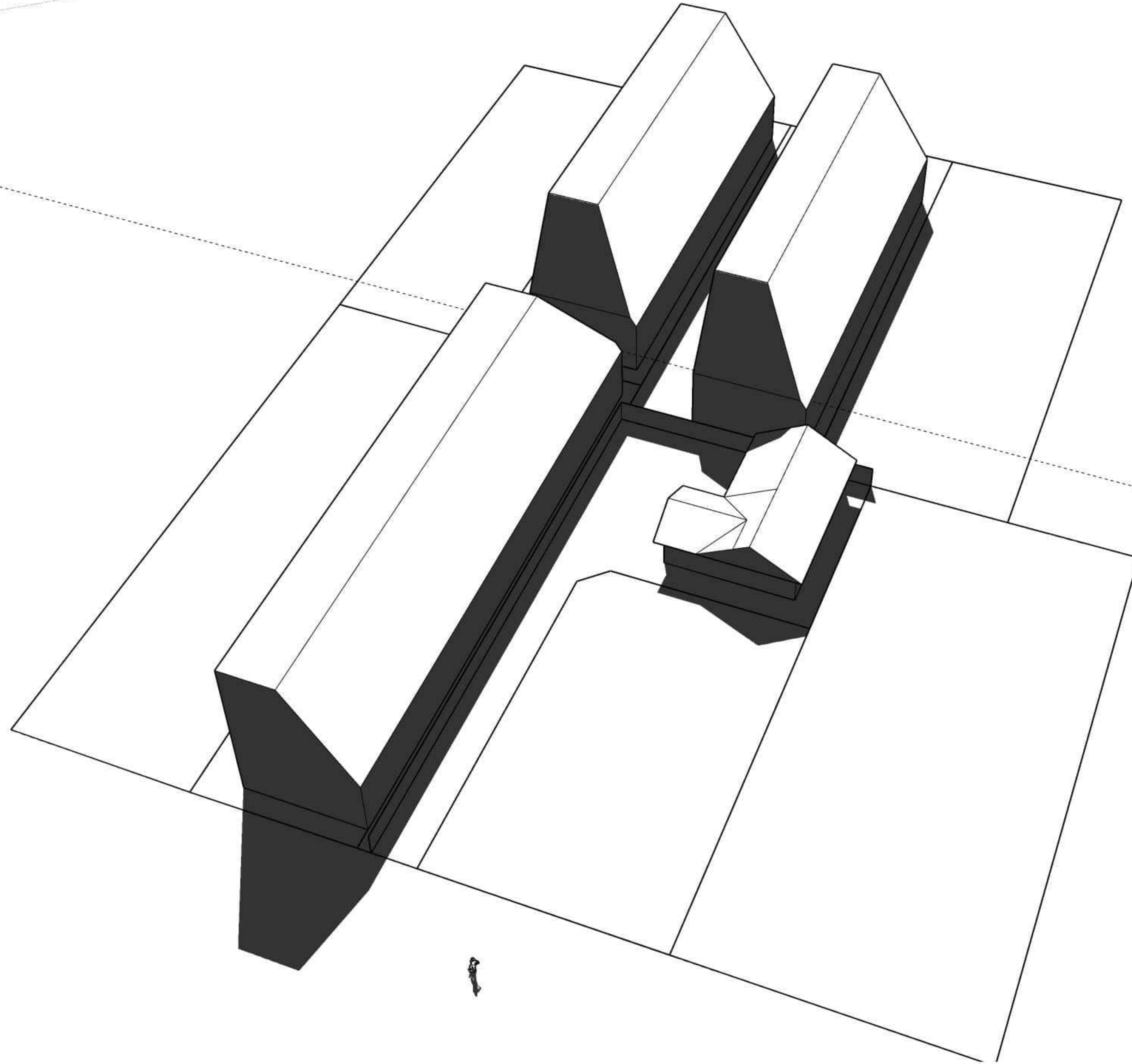
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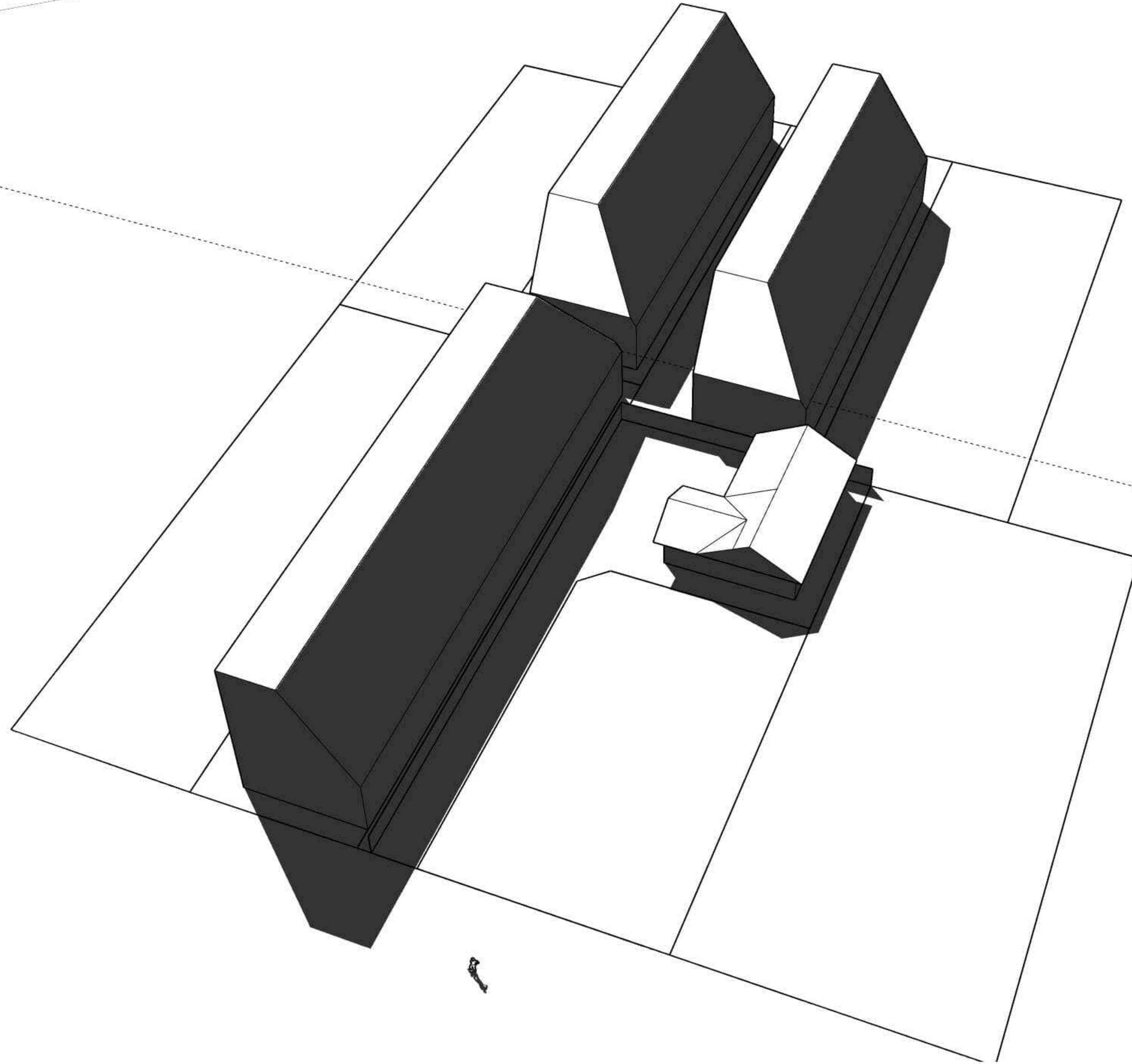
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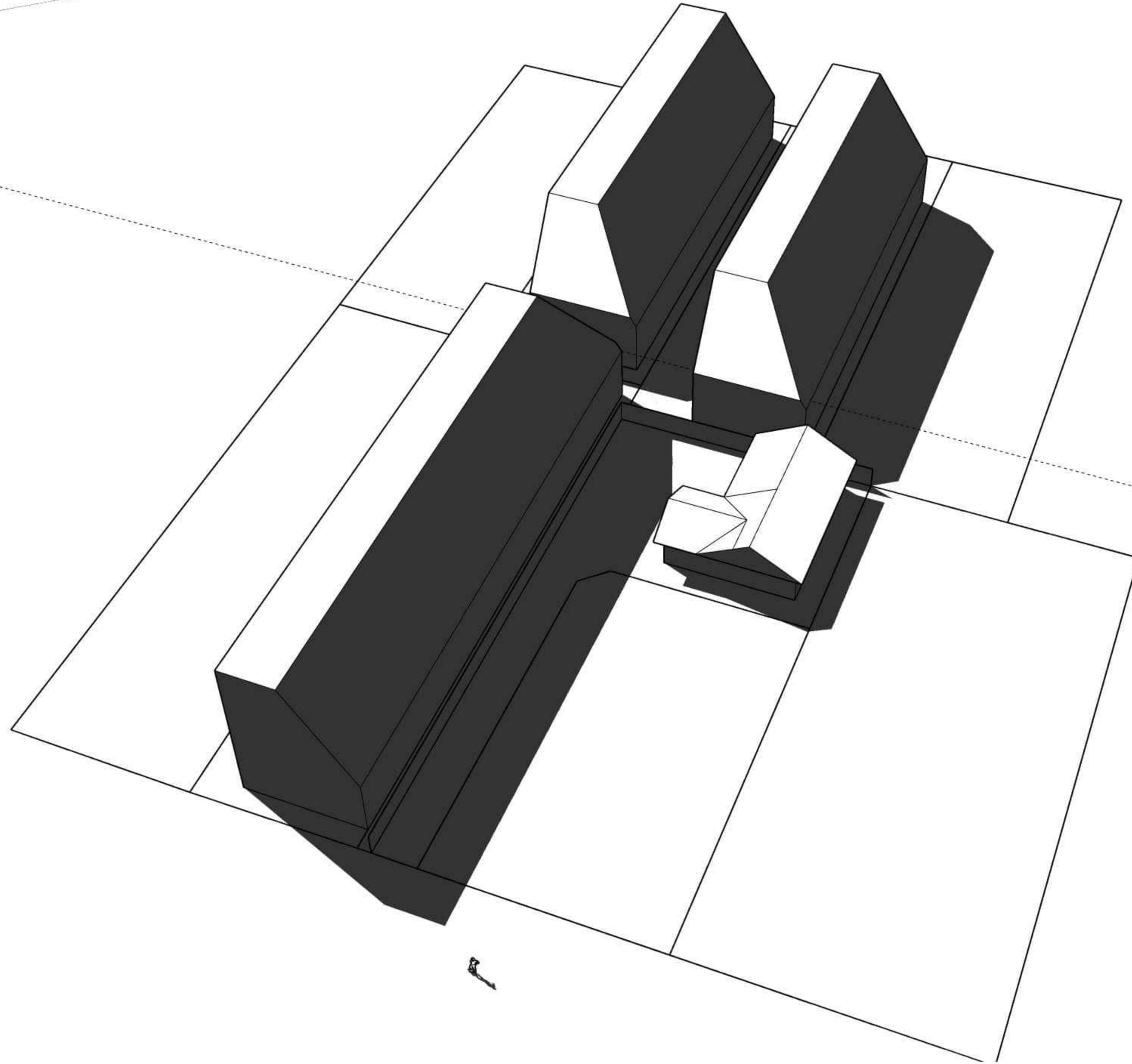
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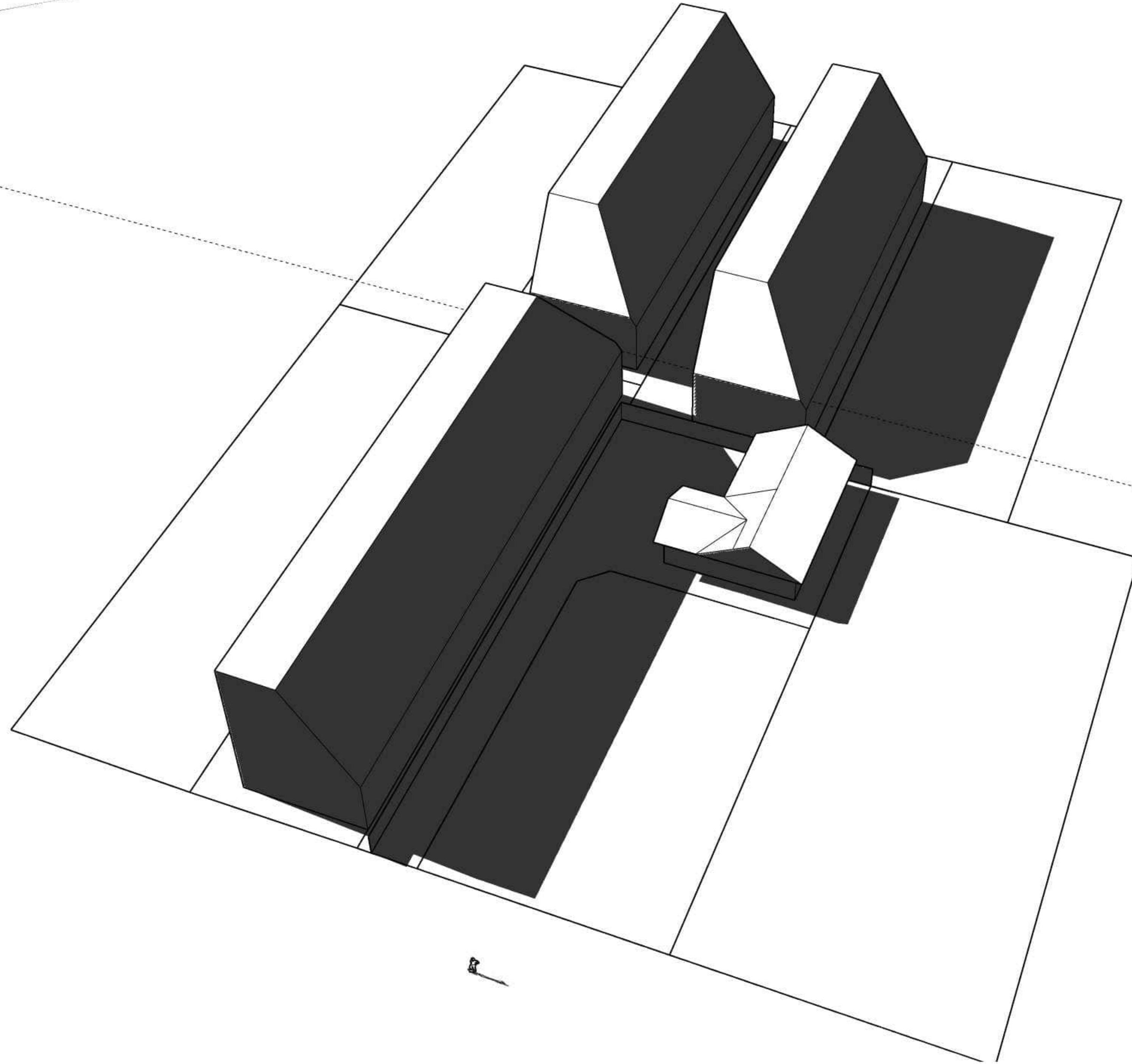
22-03 12.00



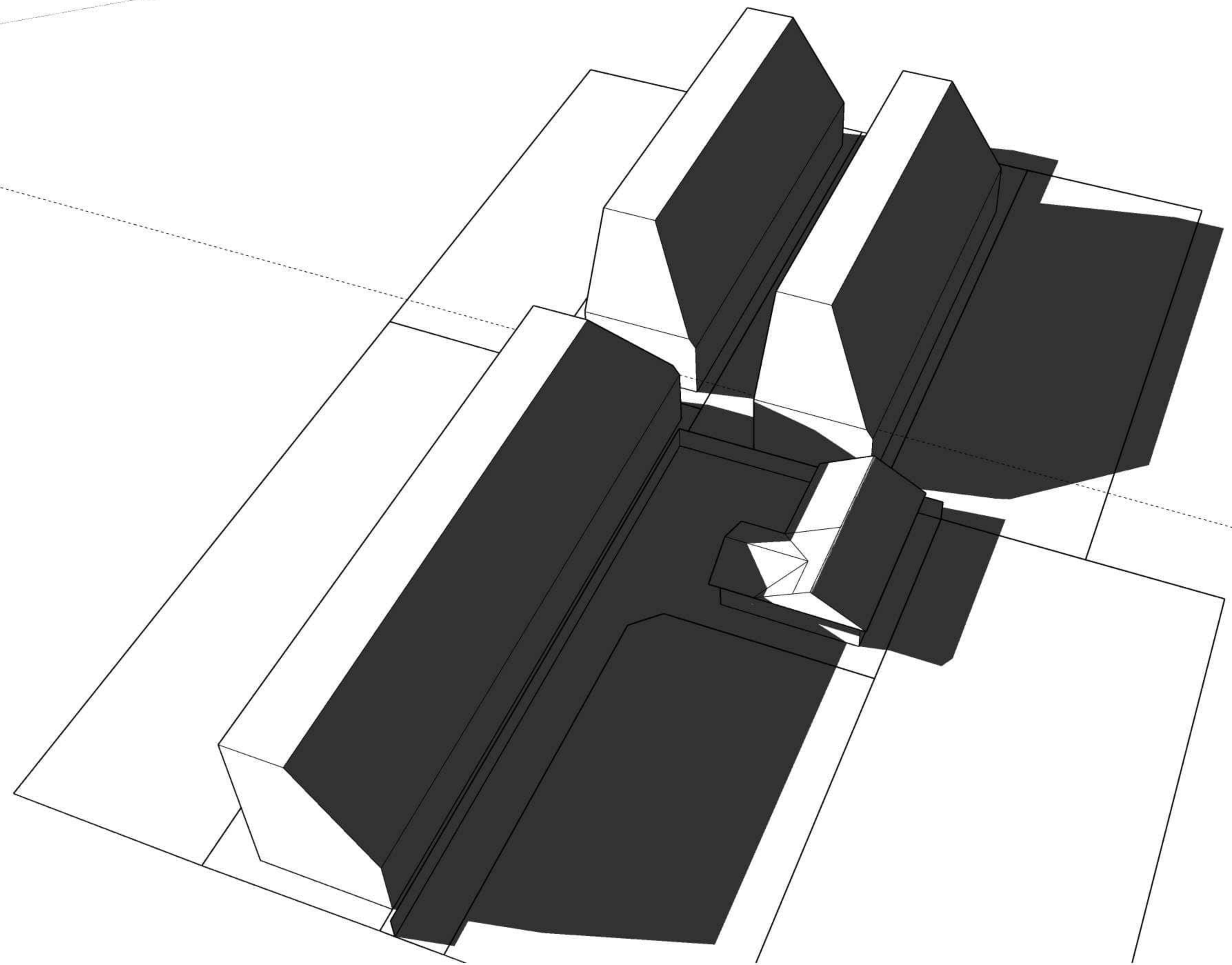
22-03 13.00



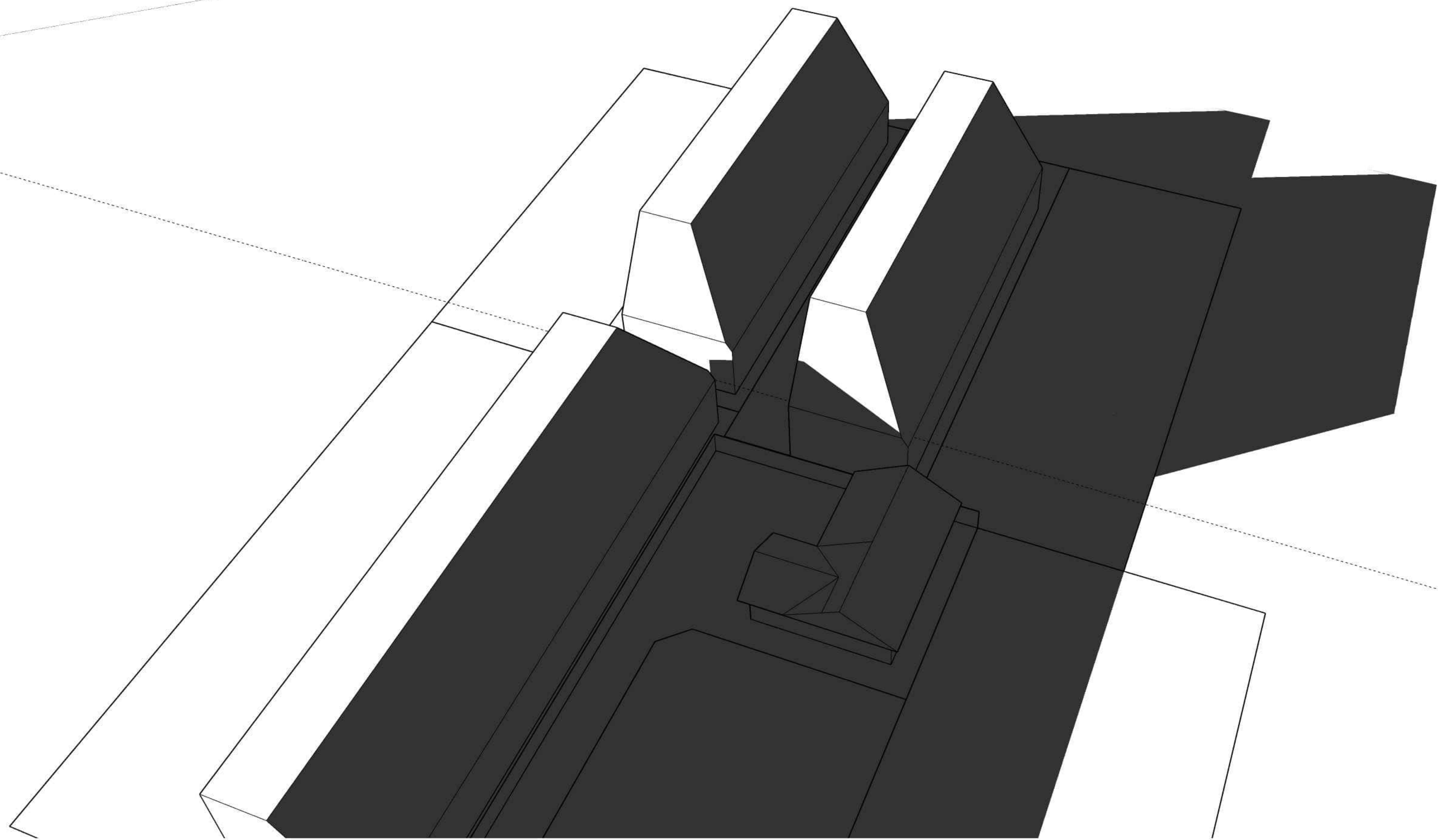
22-03 14.00



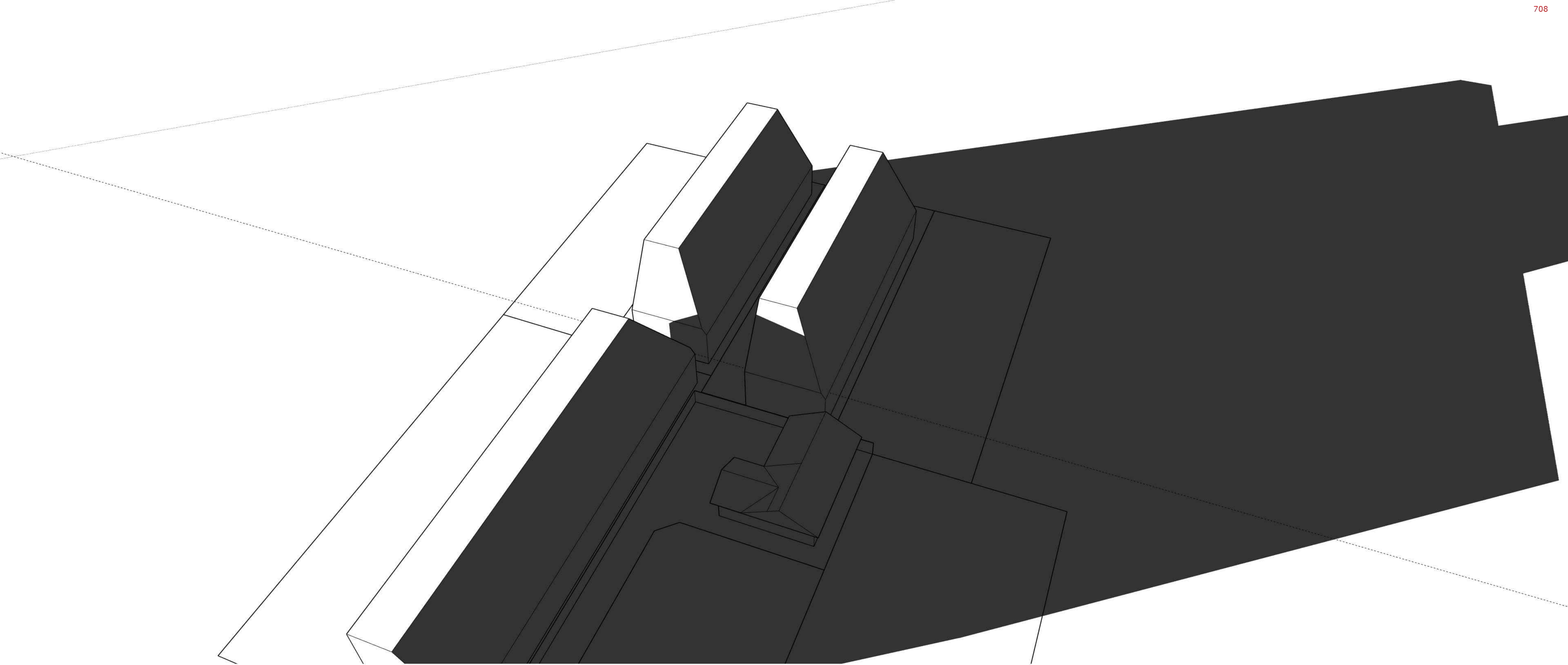
22-03 15.00



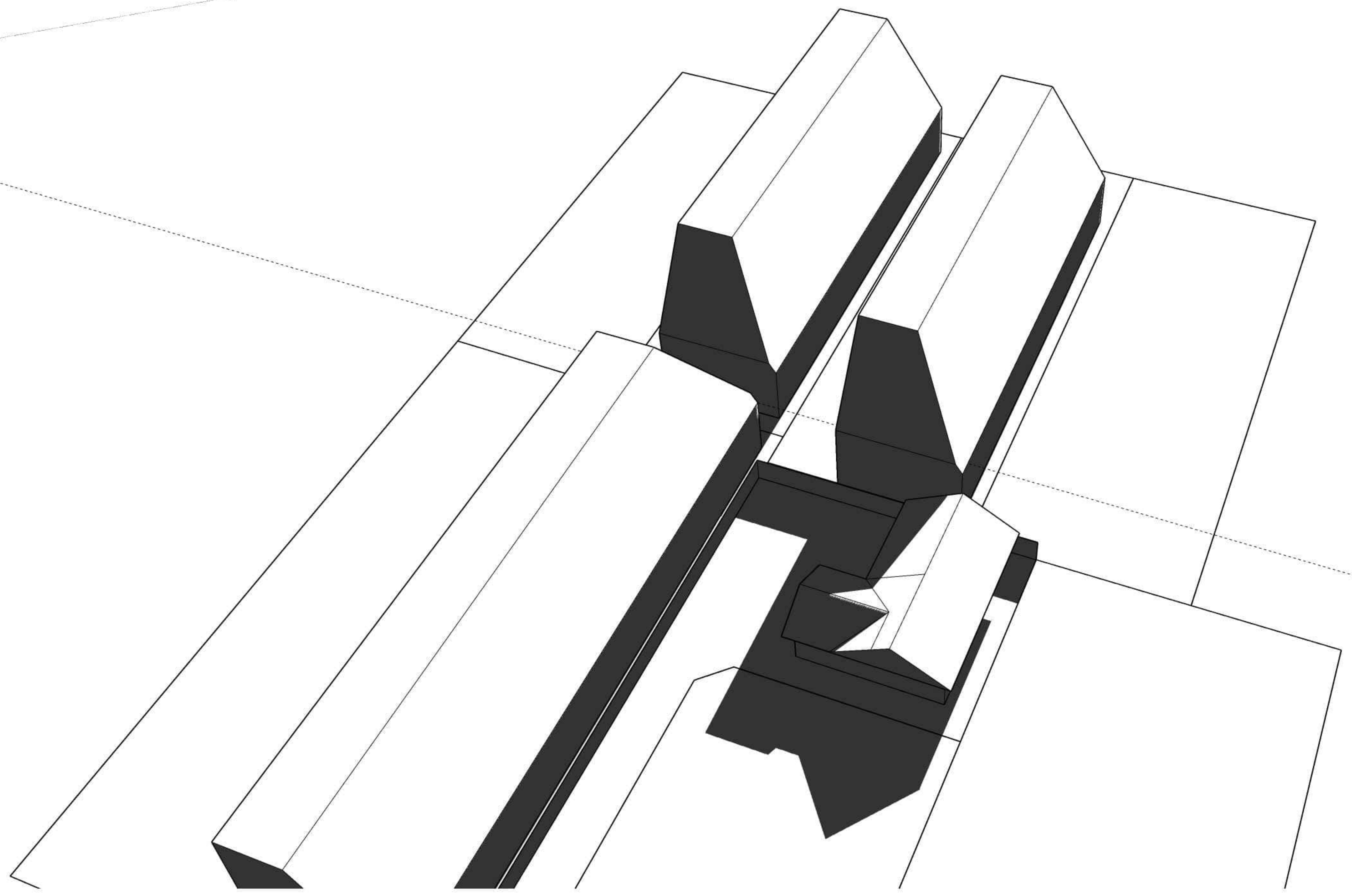
22-03 16.00



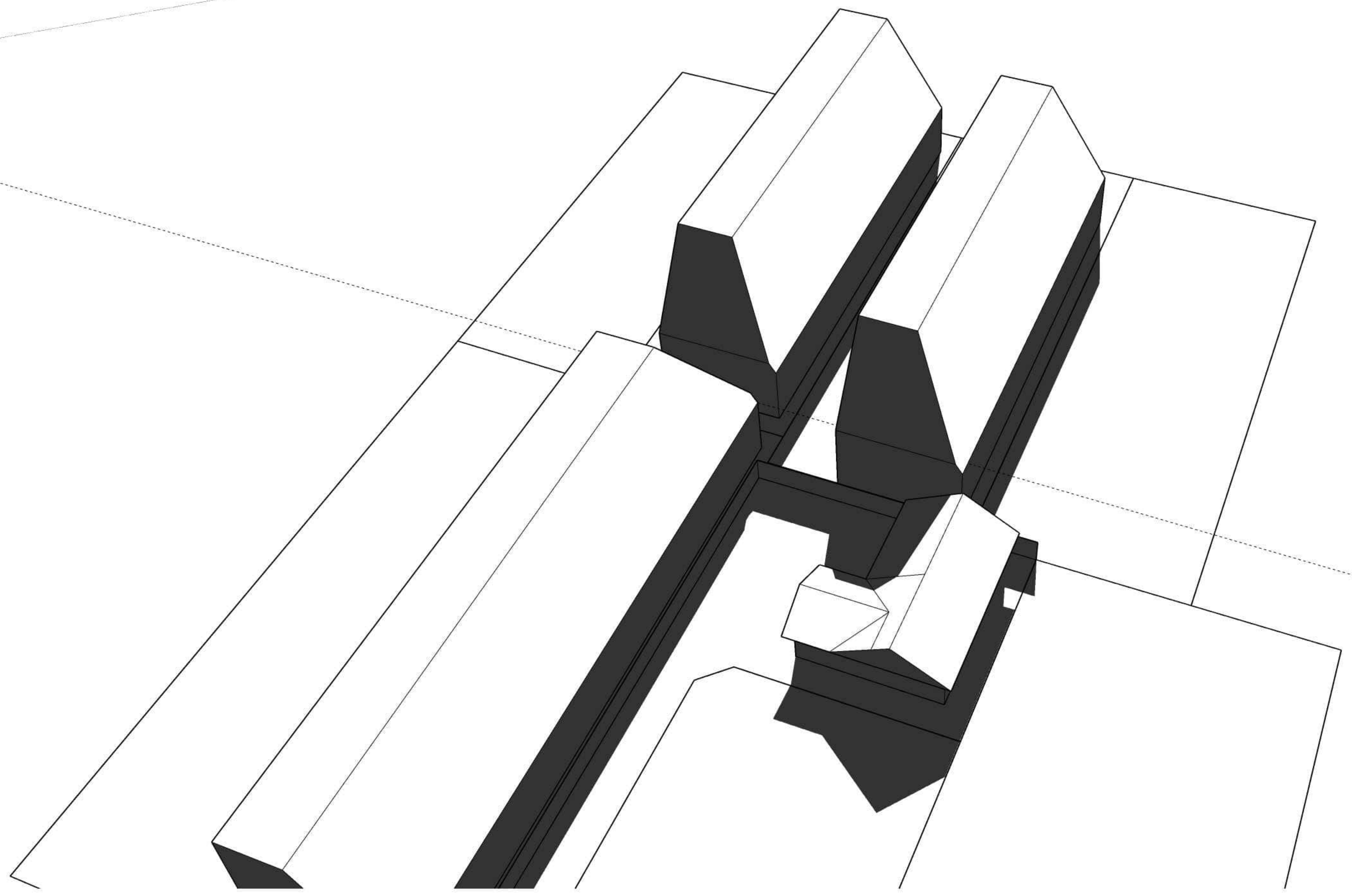
22-03 17.00



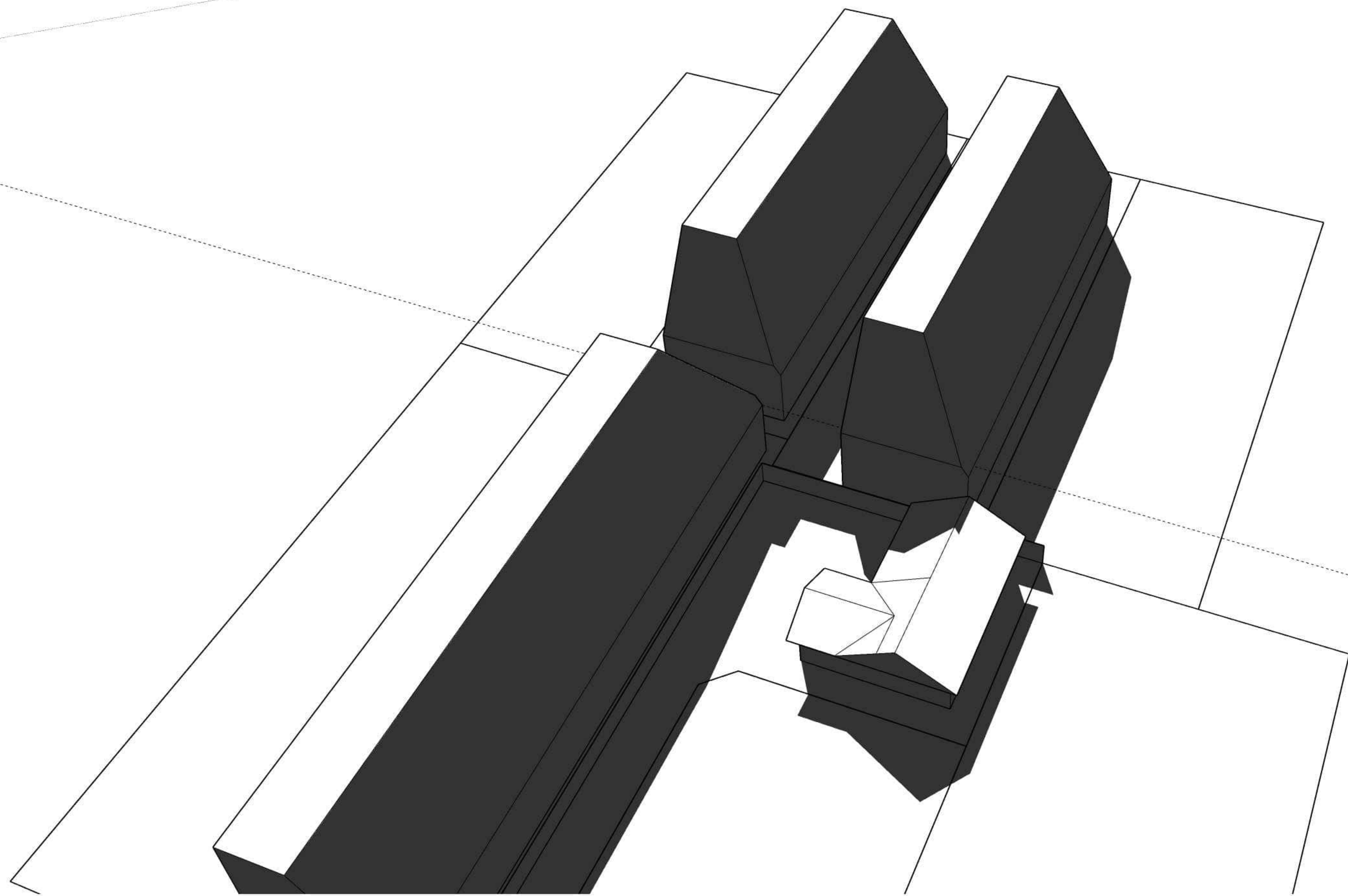
22-03 18.00



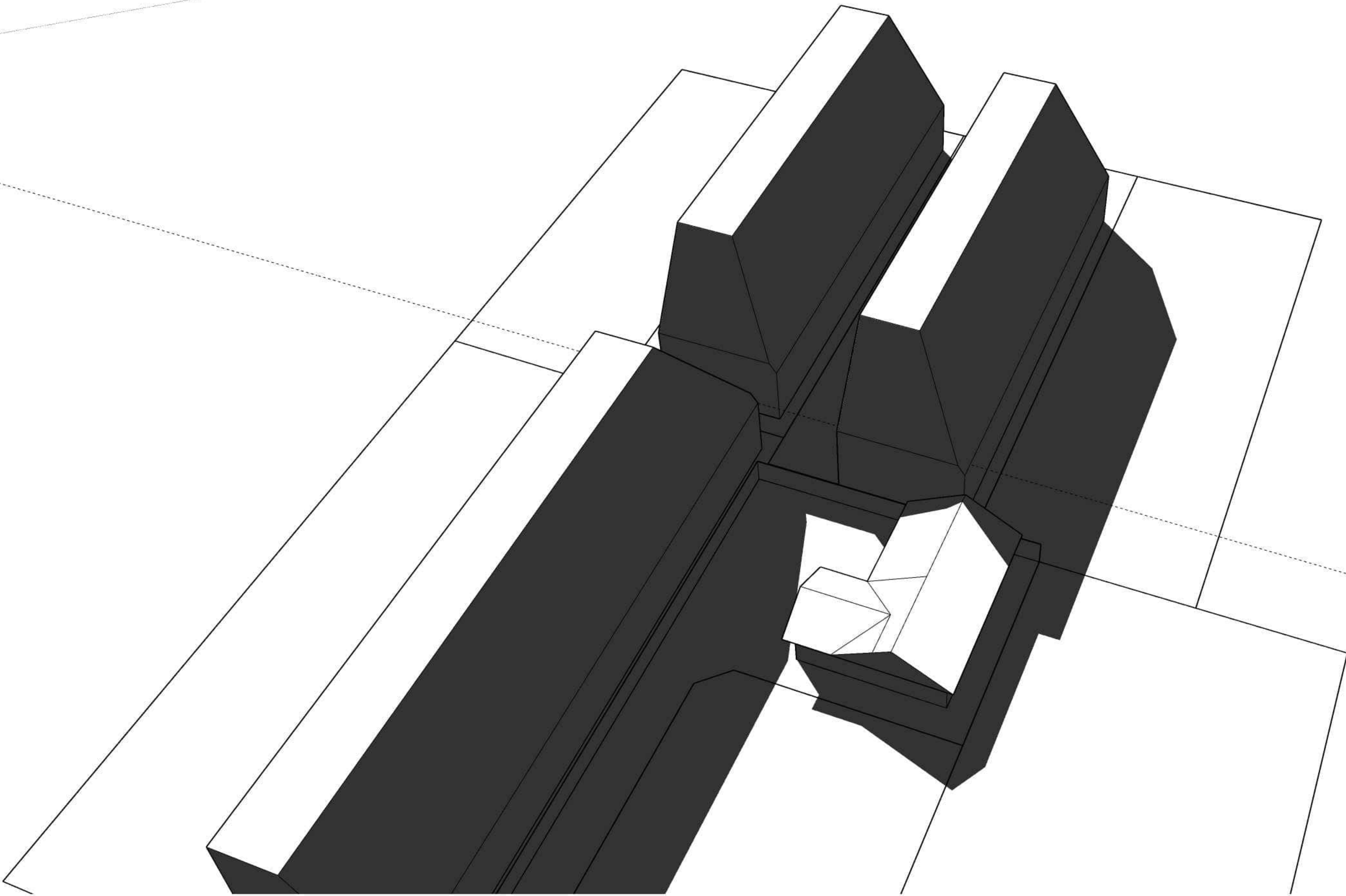
22-04 10.00



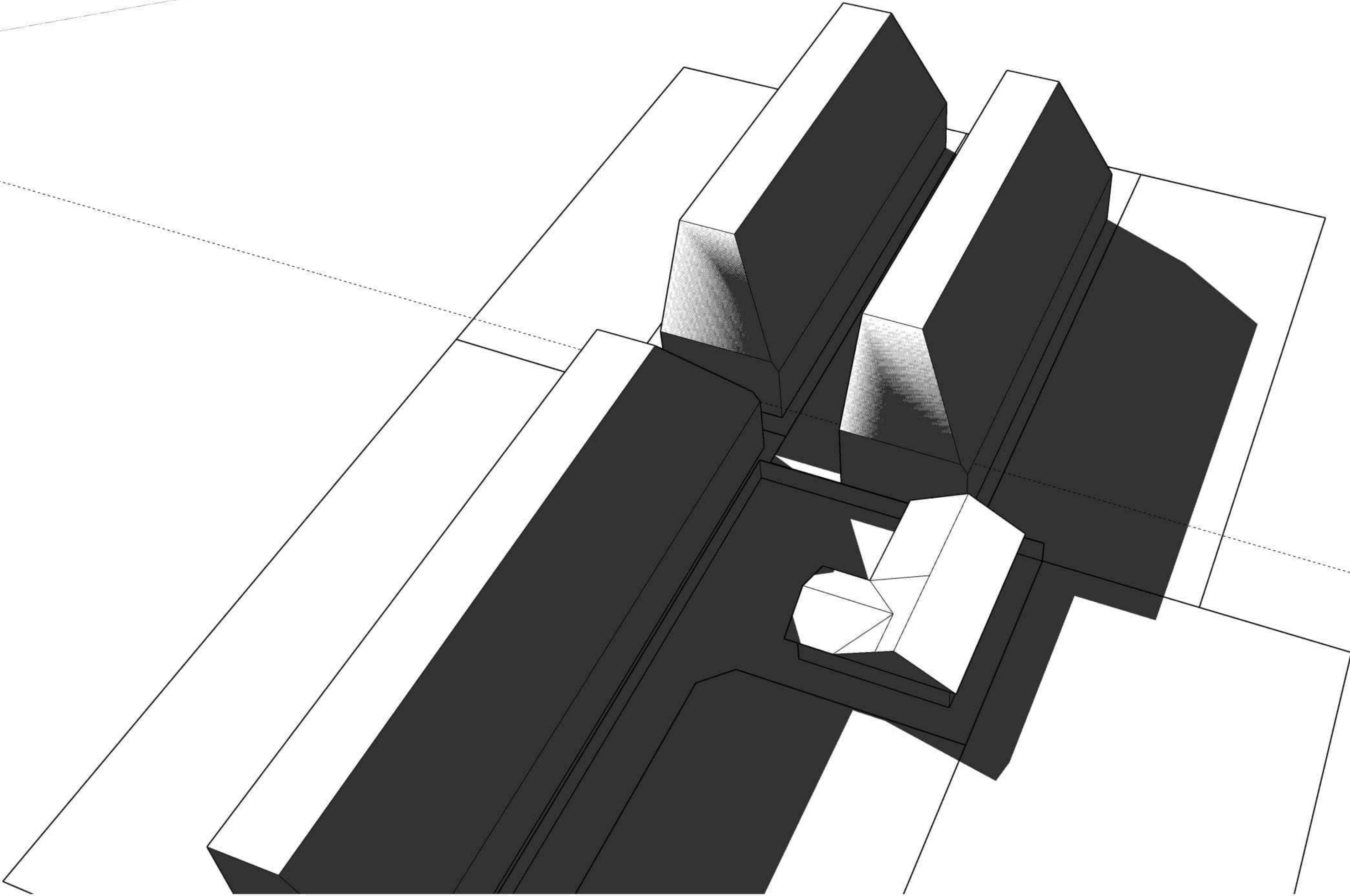
22-04 11.00



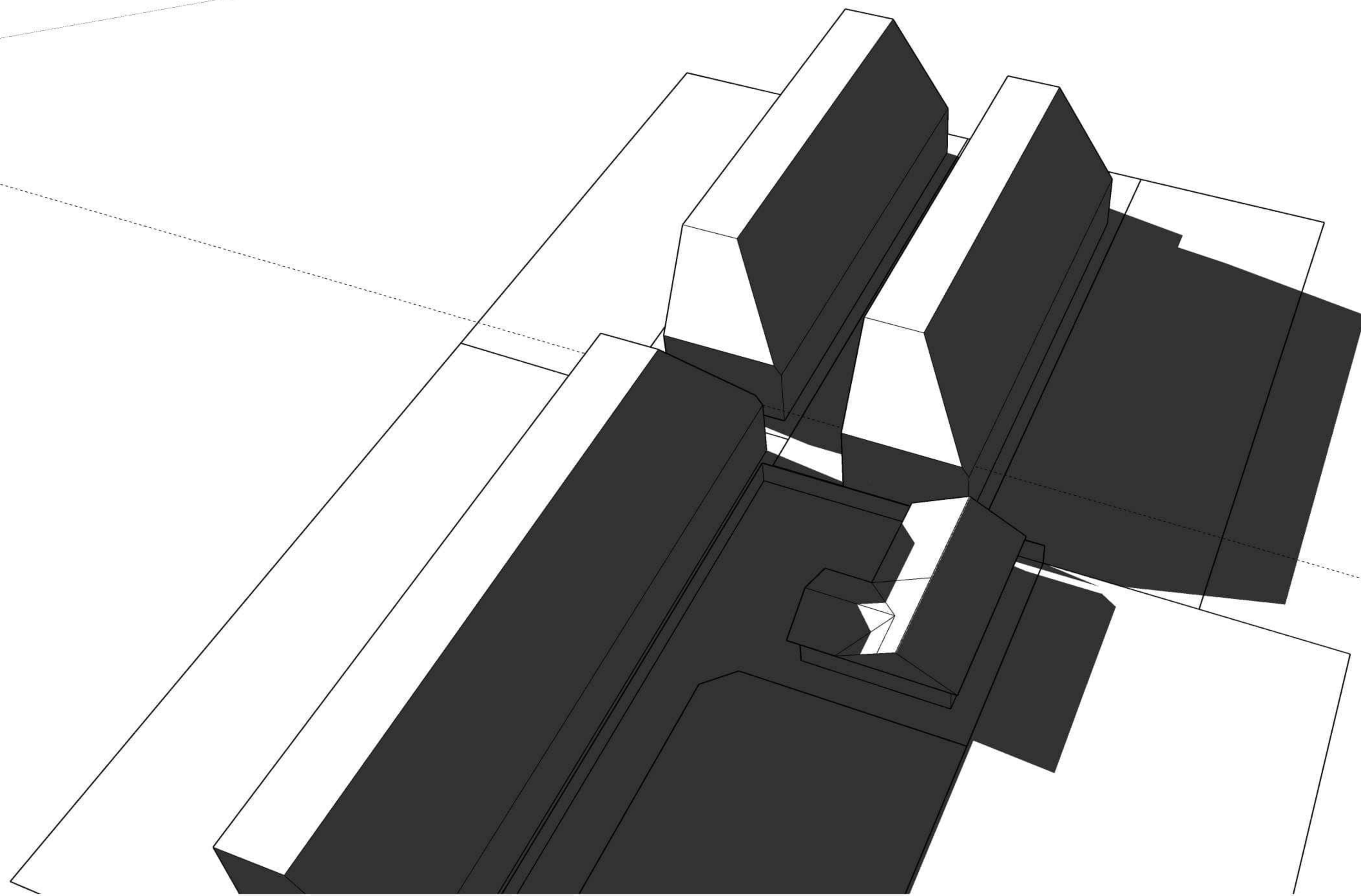
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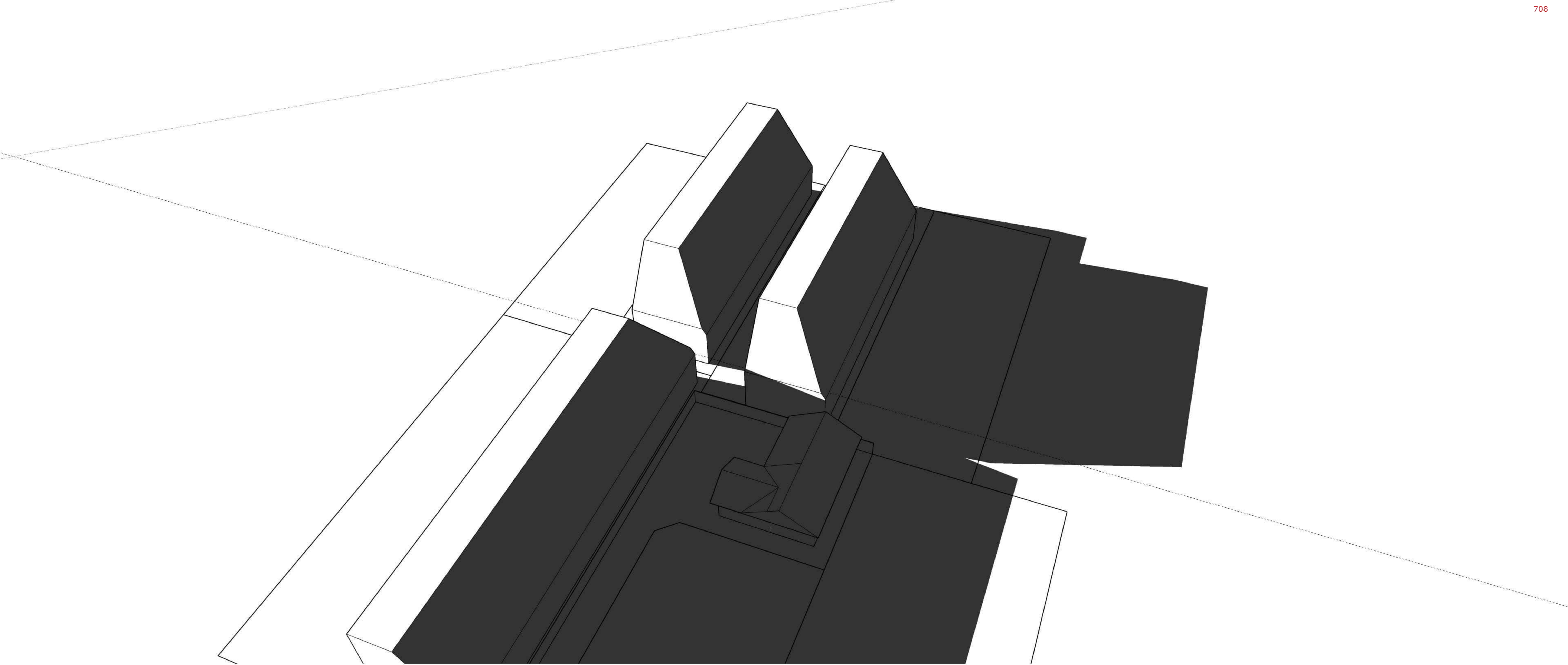
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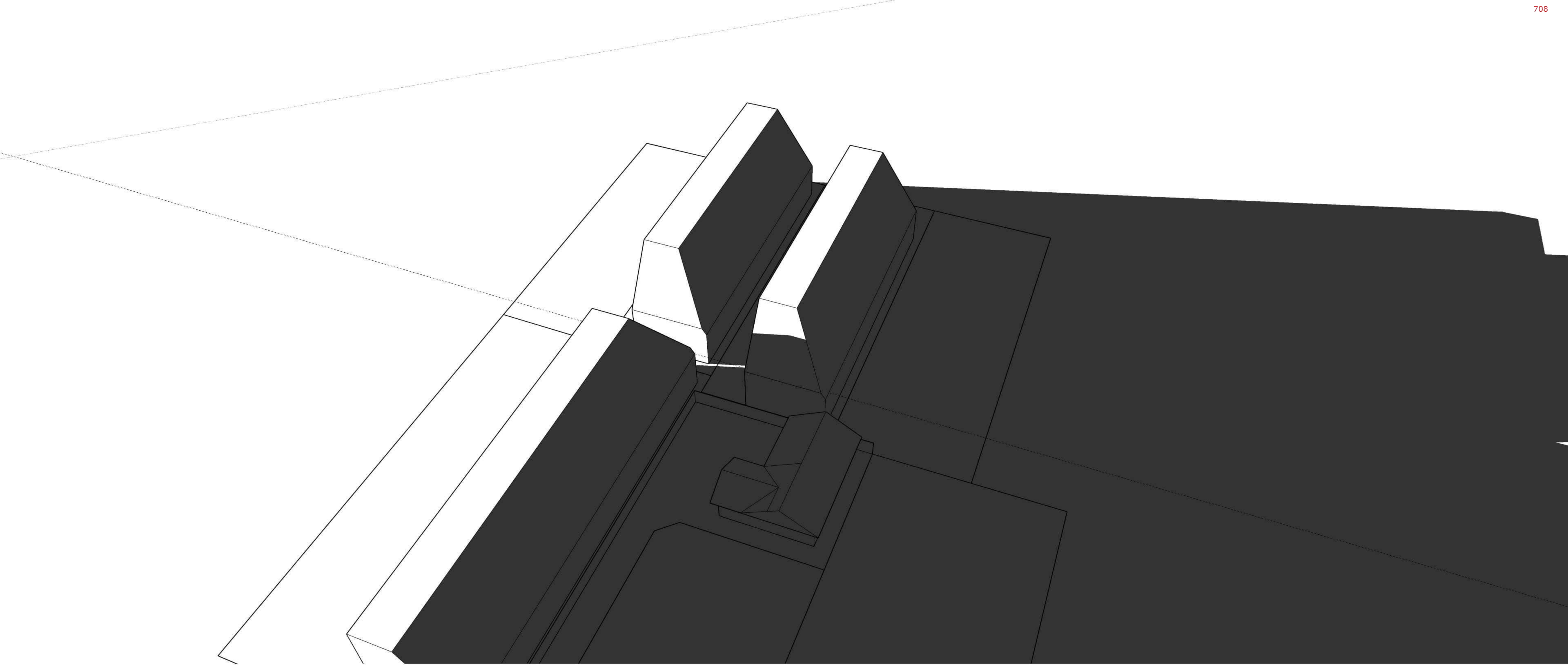
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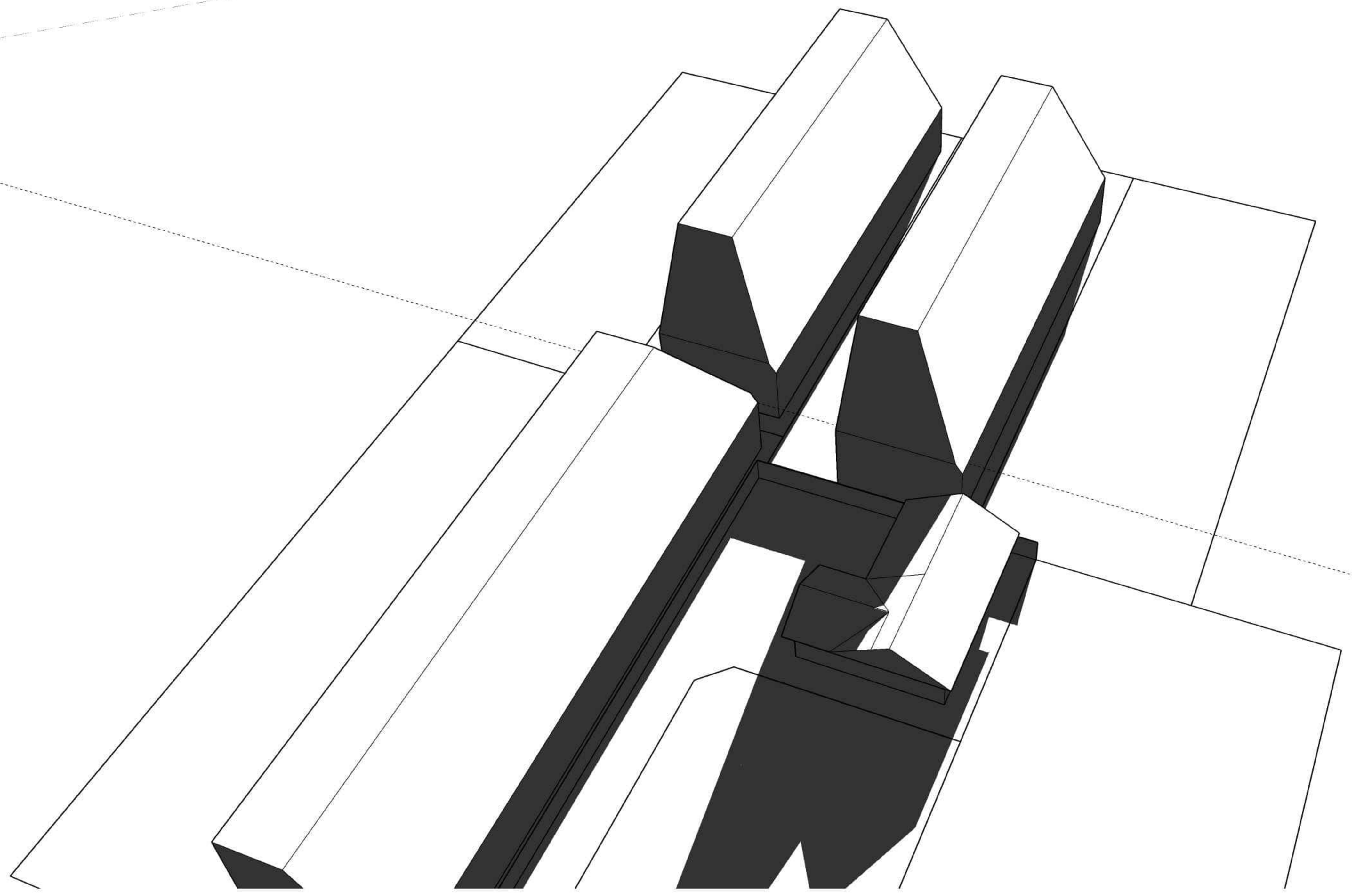
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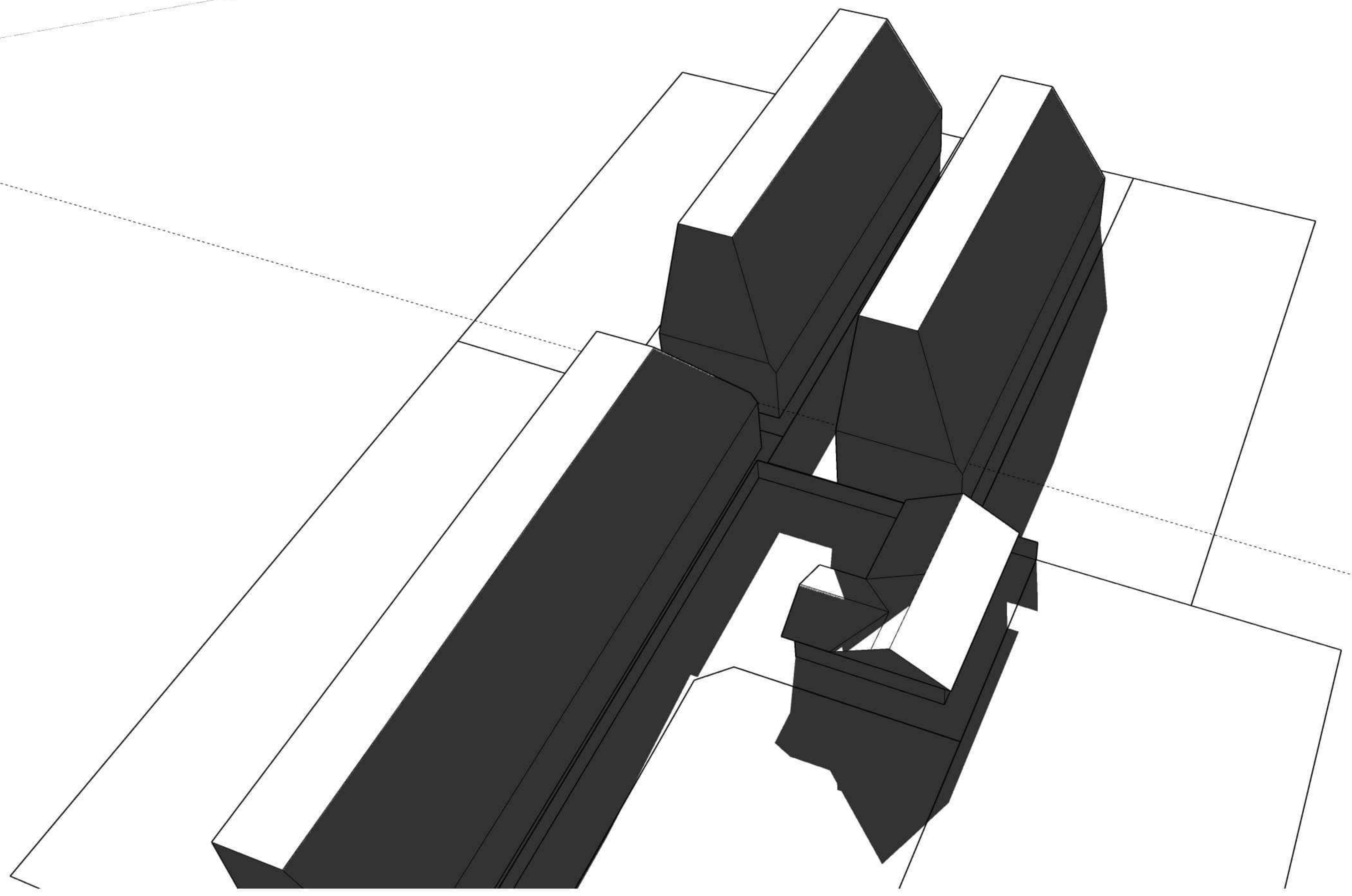
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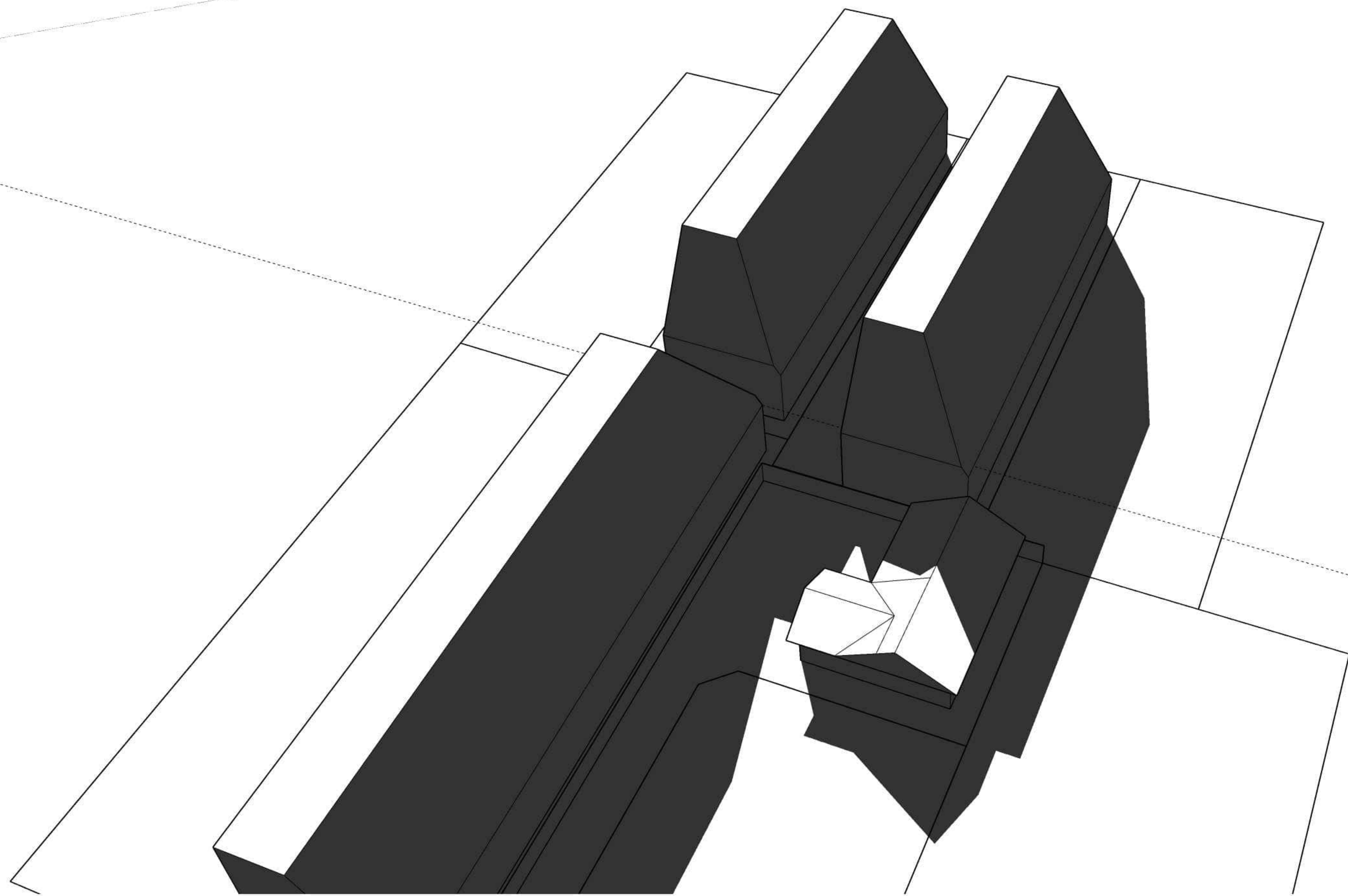
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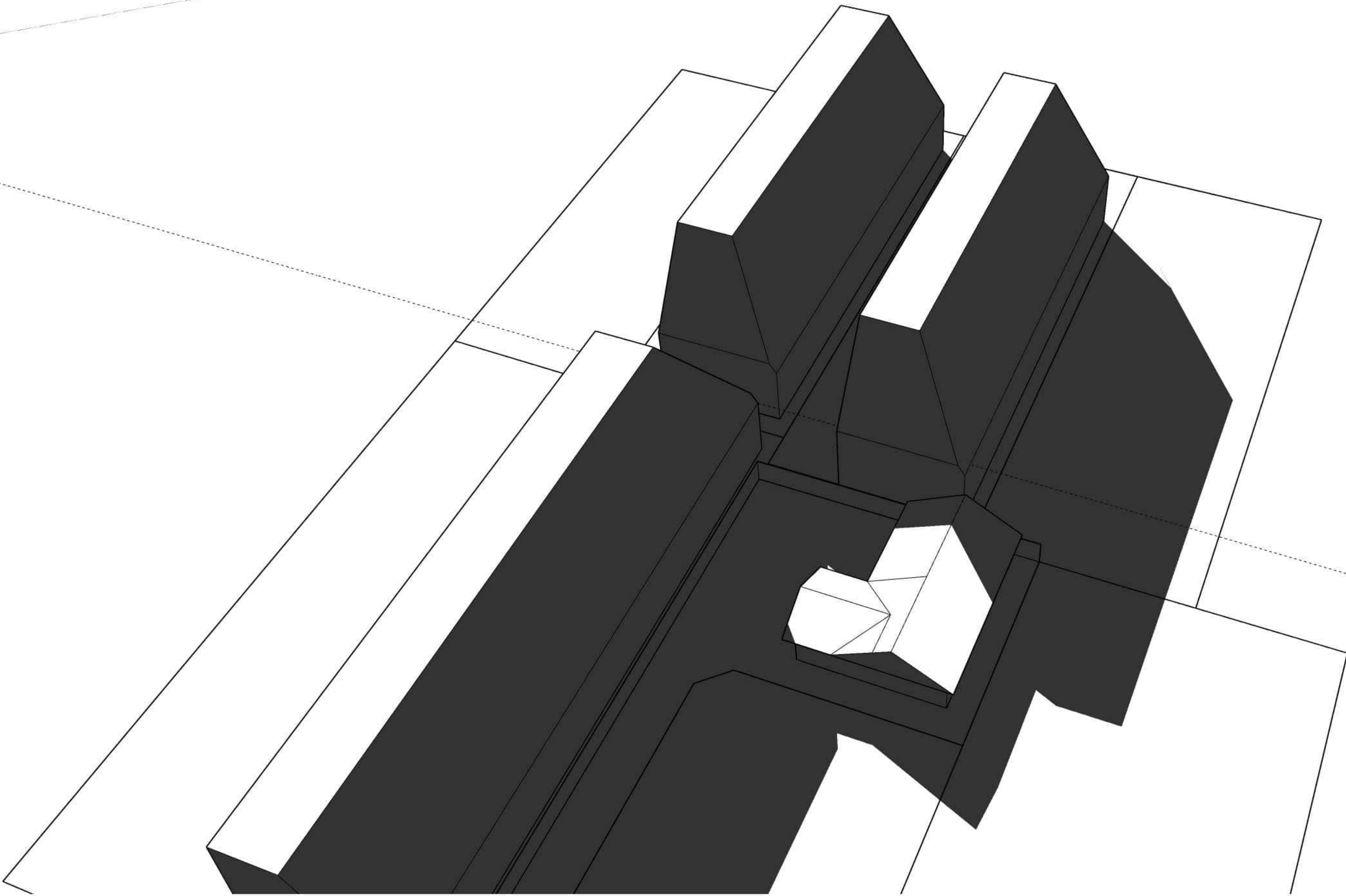
22-05 10.00



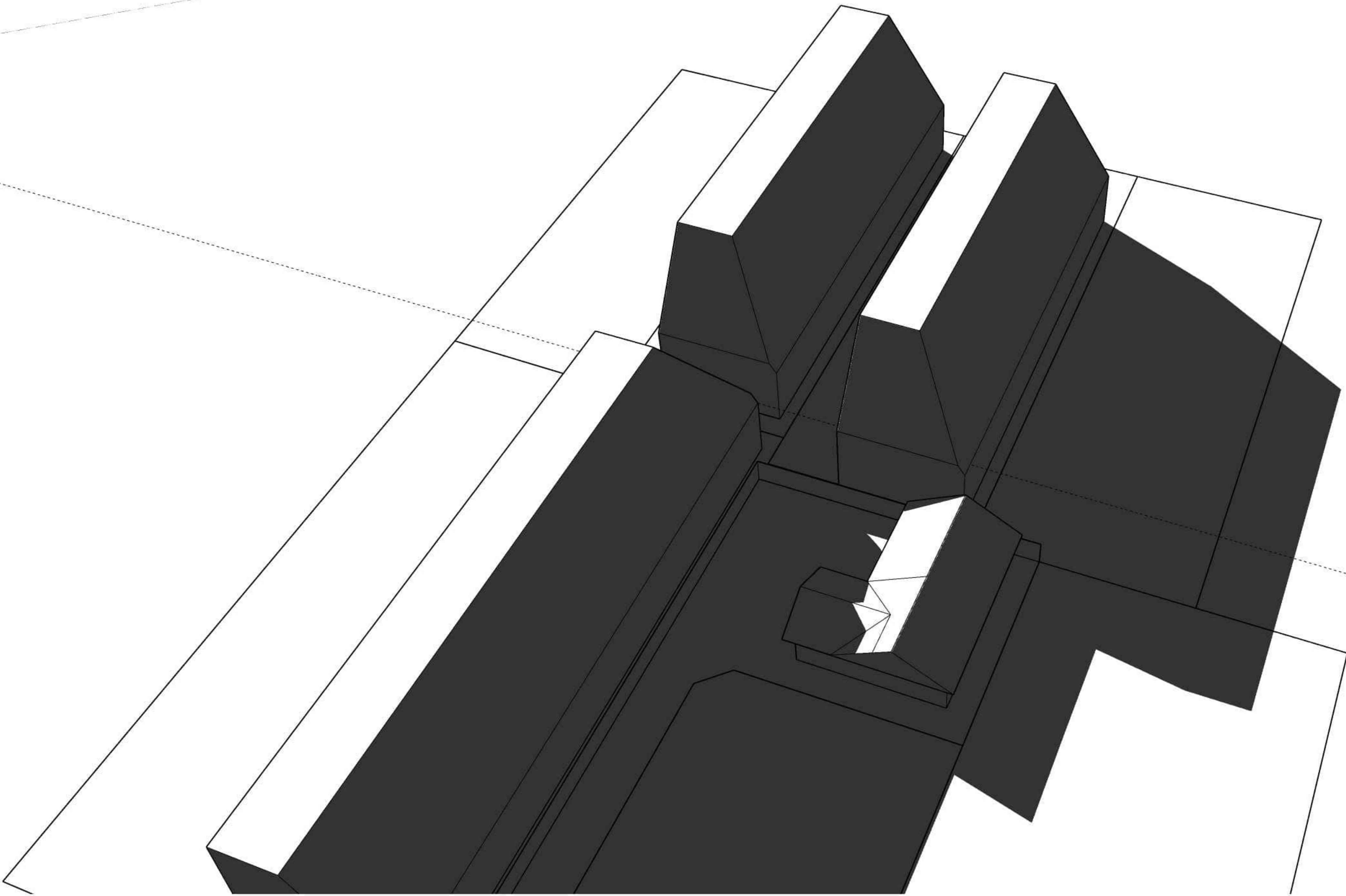
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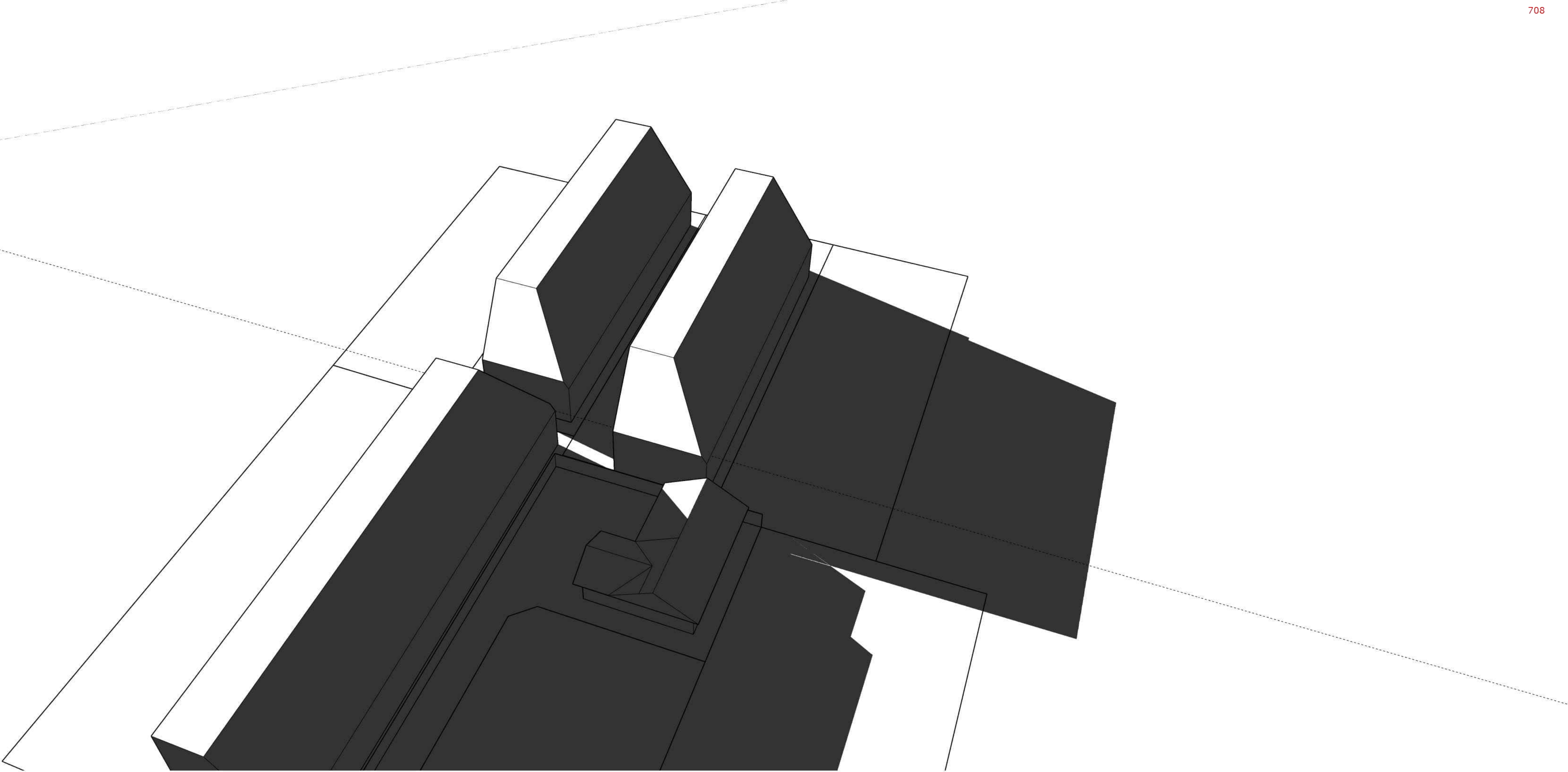
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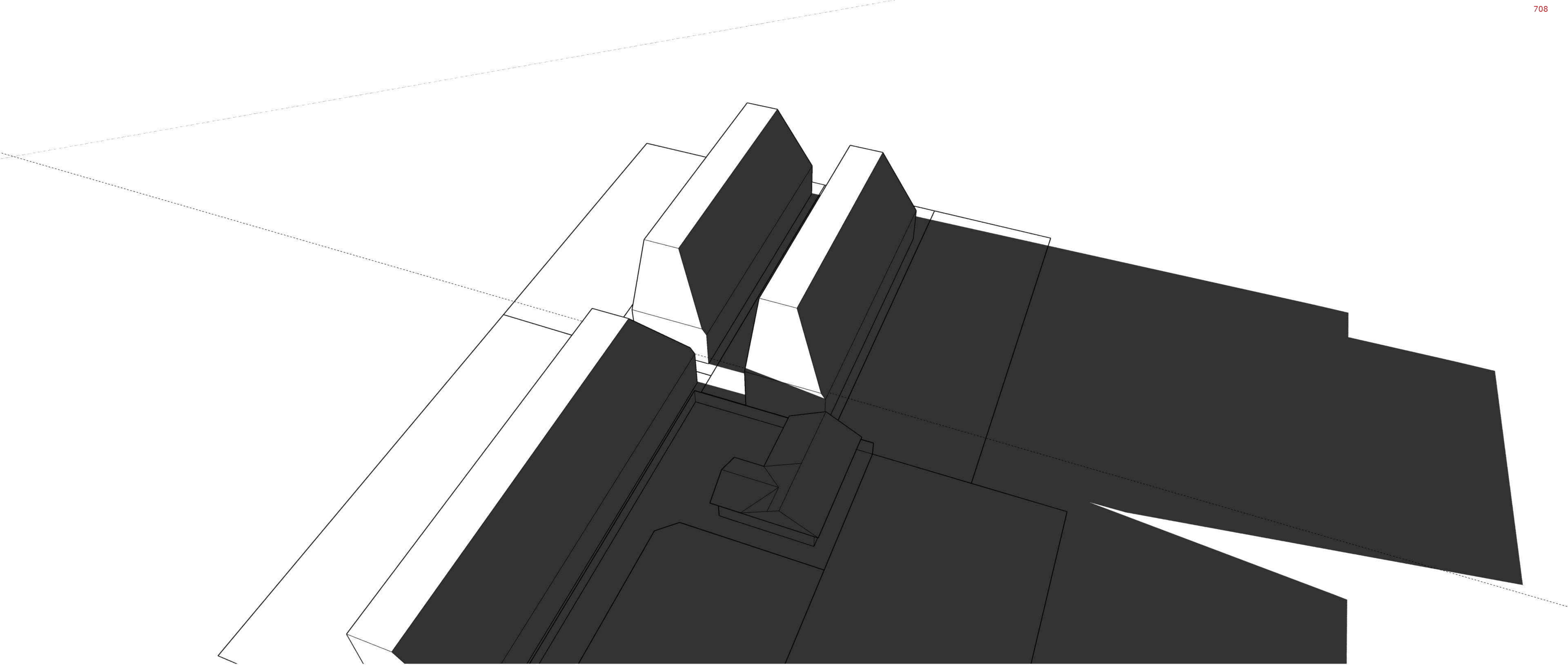
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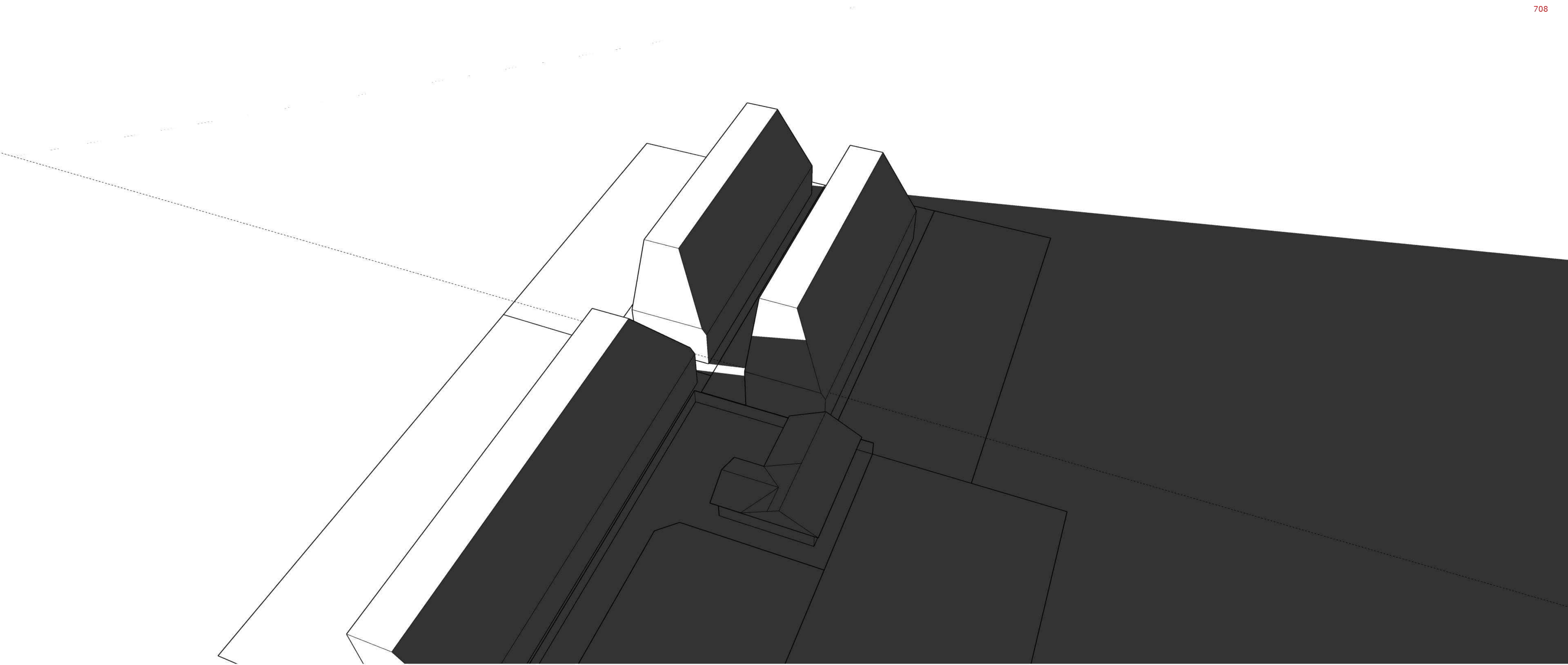
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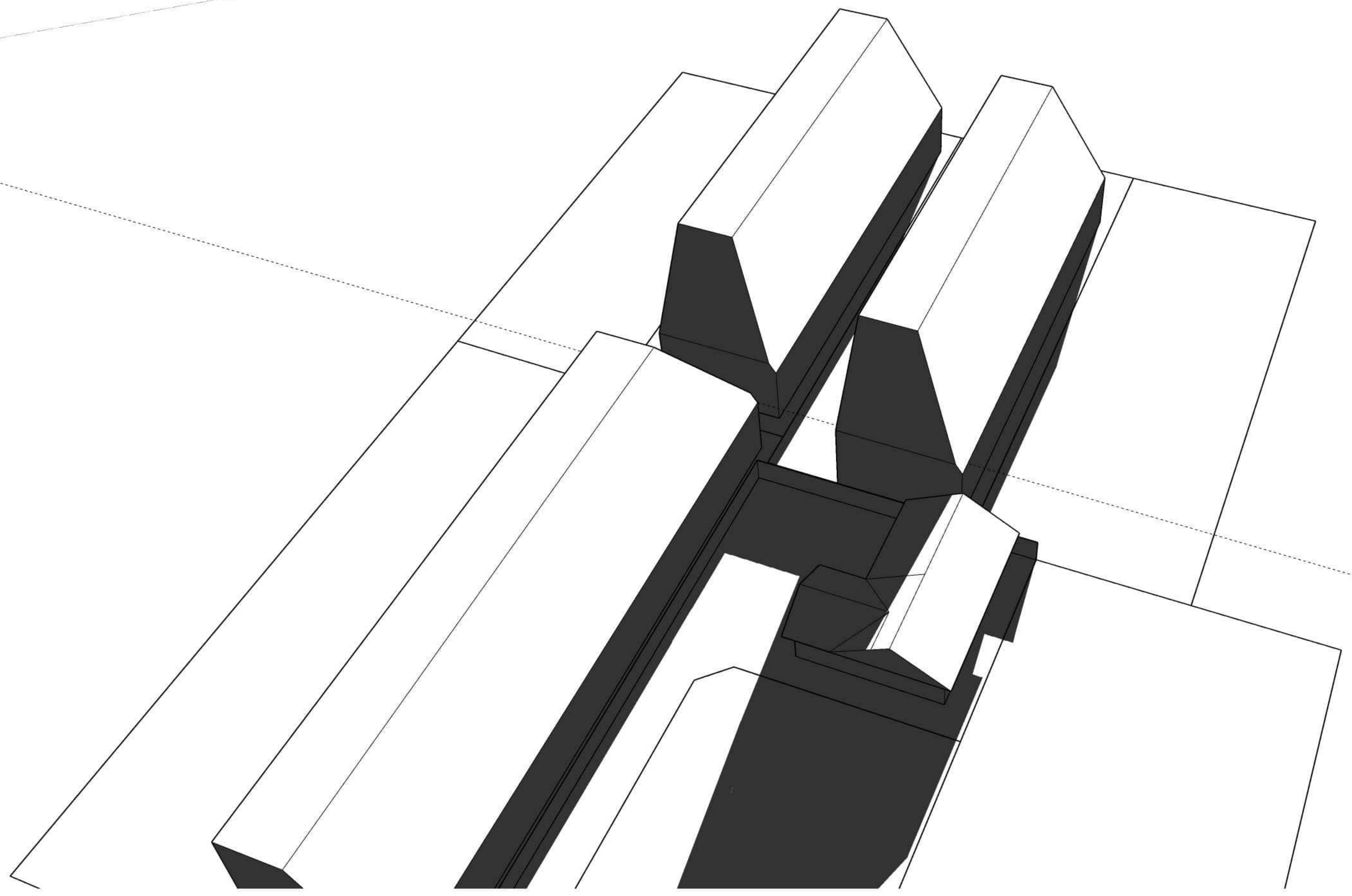
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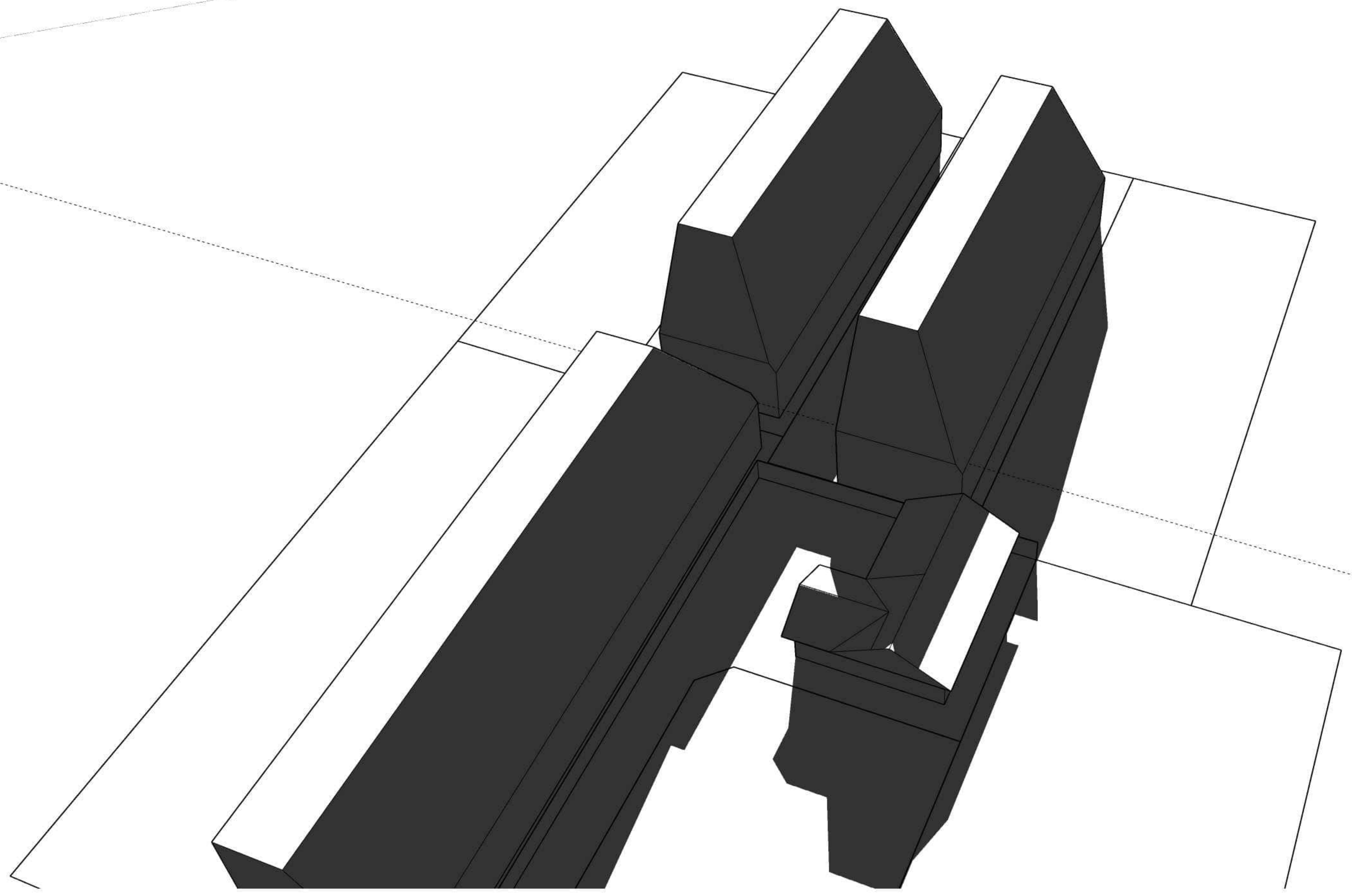
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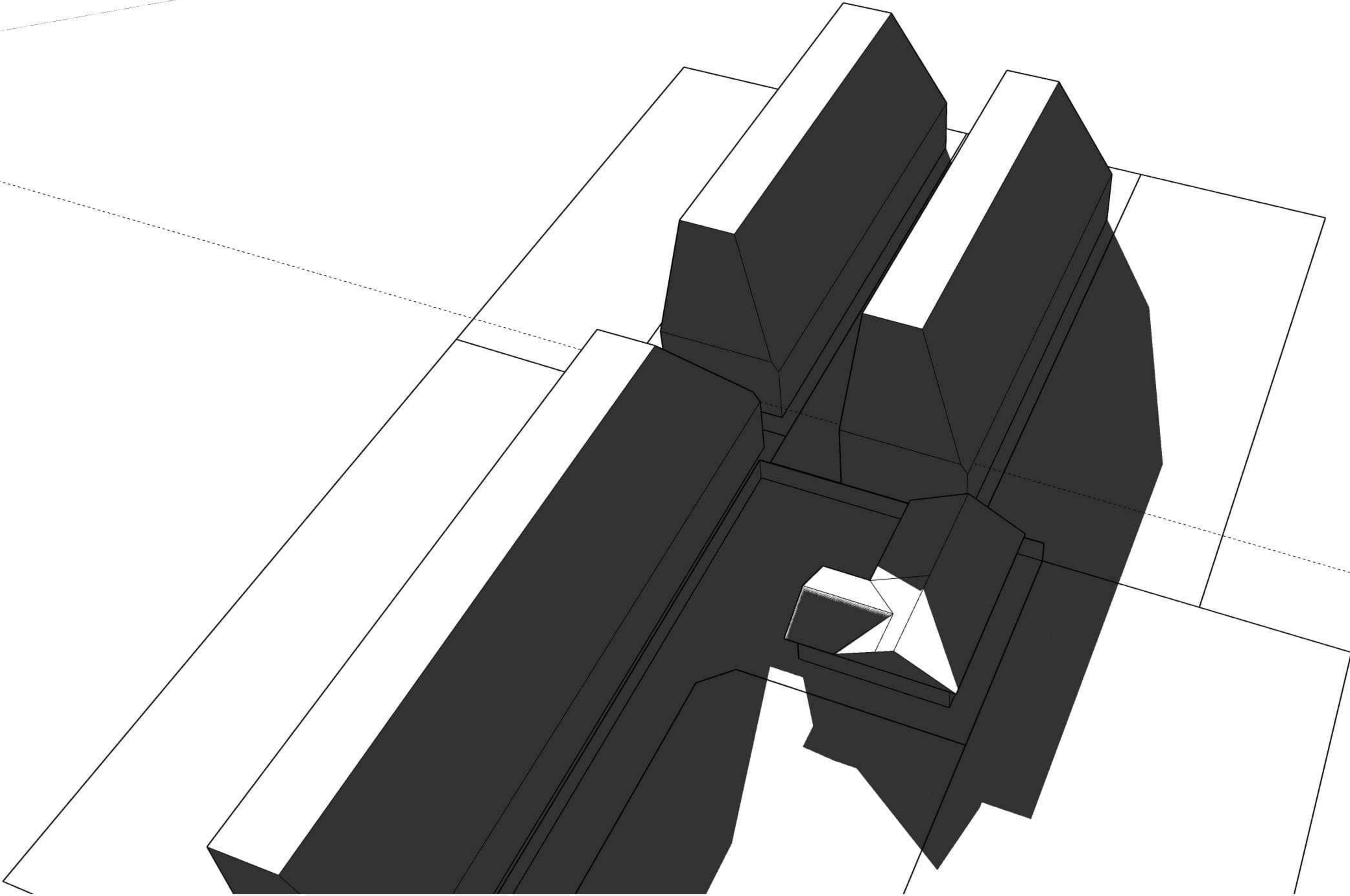
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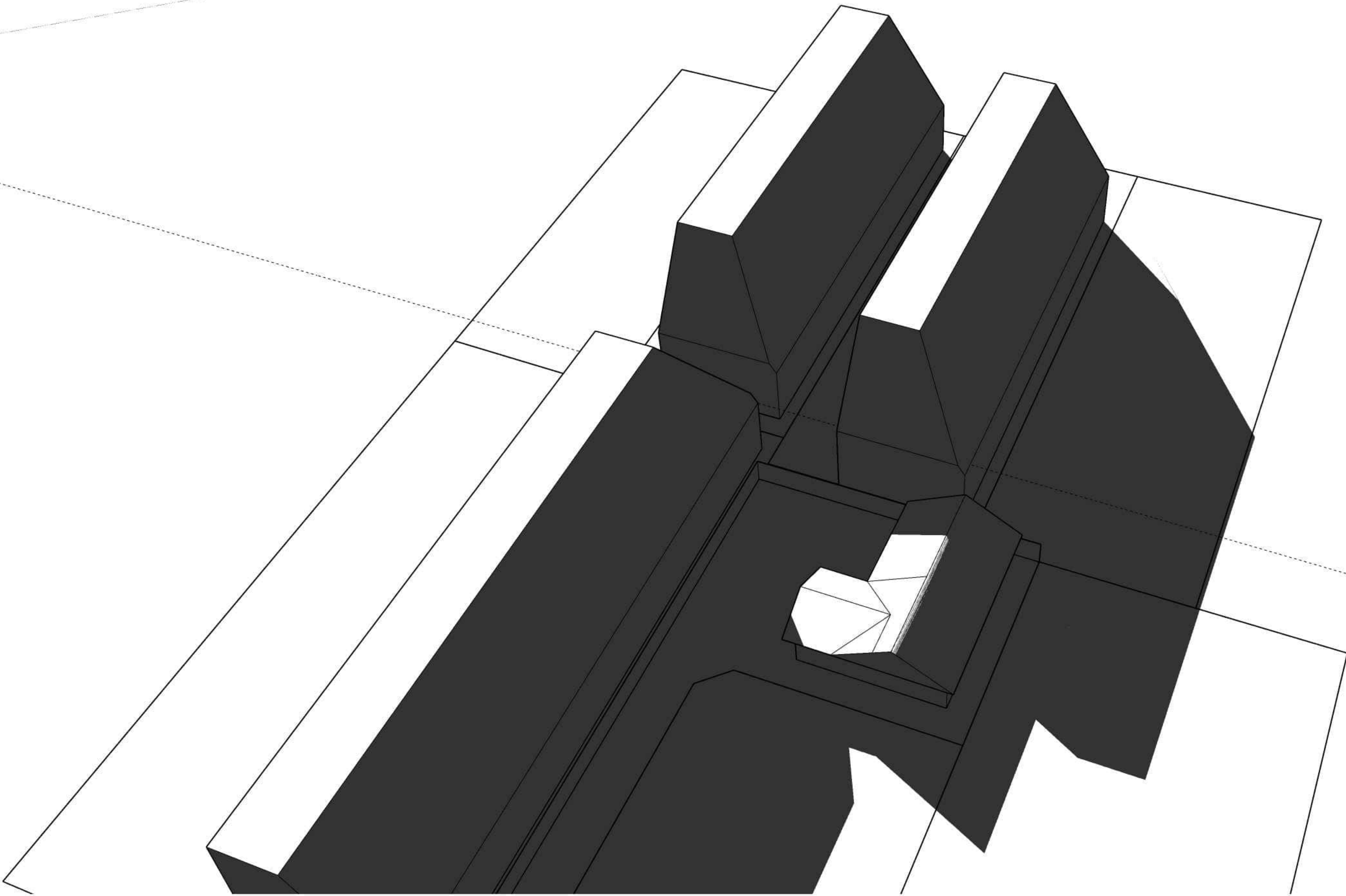
22-06 10.00



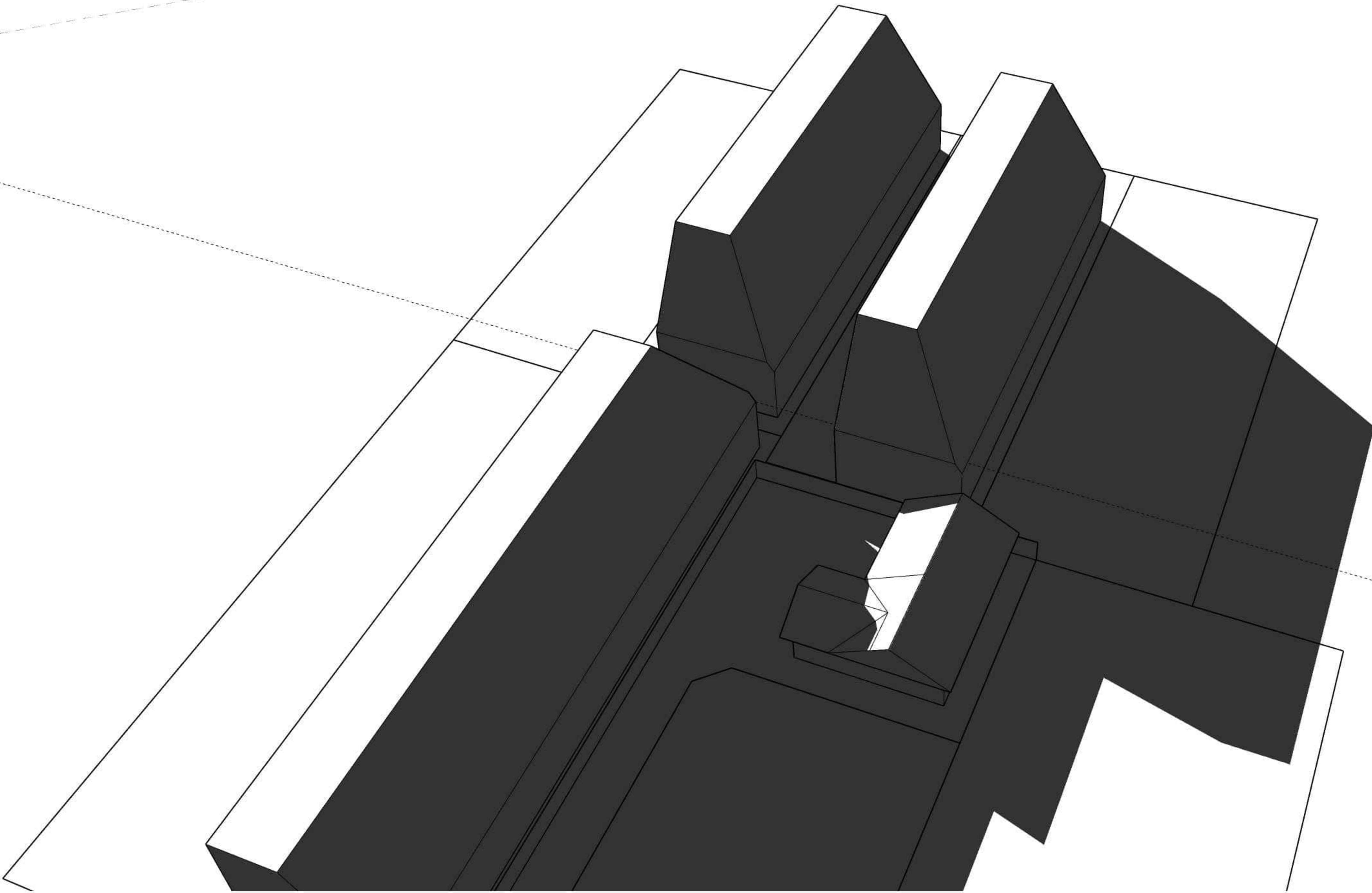
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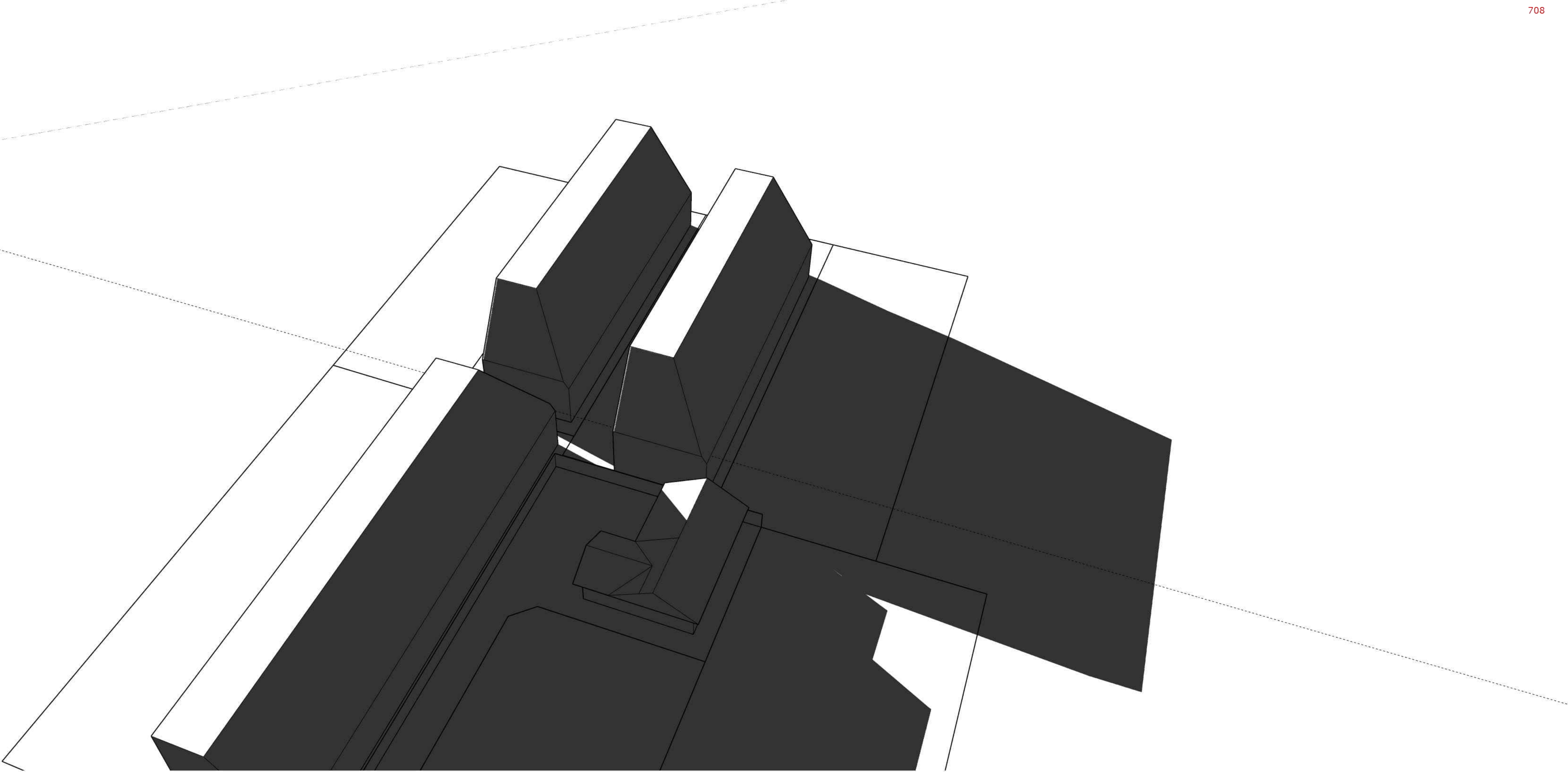
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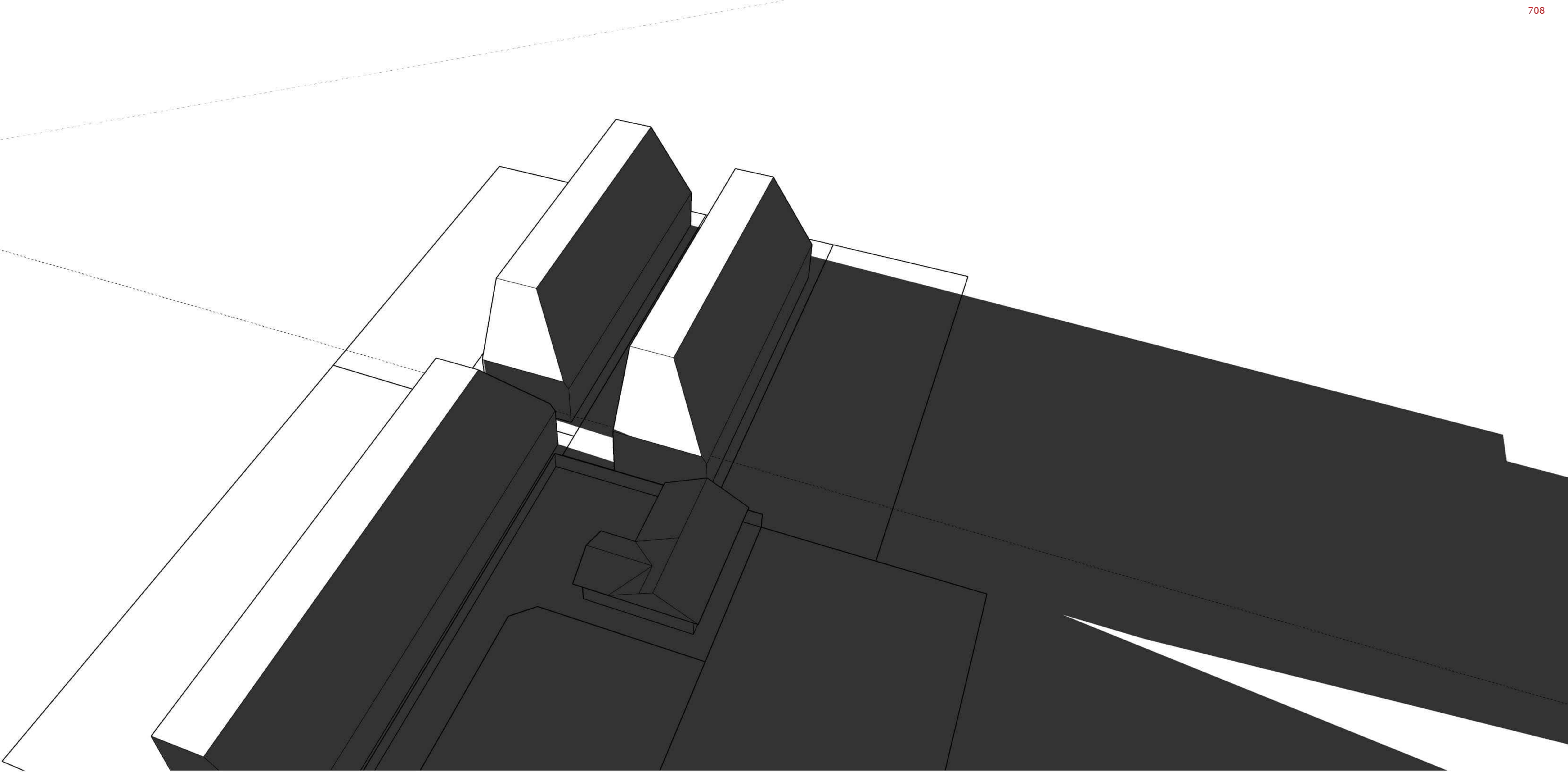
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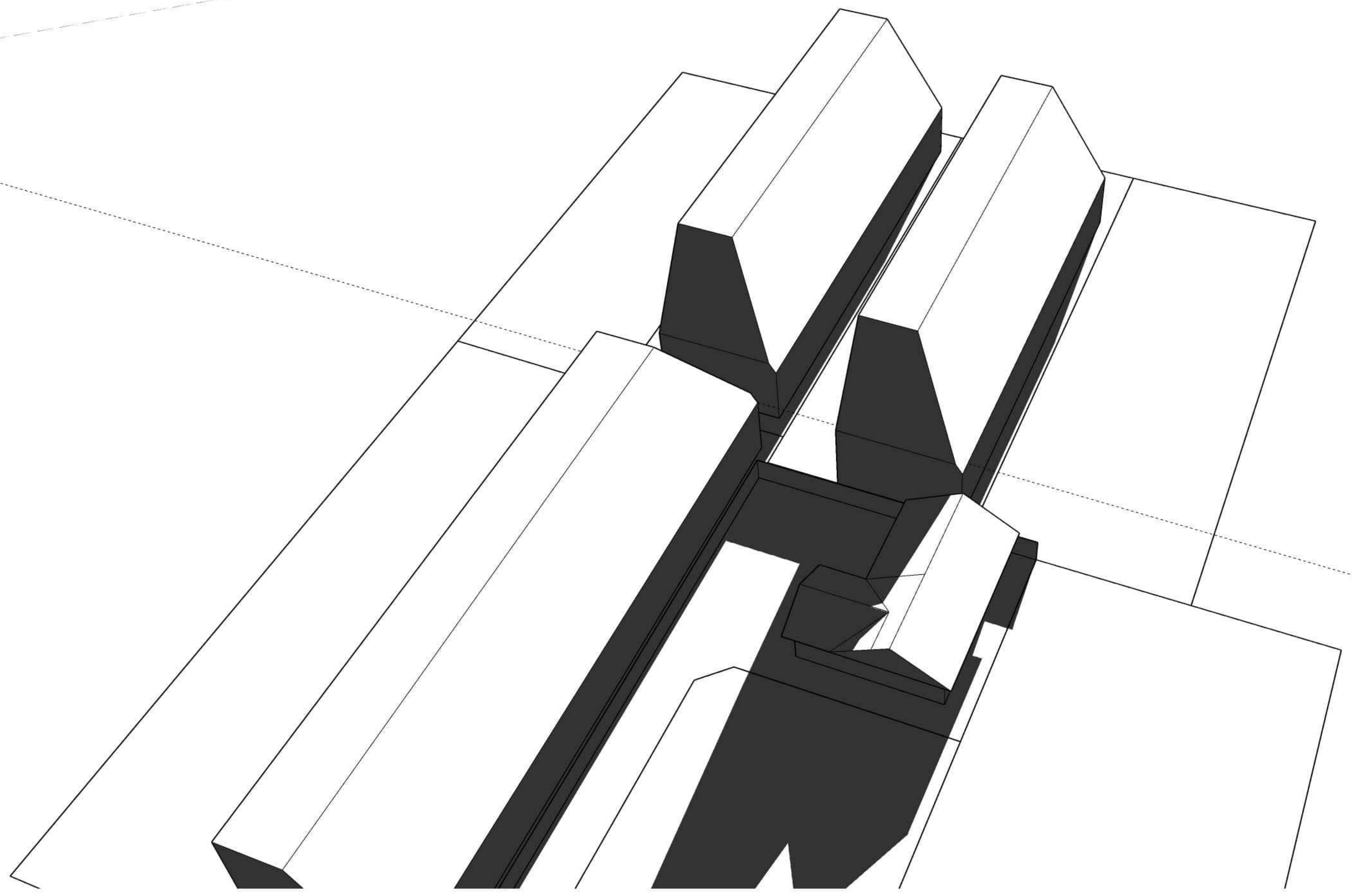
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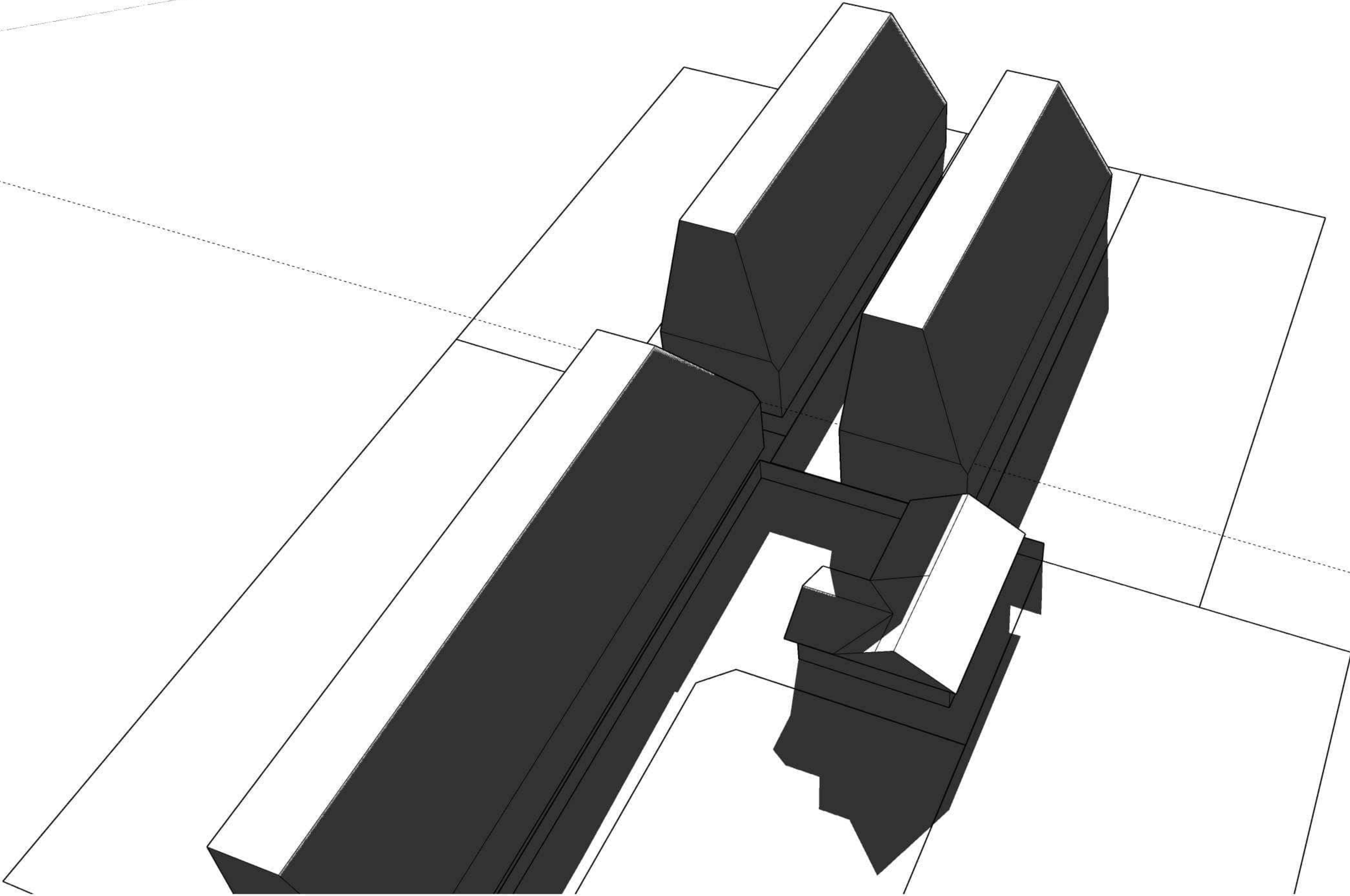
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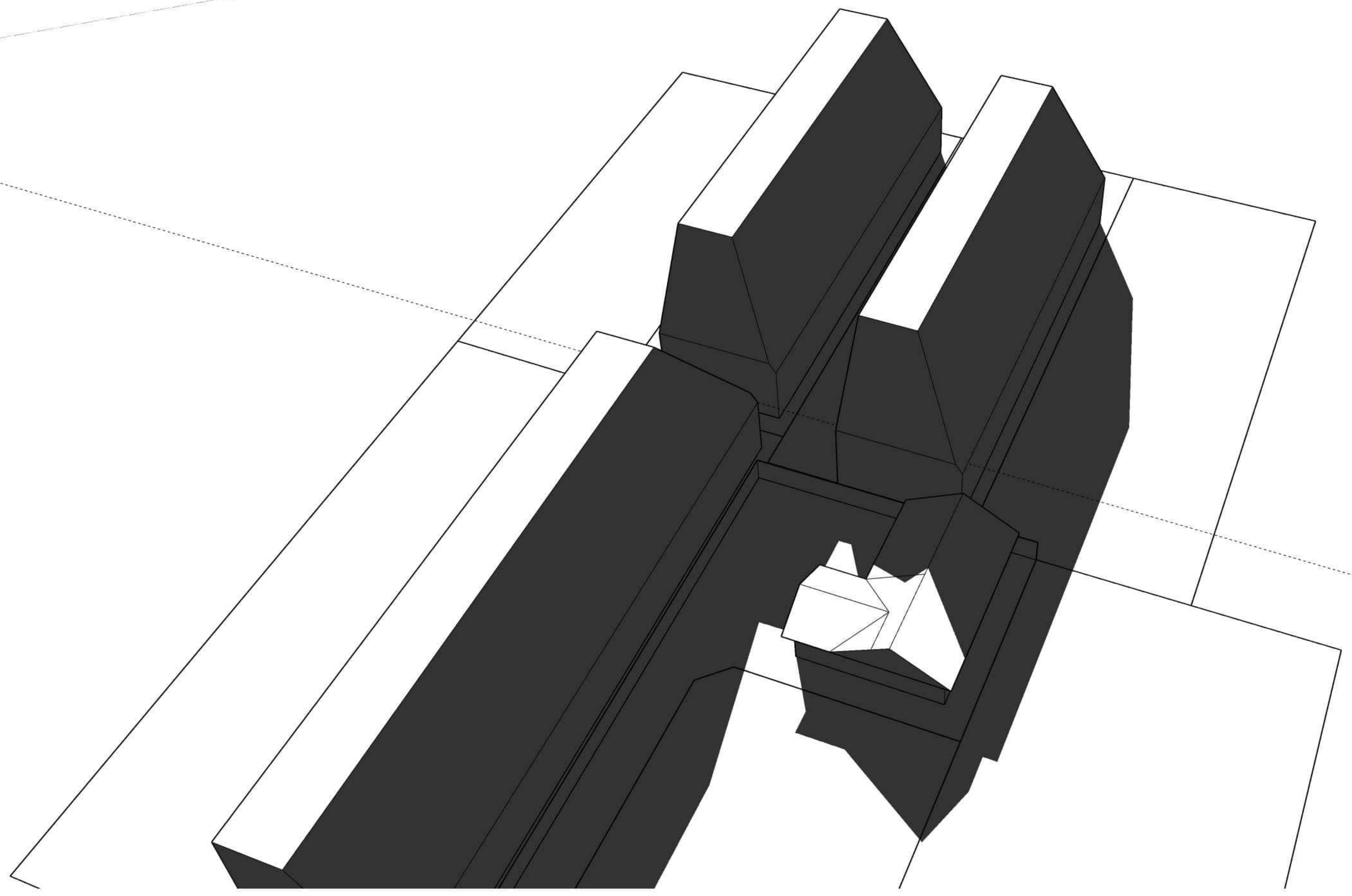
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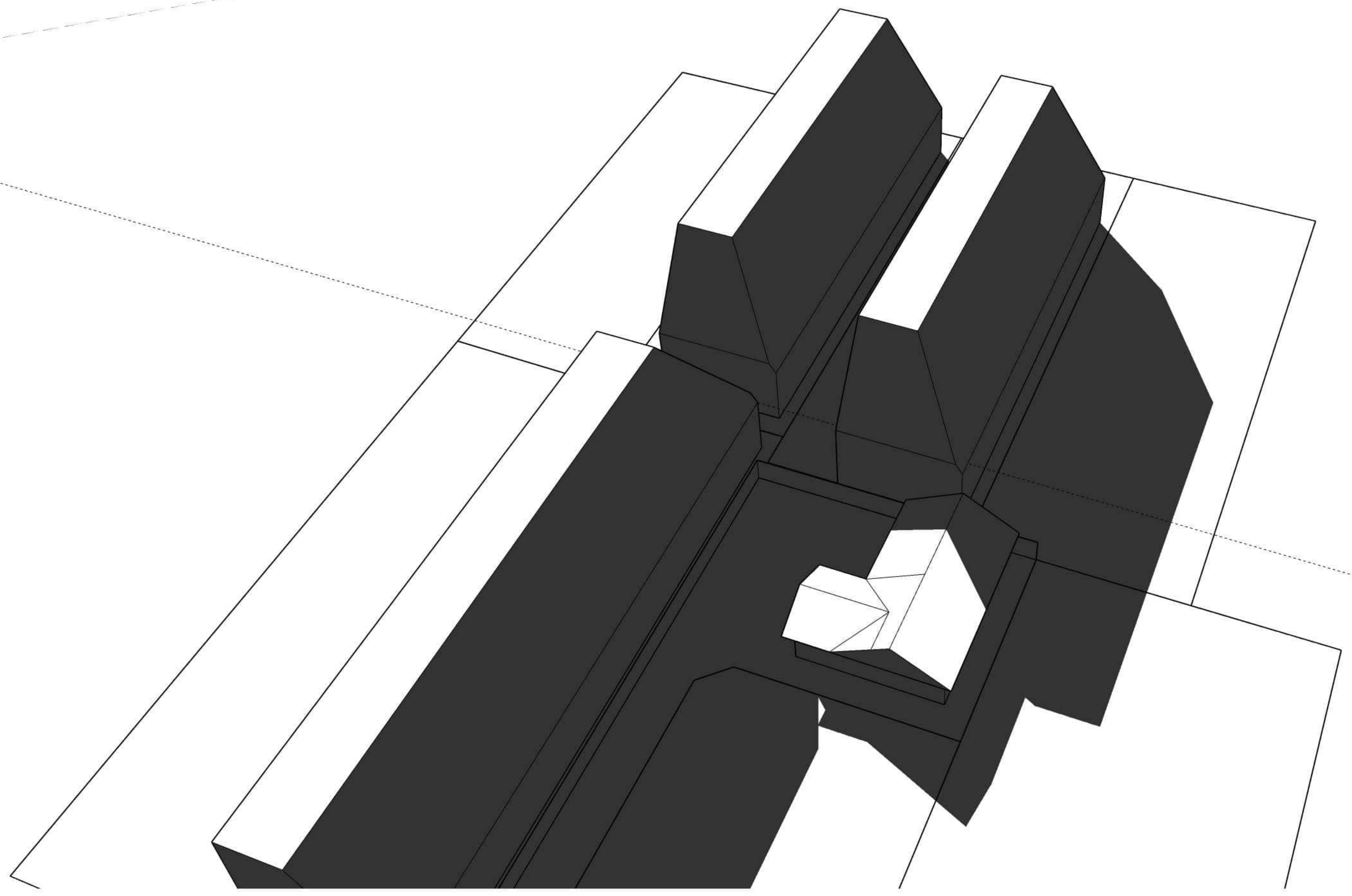
22-07 10.00



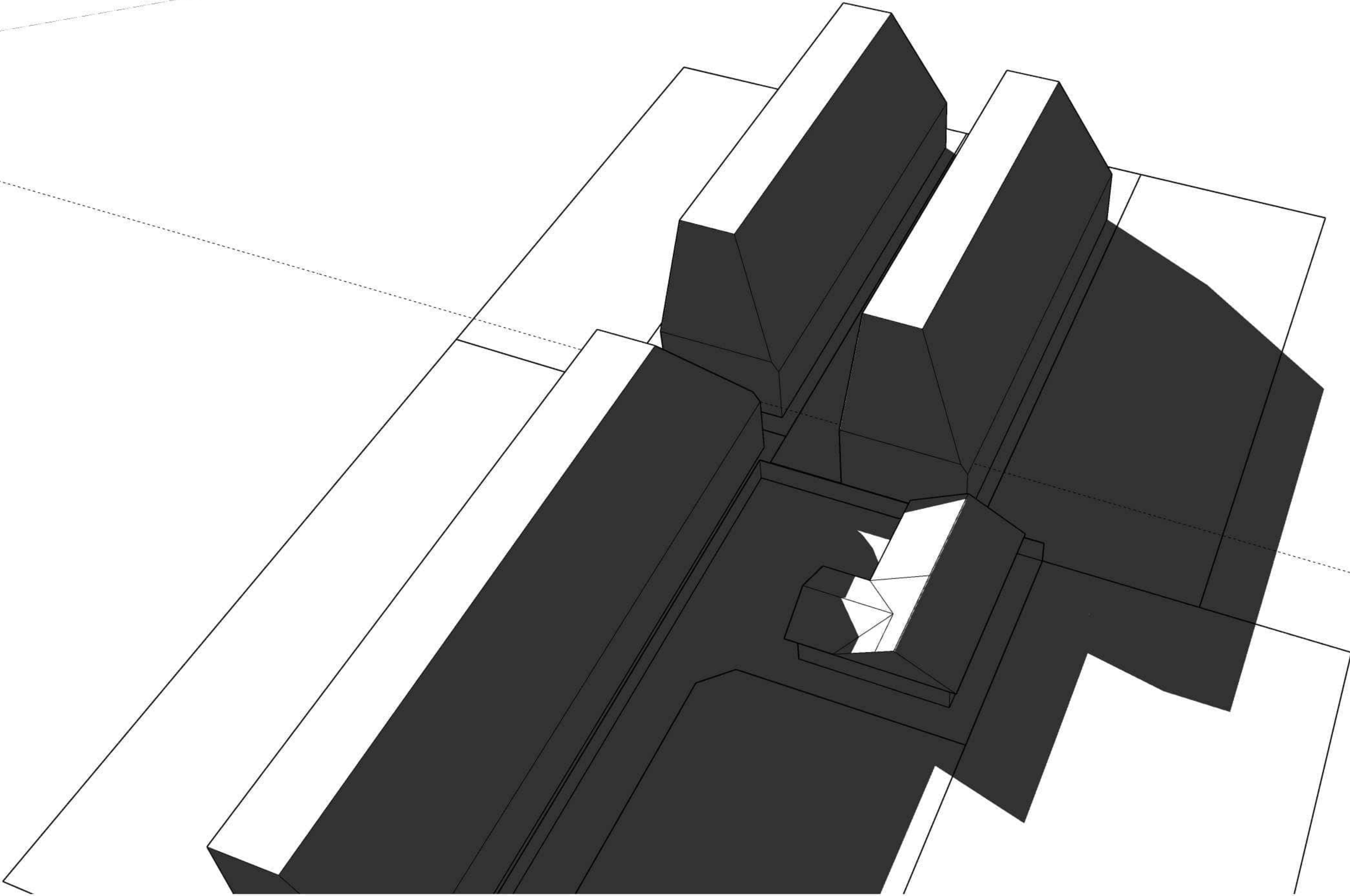
22-07 11.00



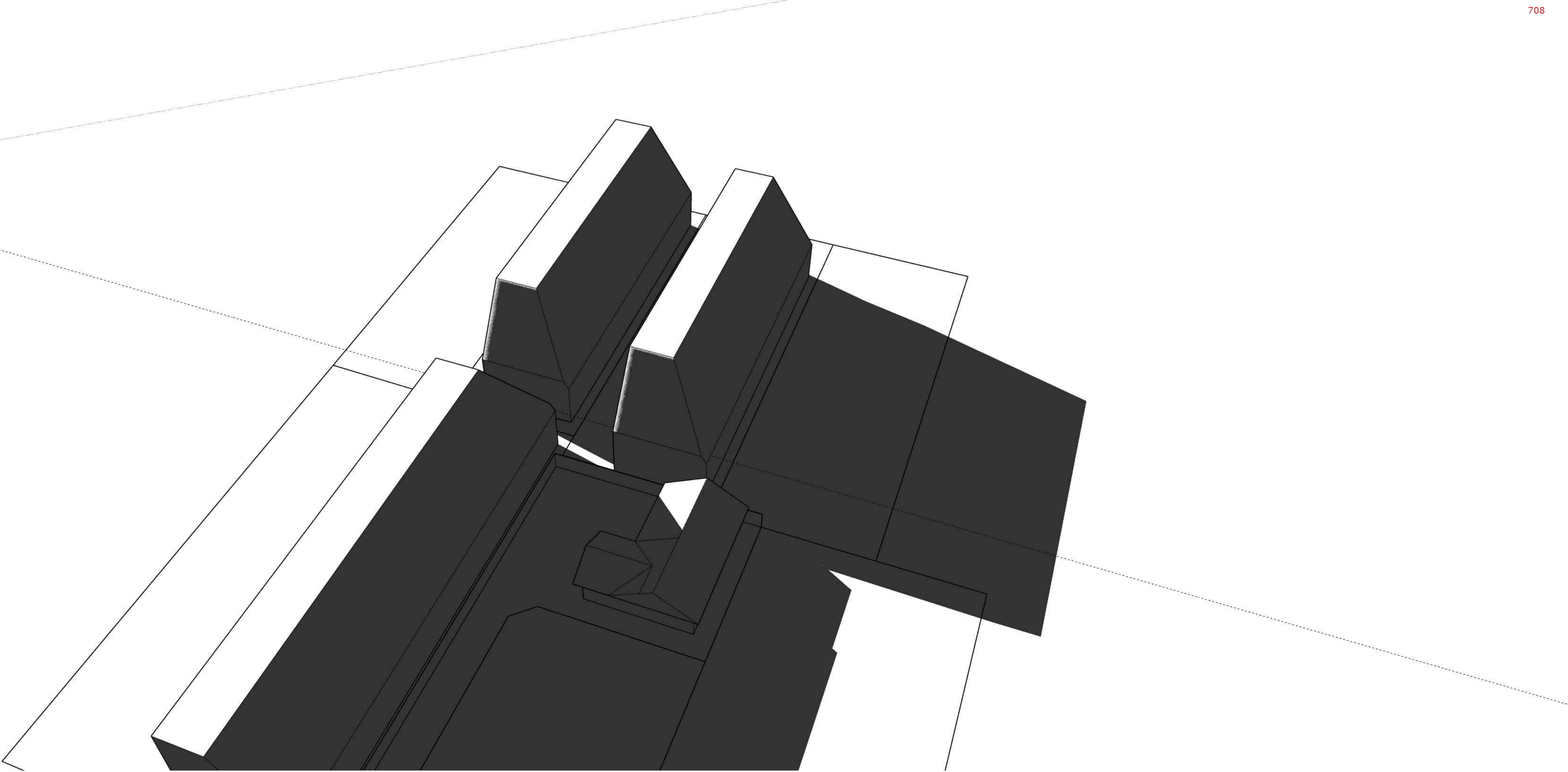
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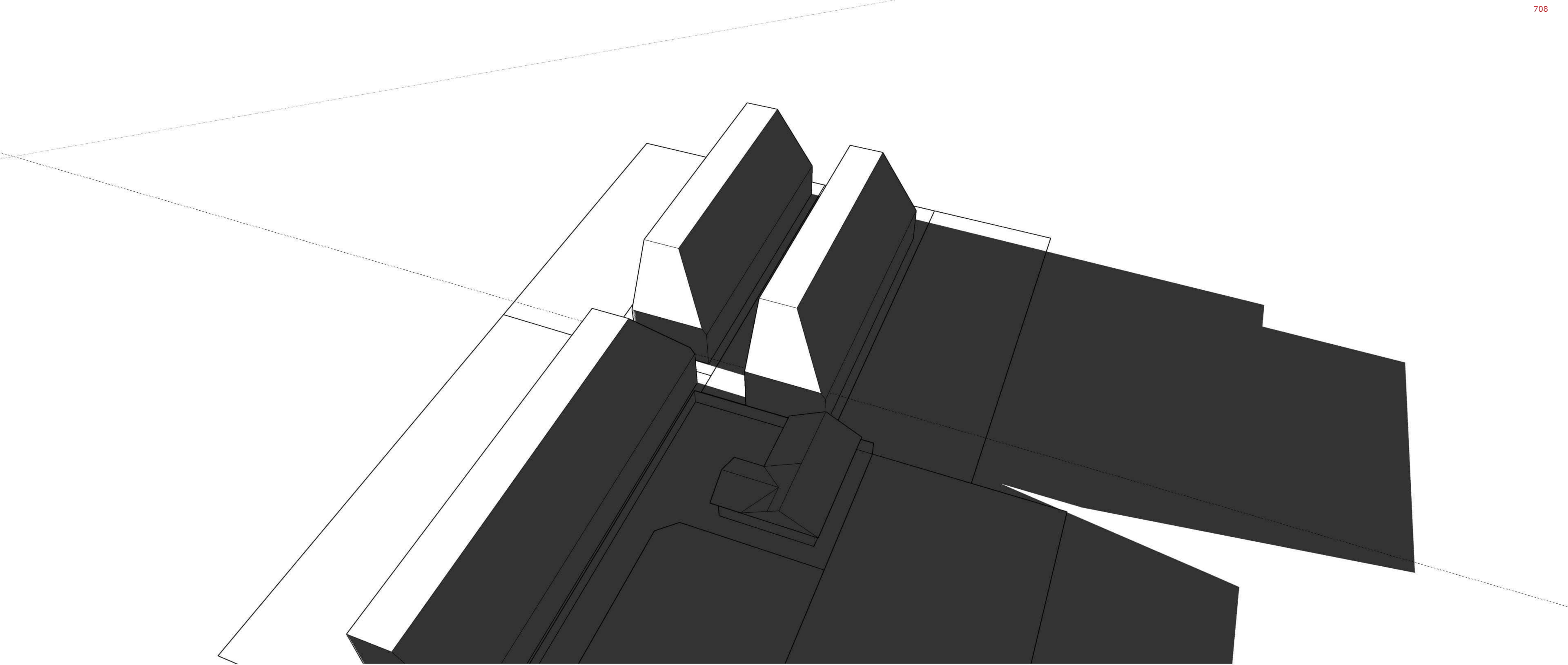
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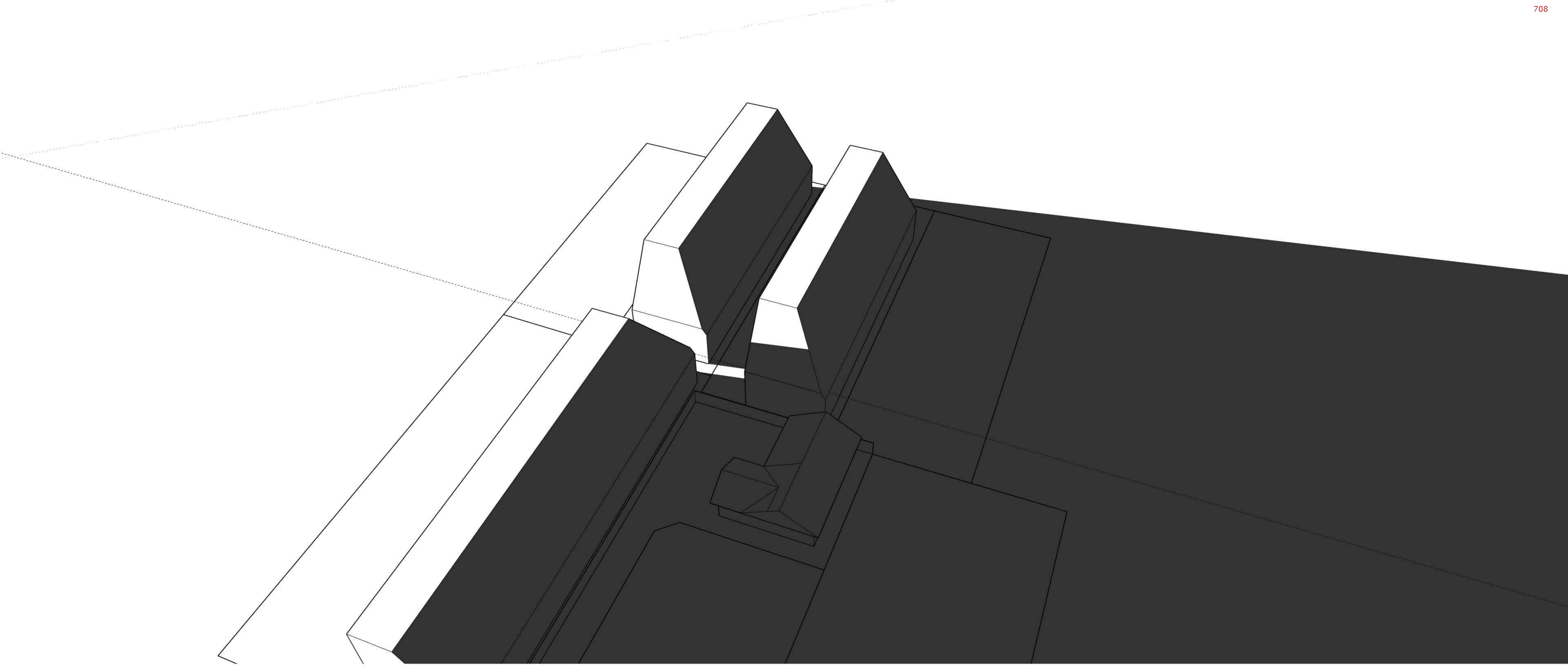
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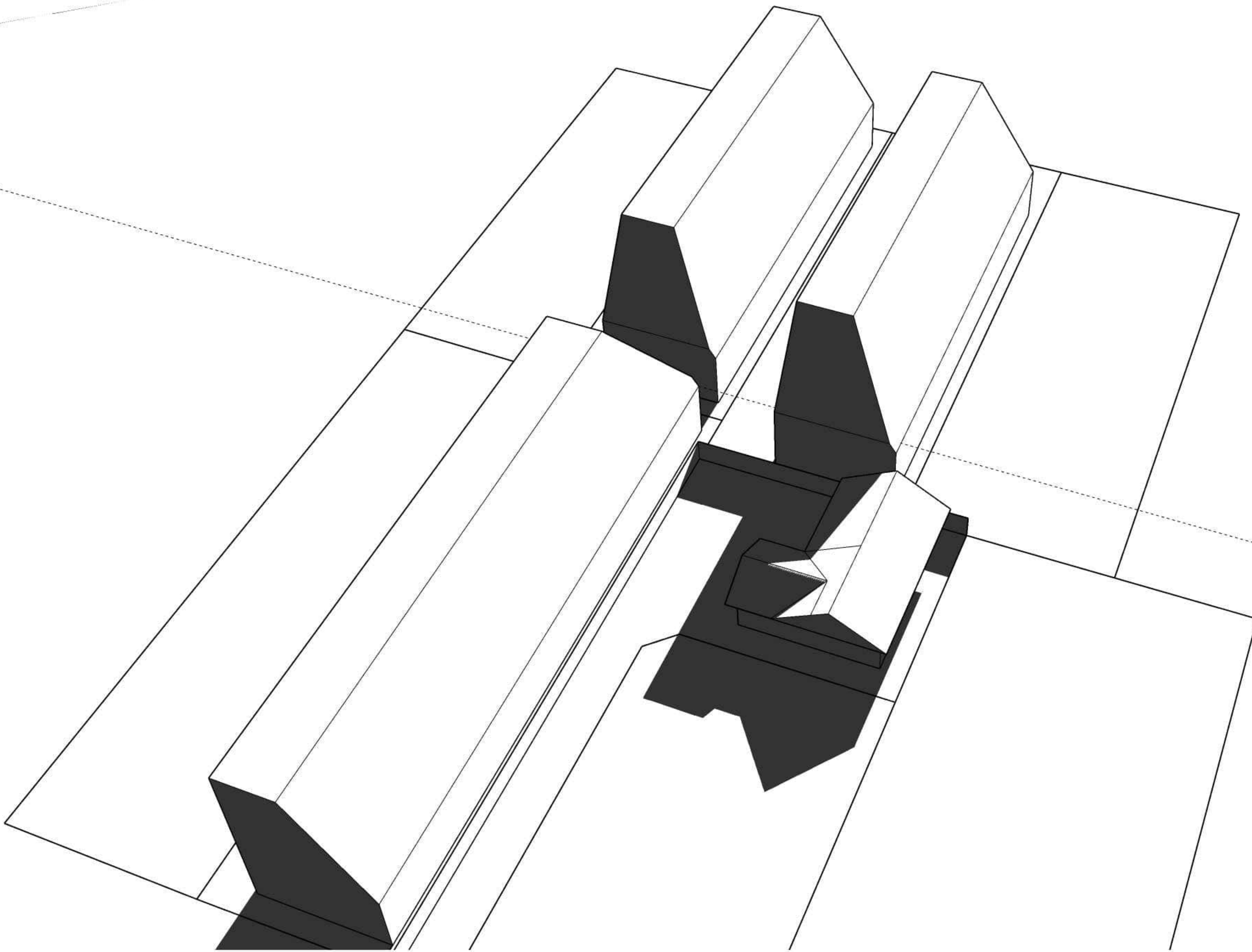
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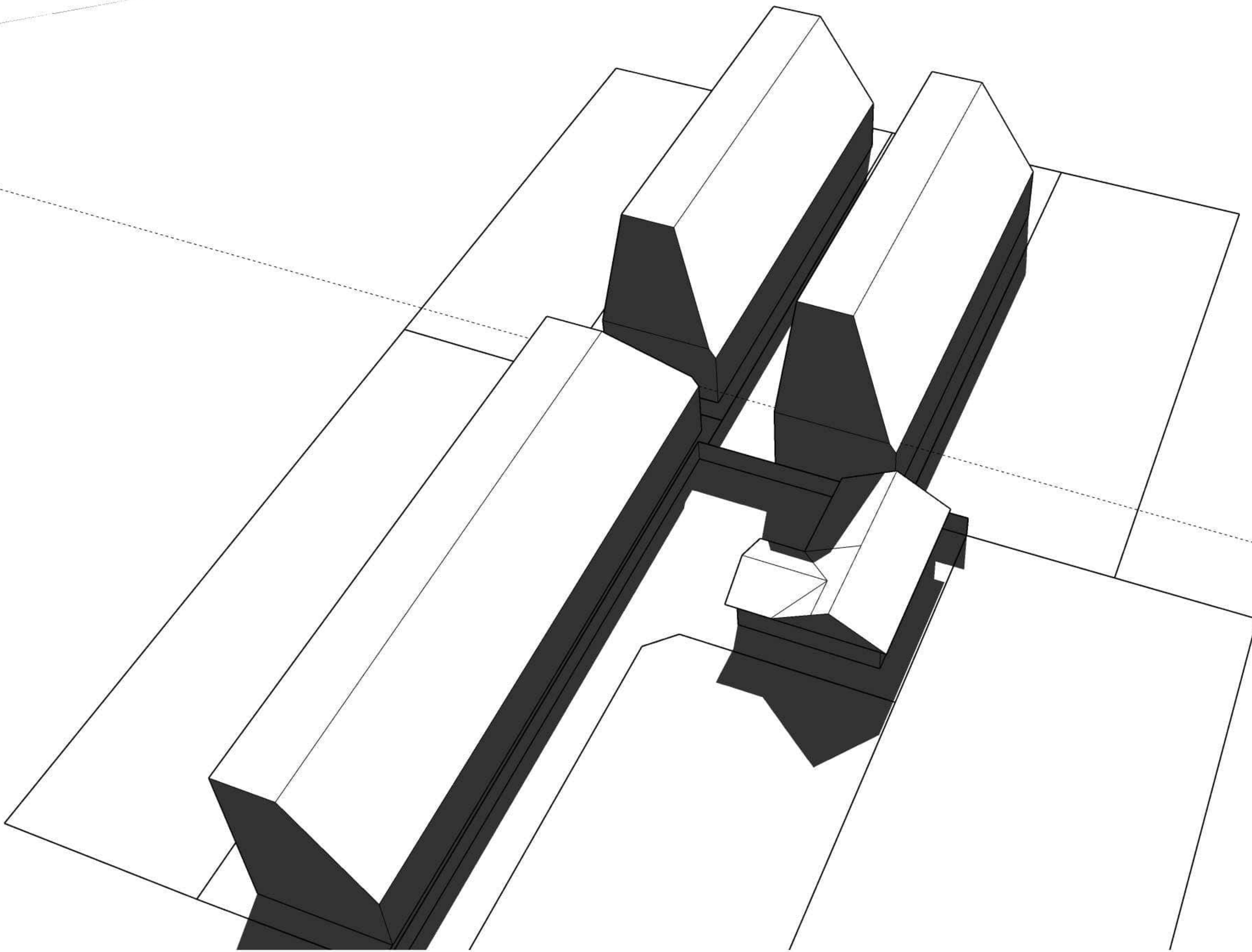
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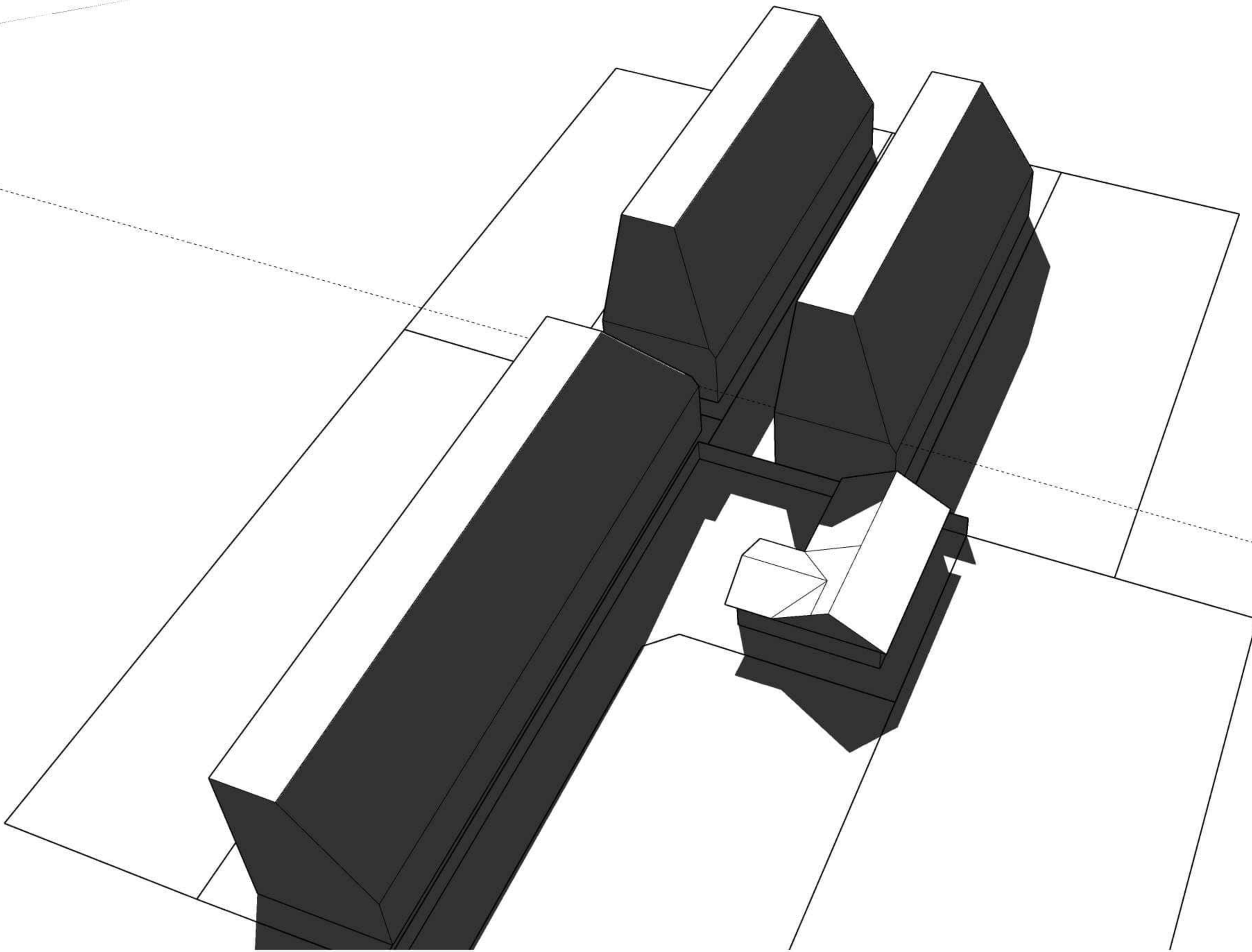
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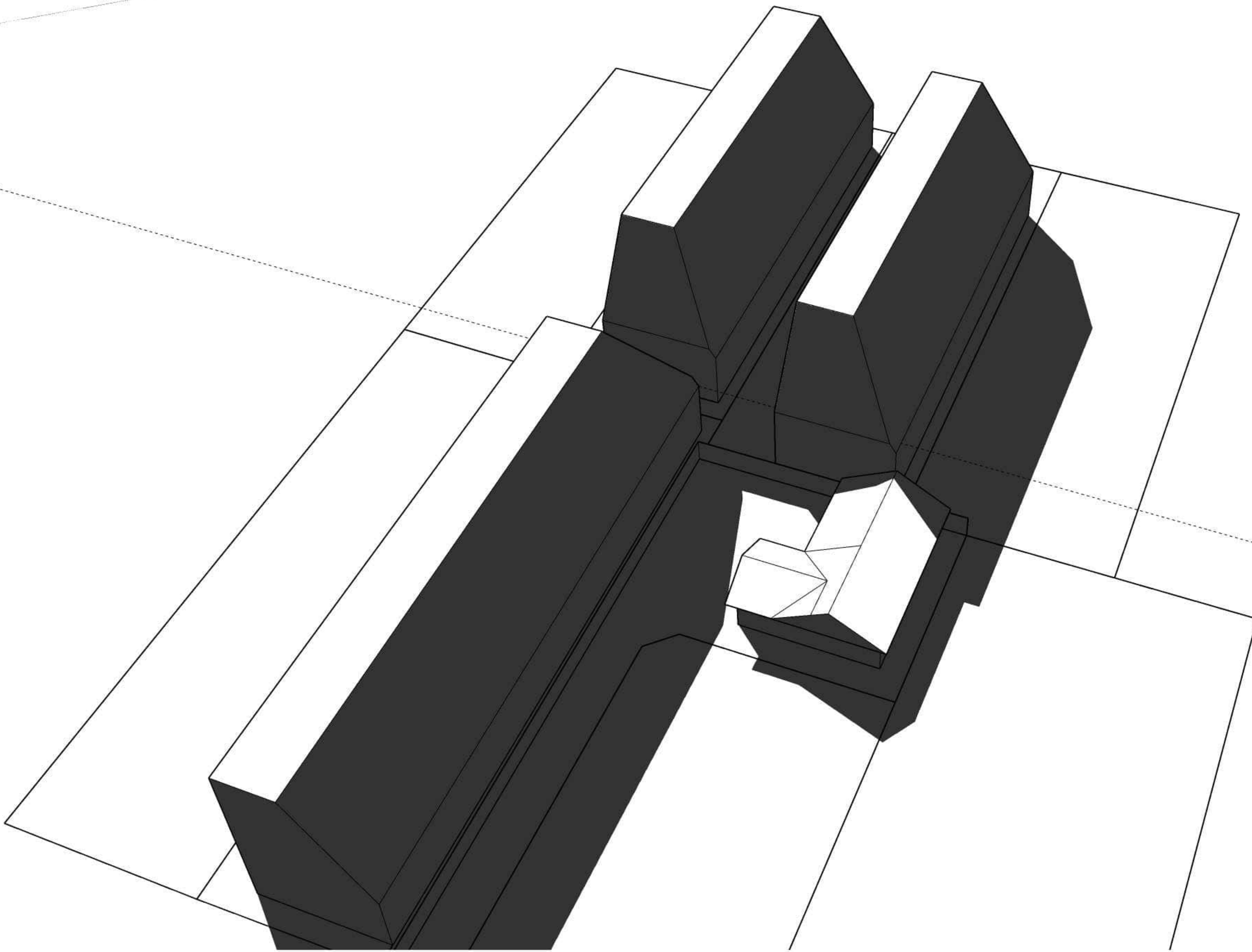
22-08 10.00



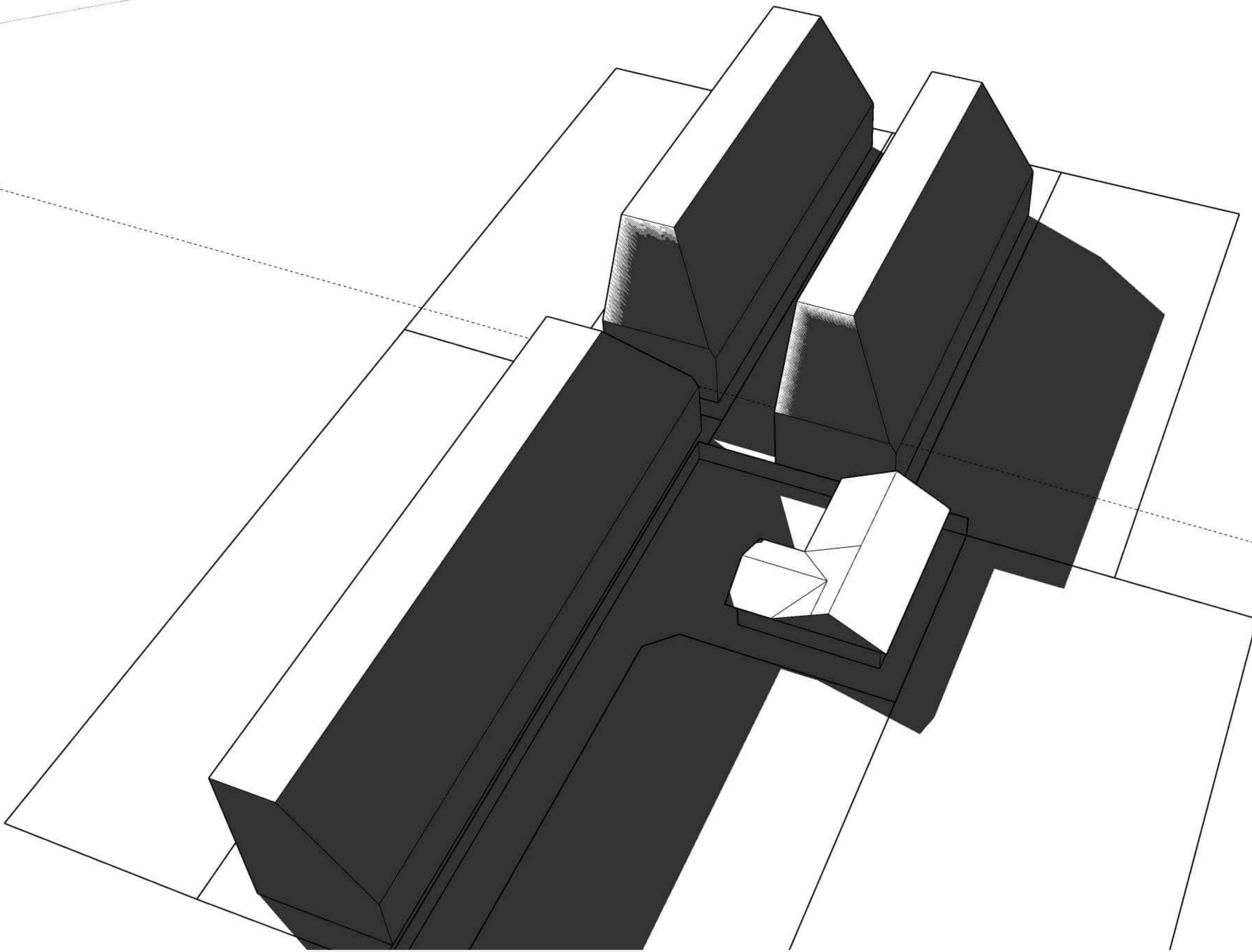
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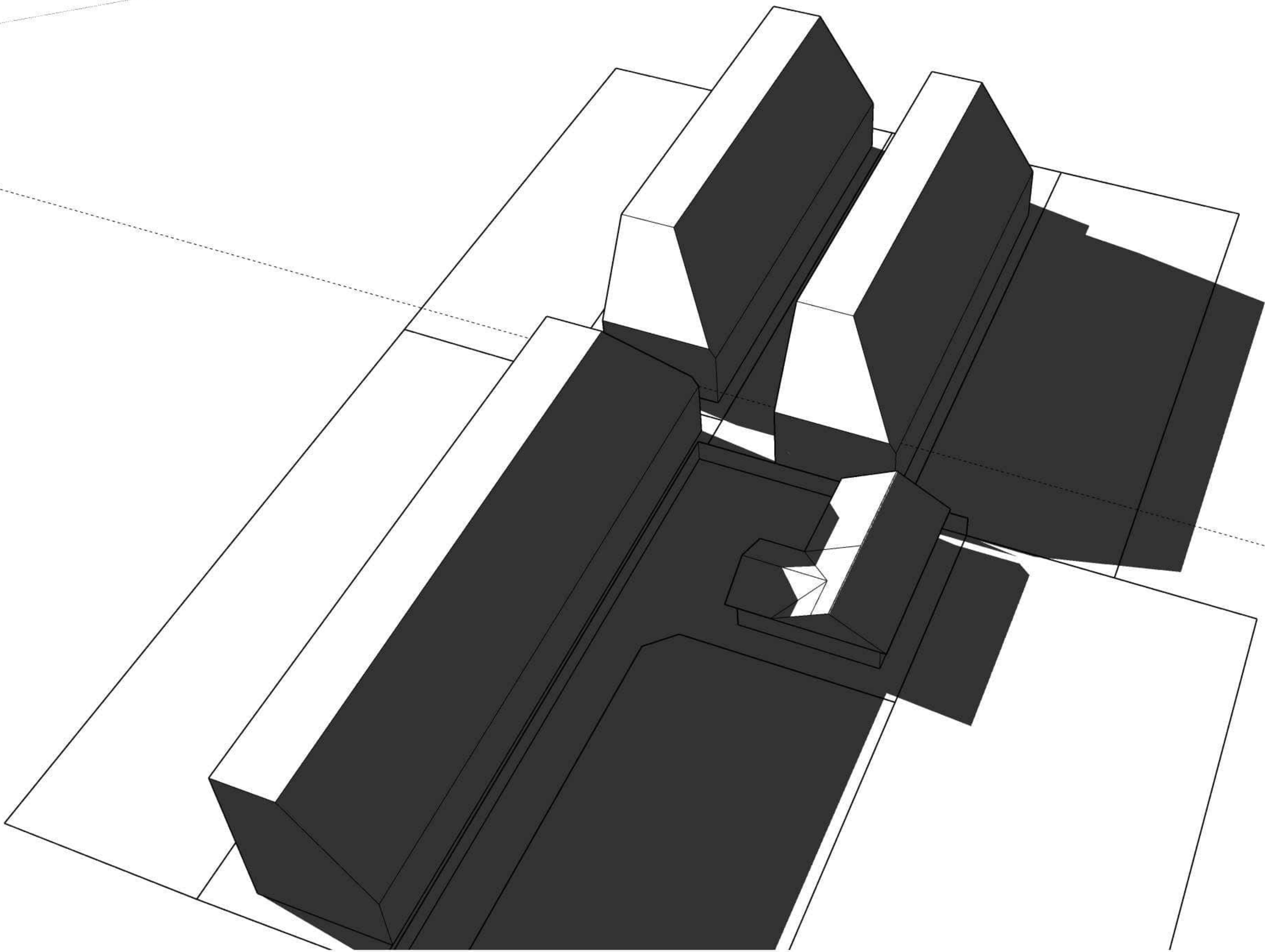
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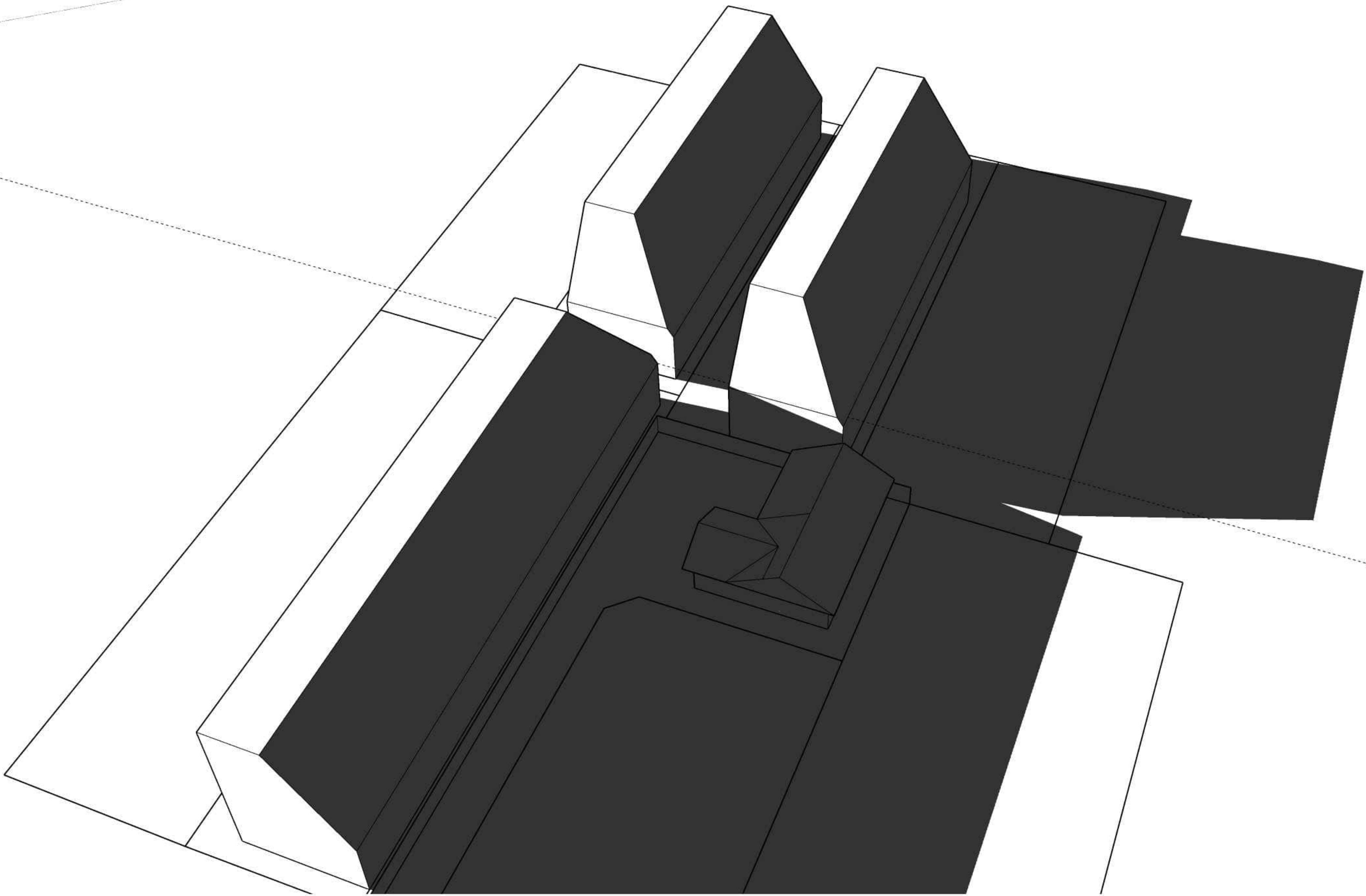
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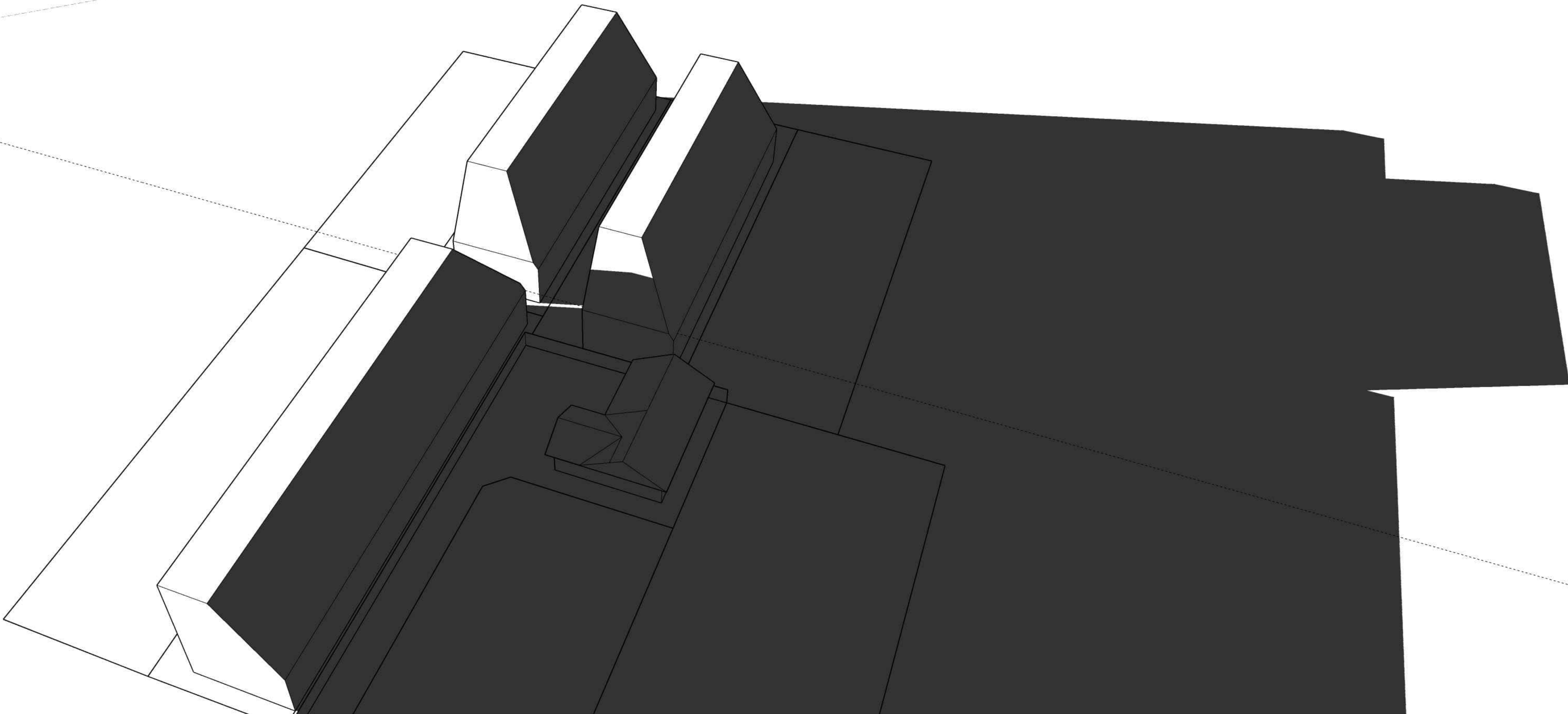
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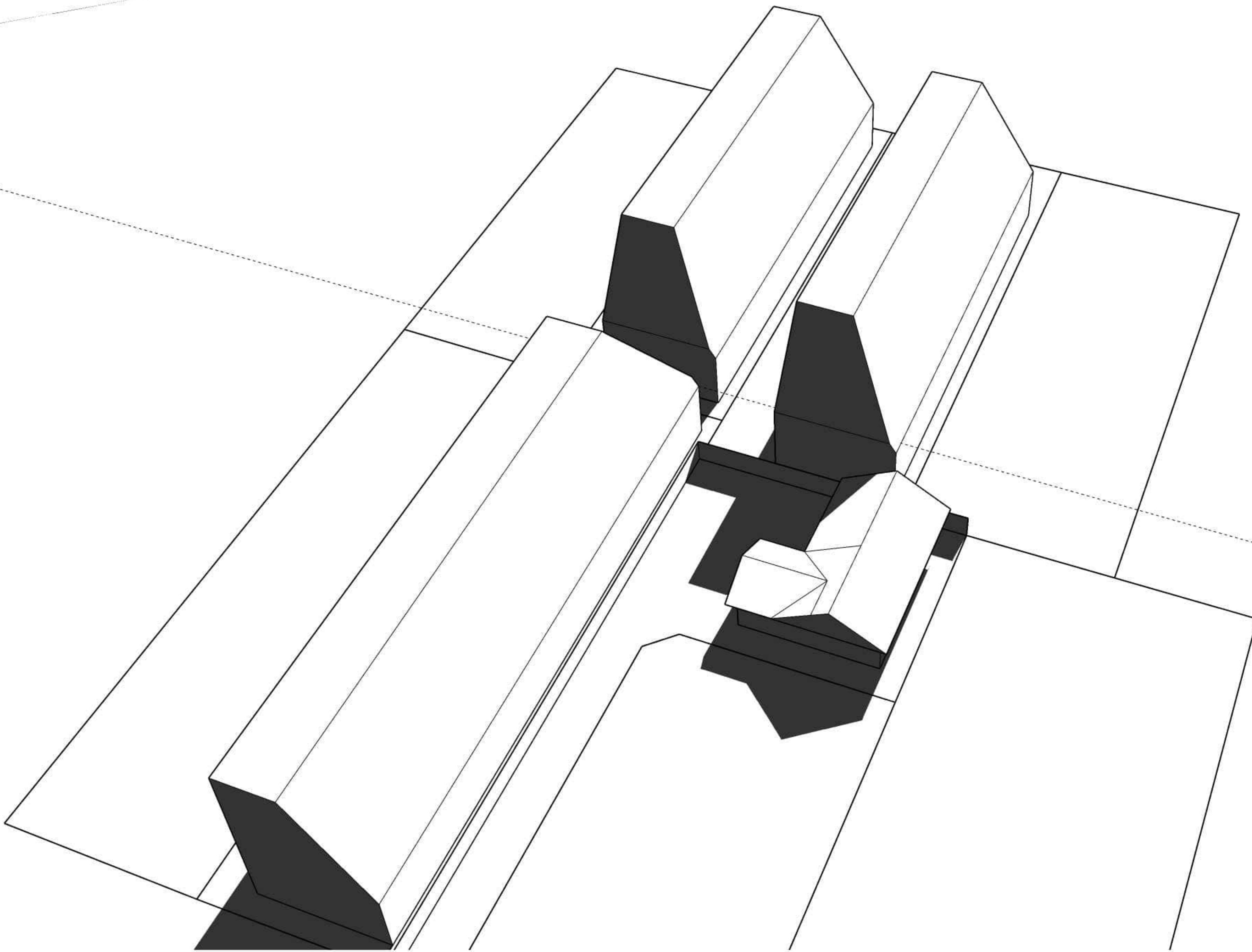
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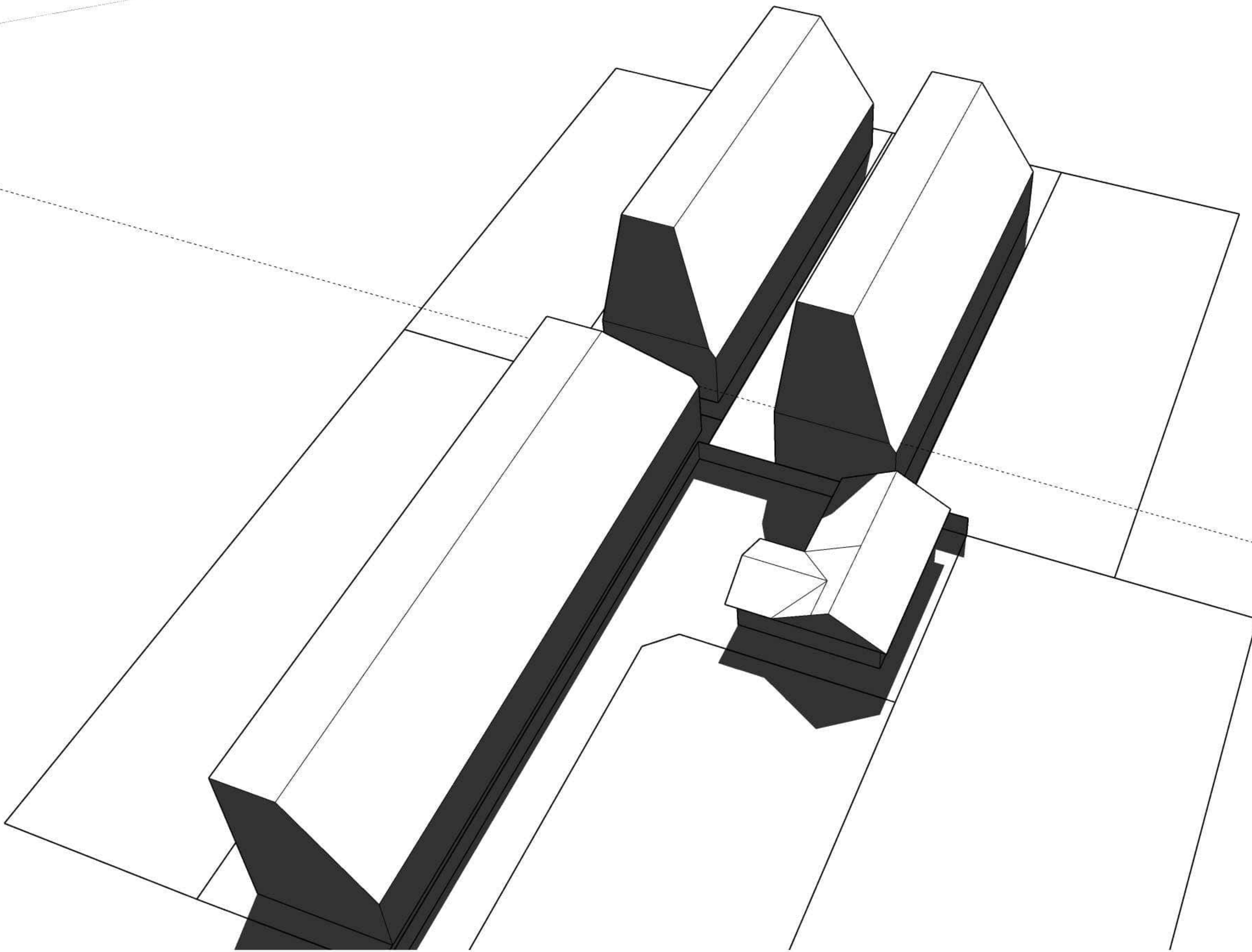
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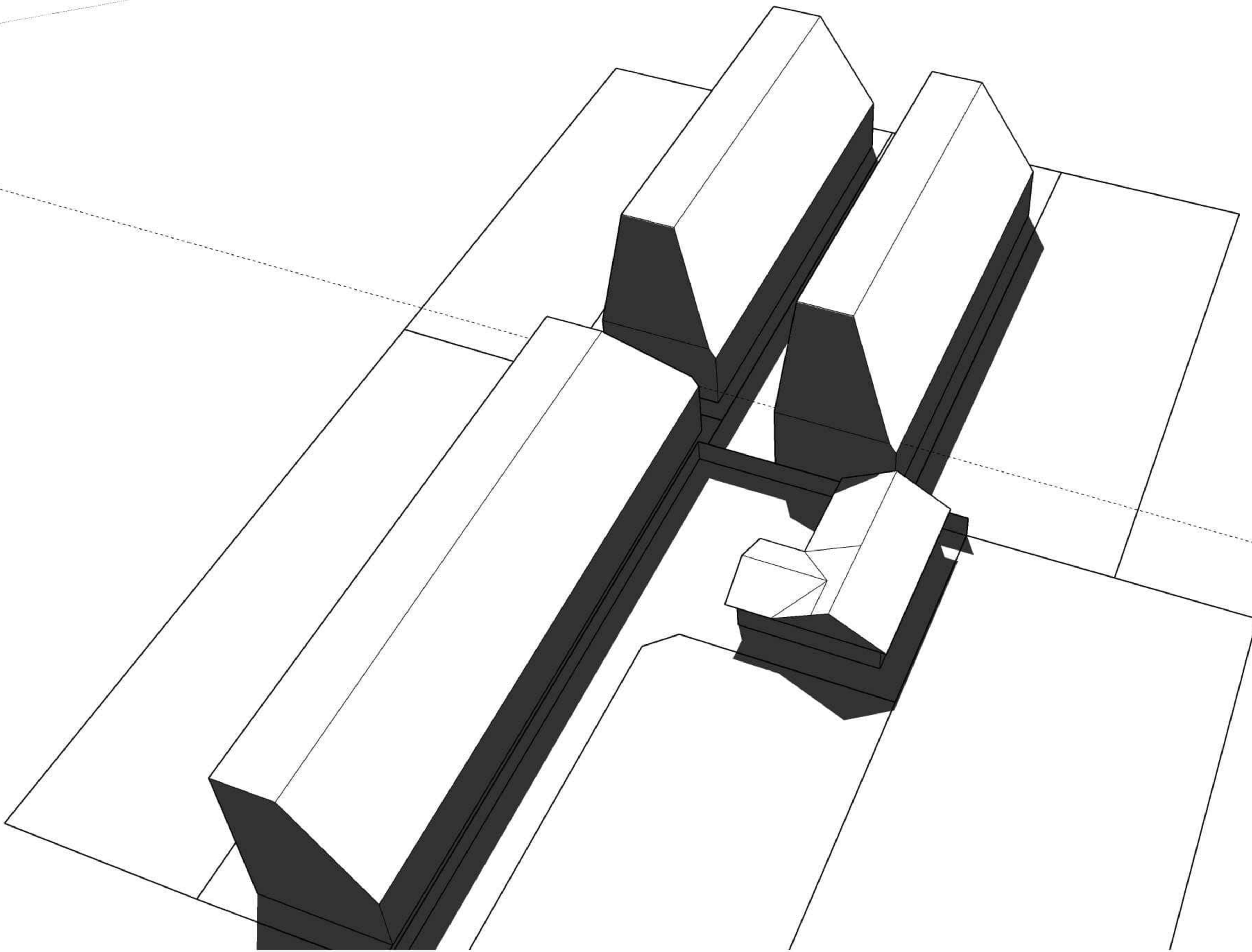
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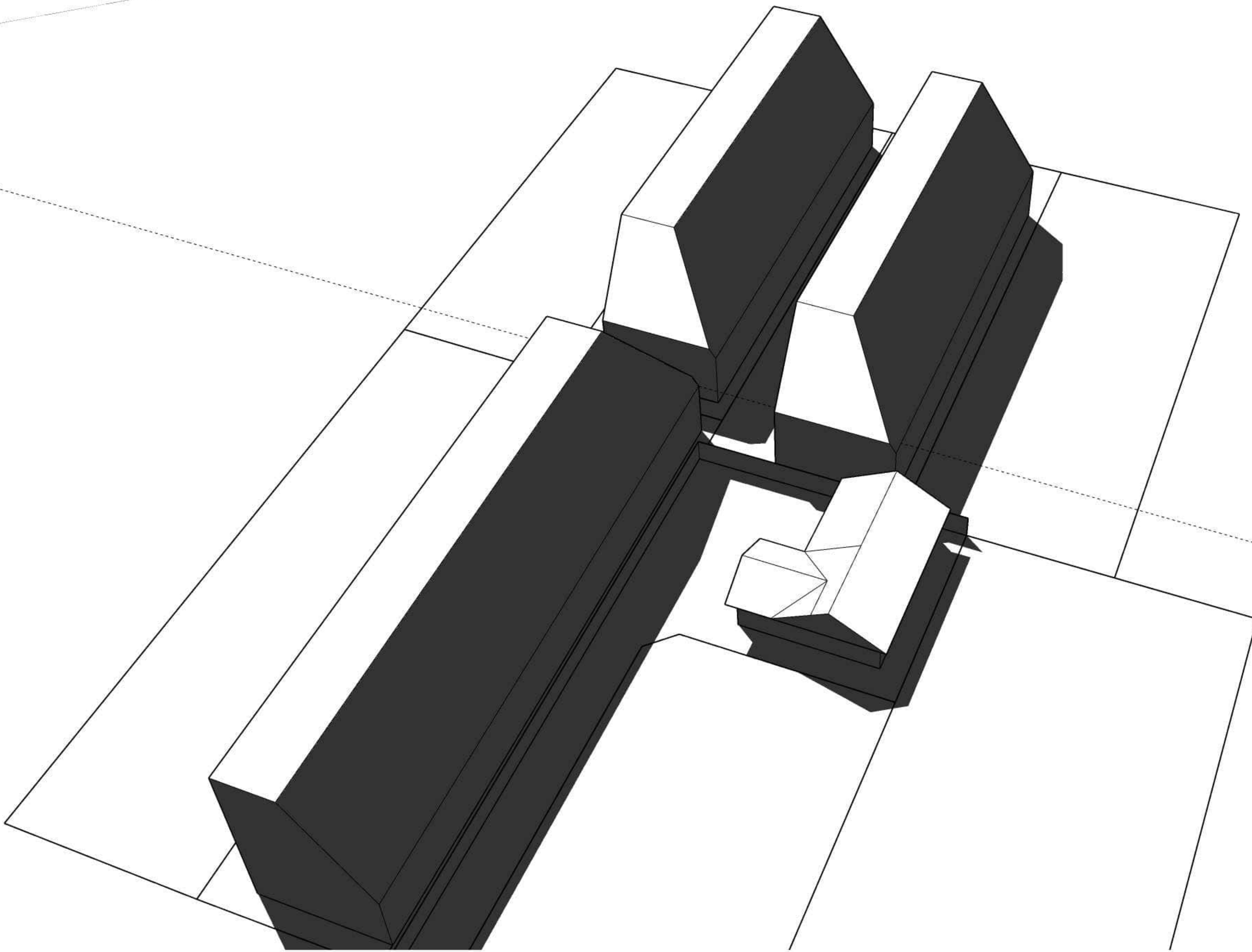
22-09 10.00



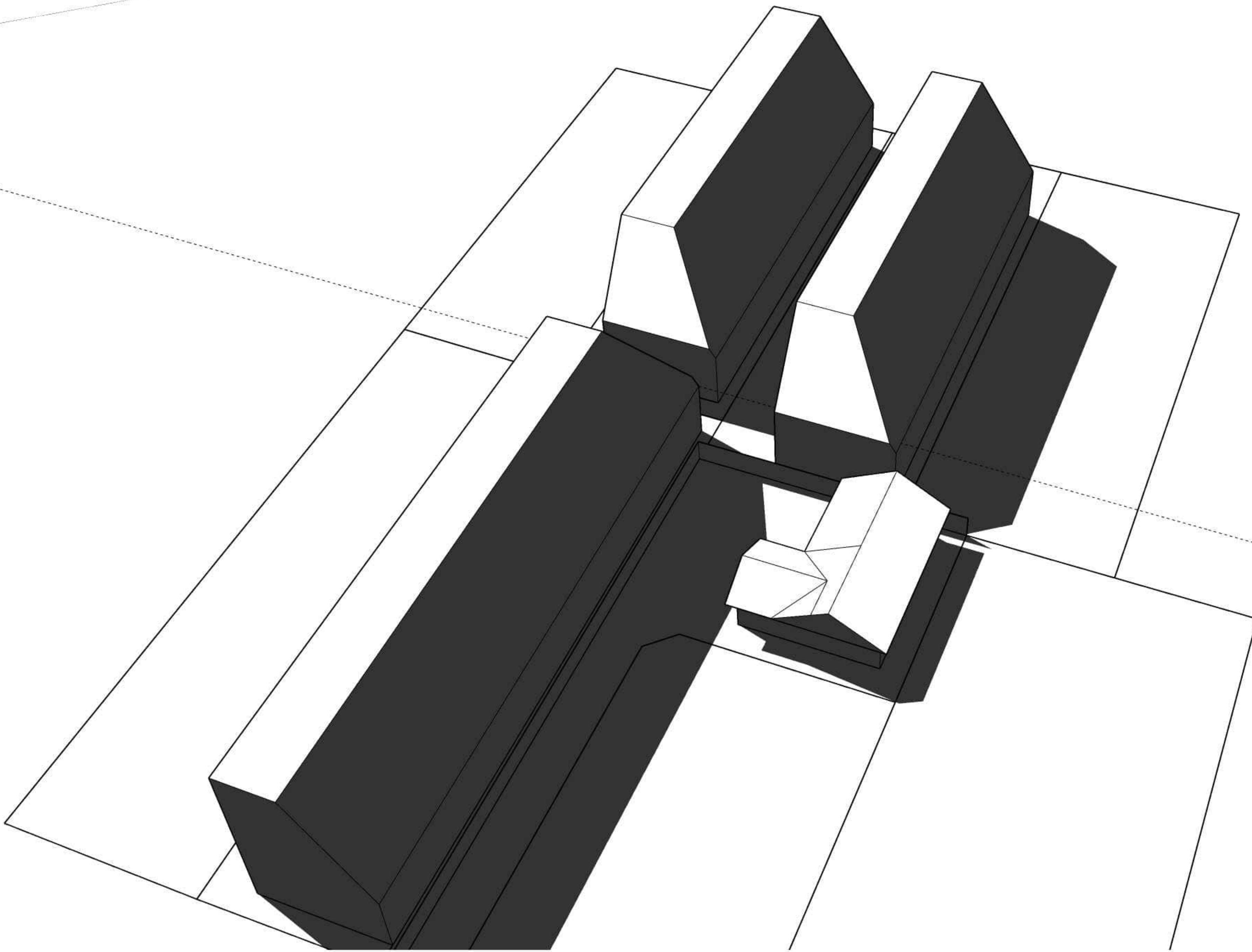
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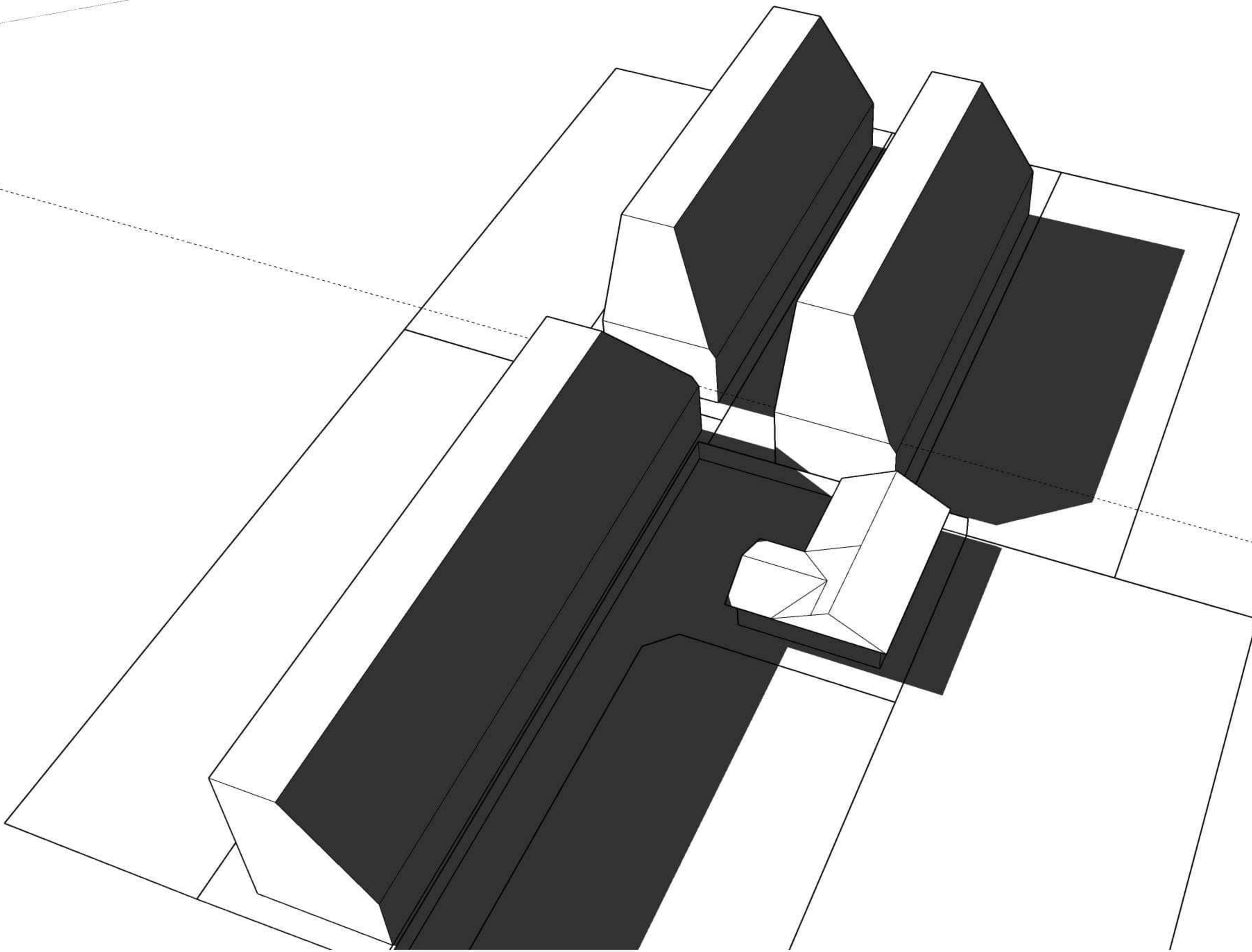
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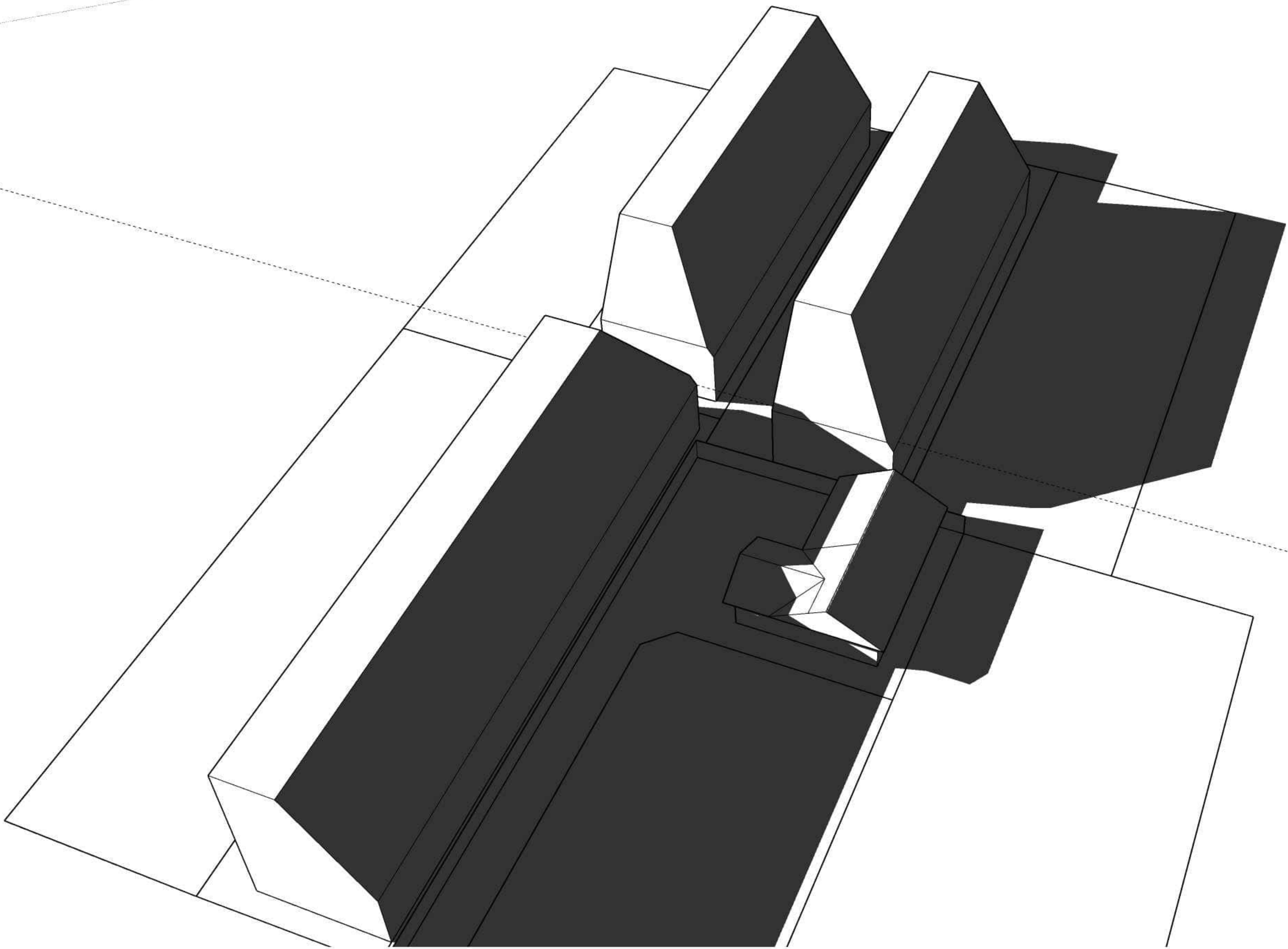
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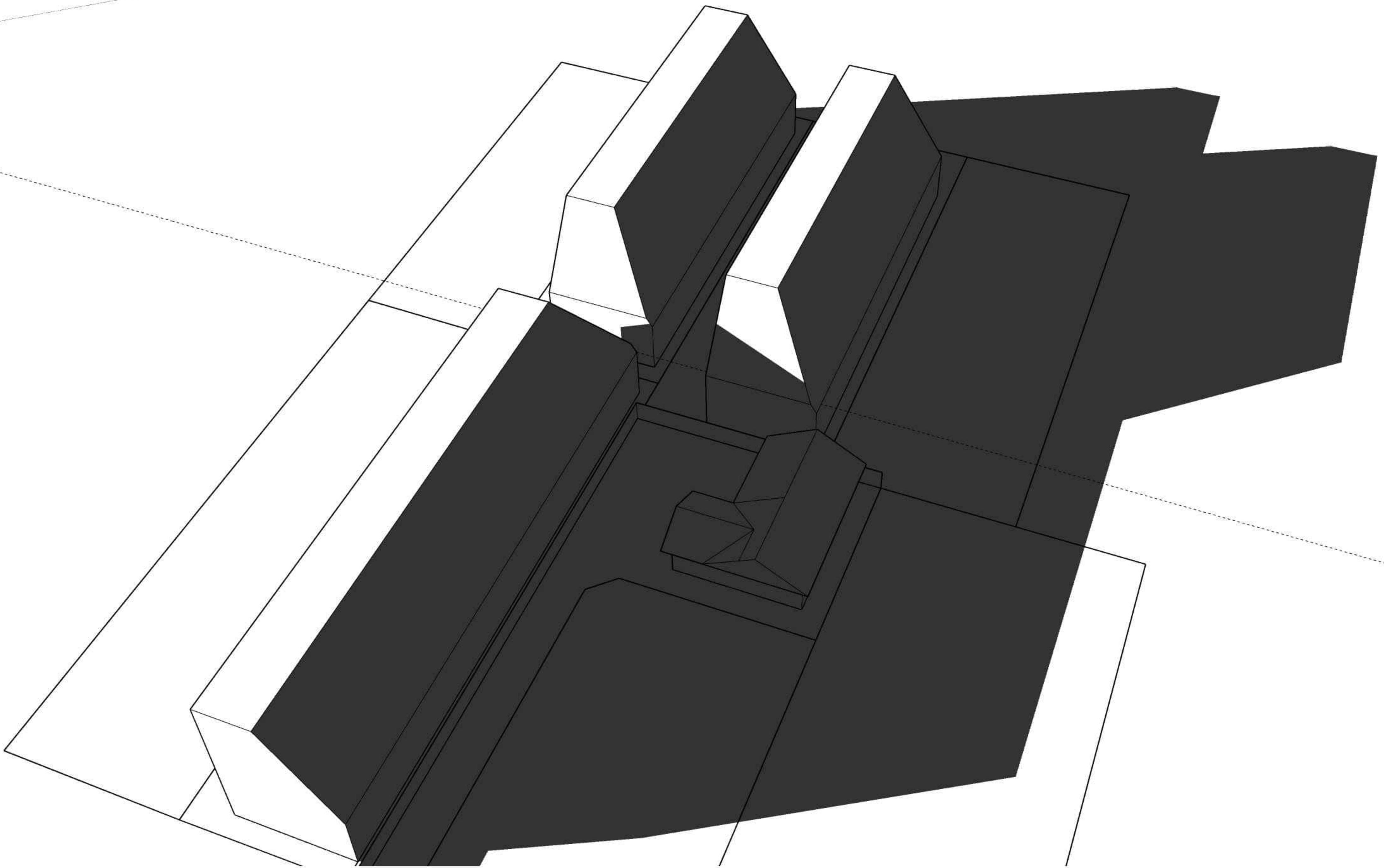
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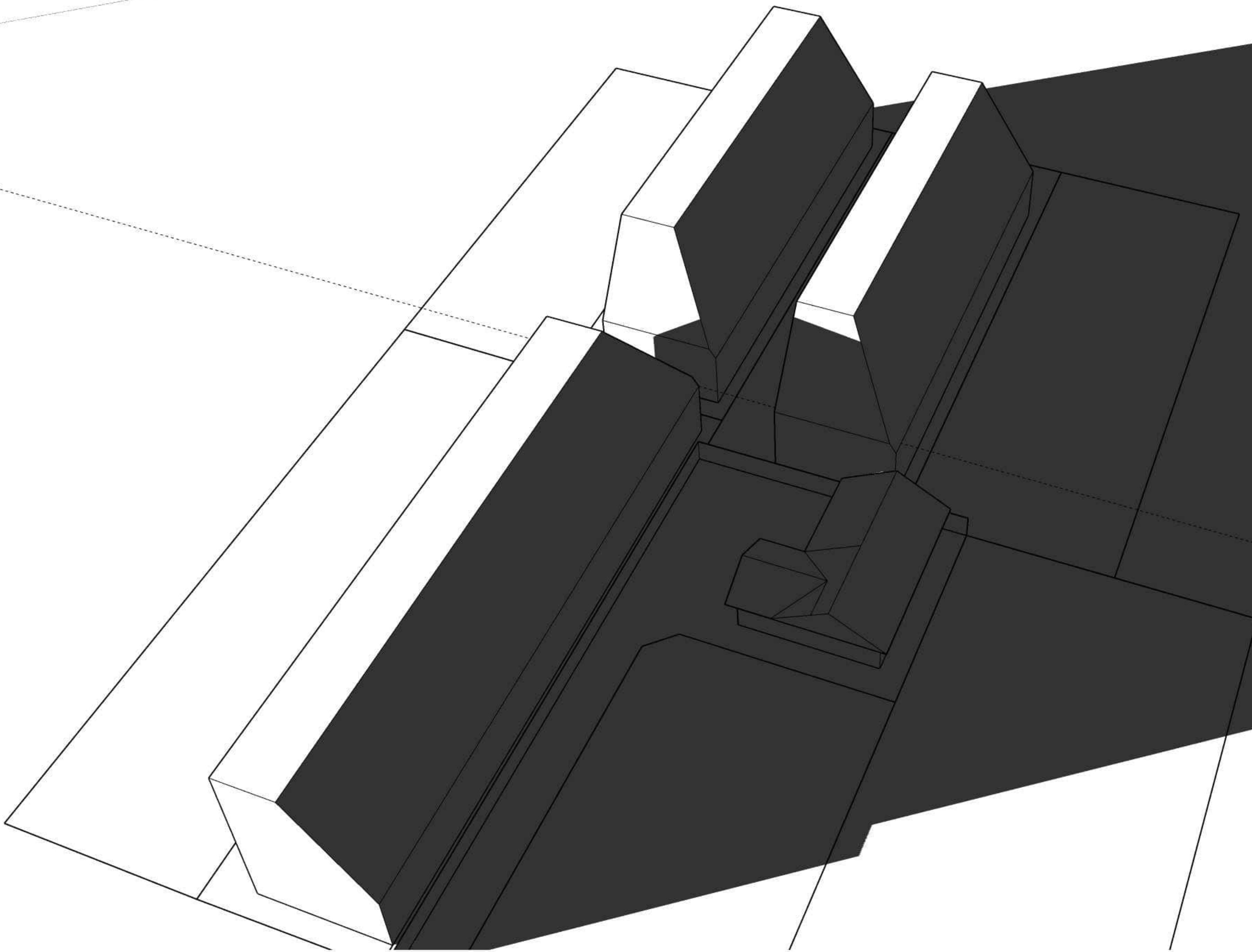
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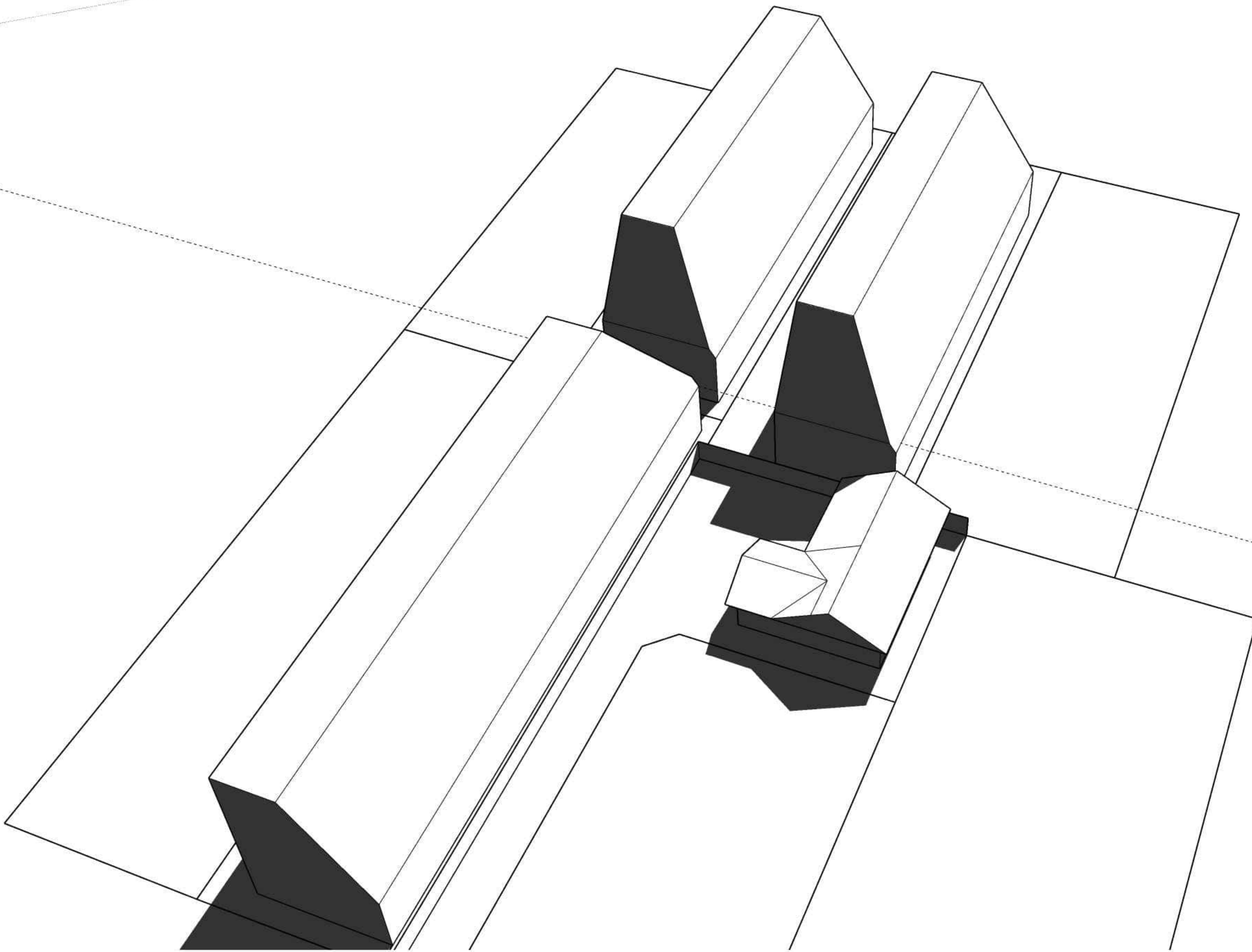
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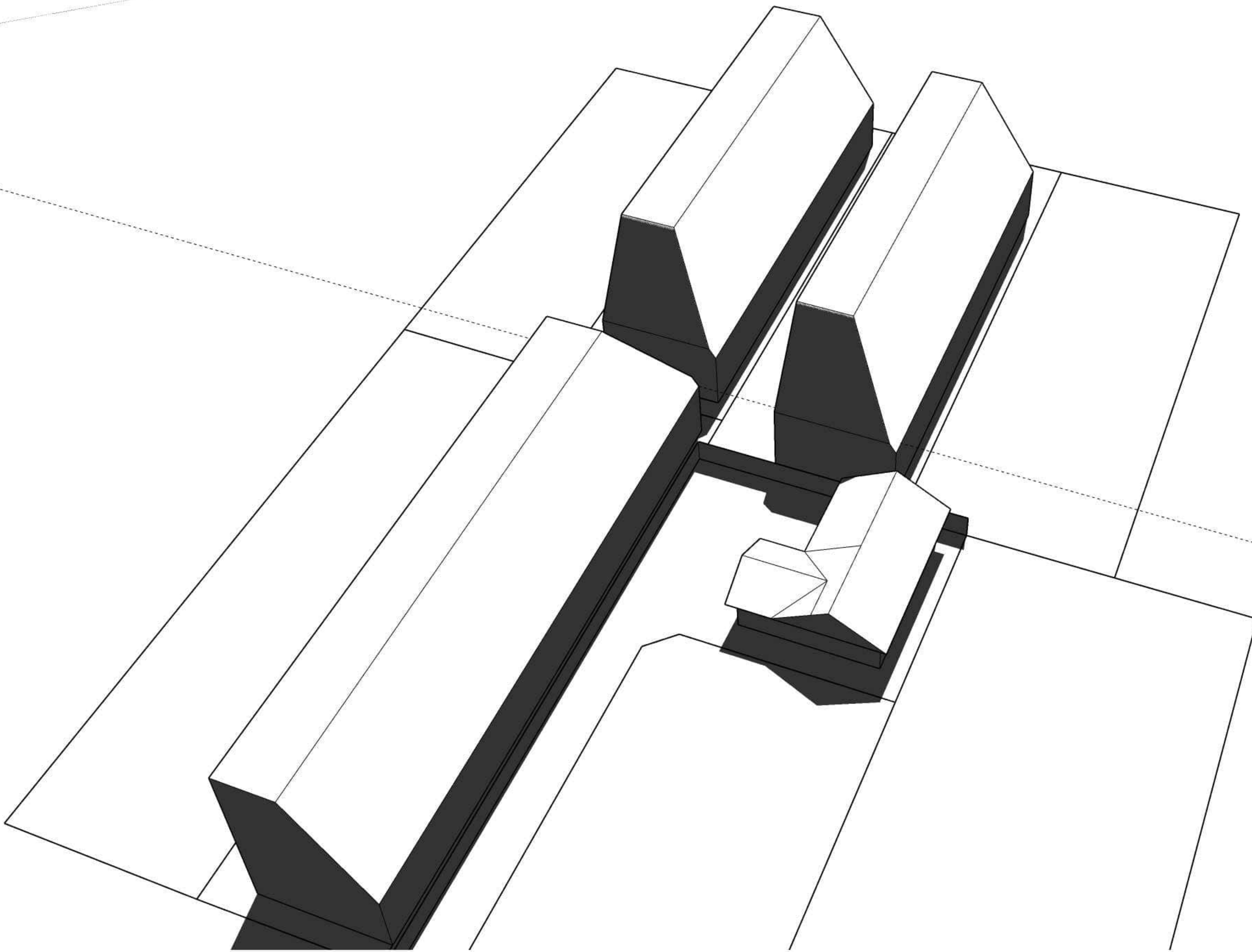
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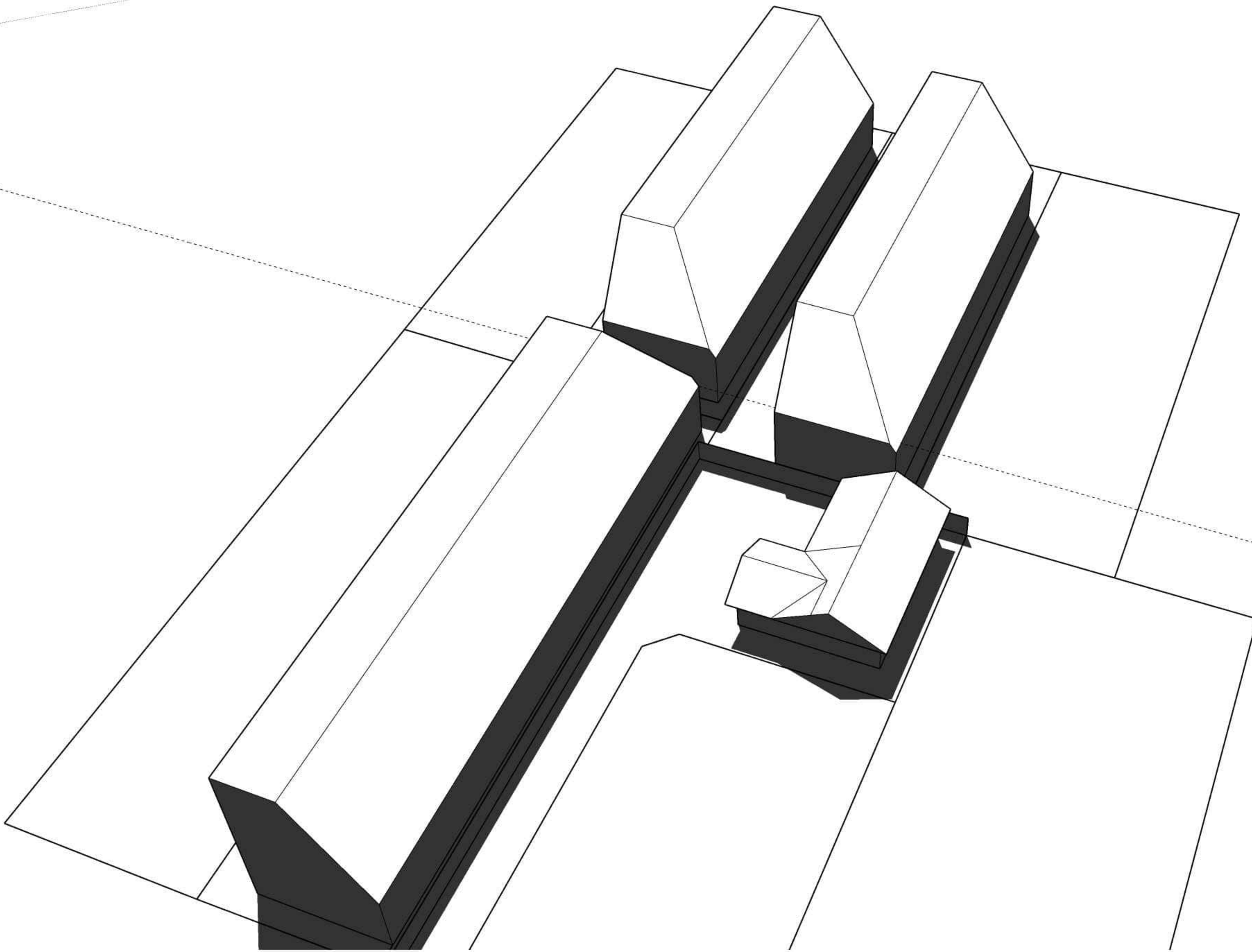
22-09 18.00



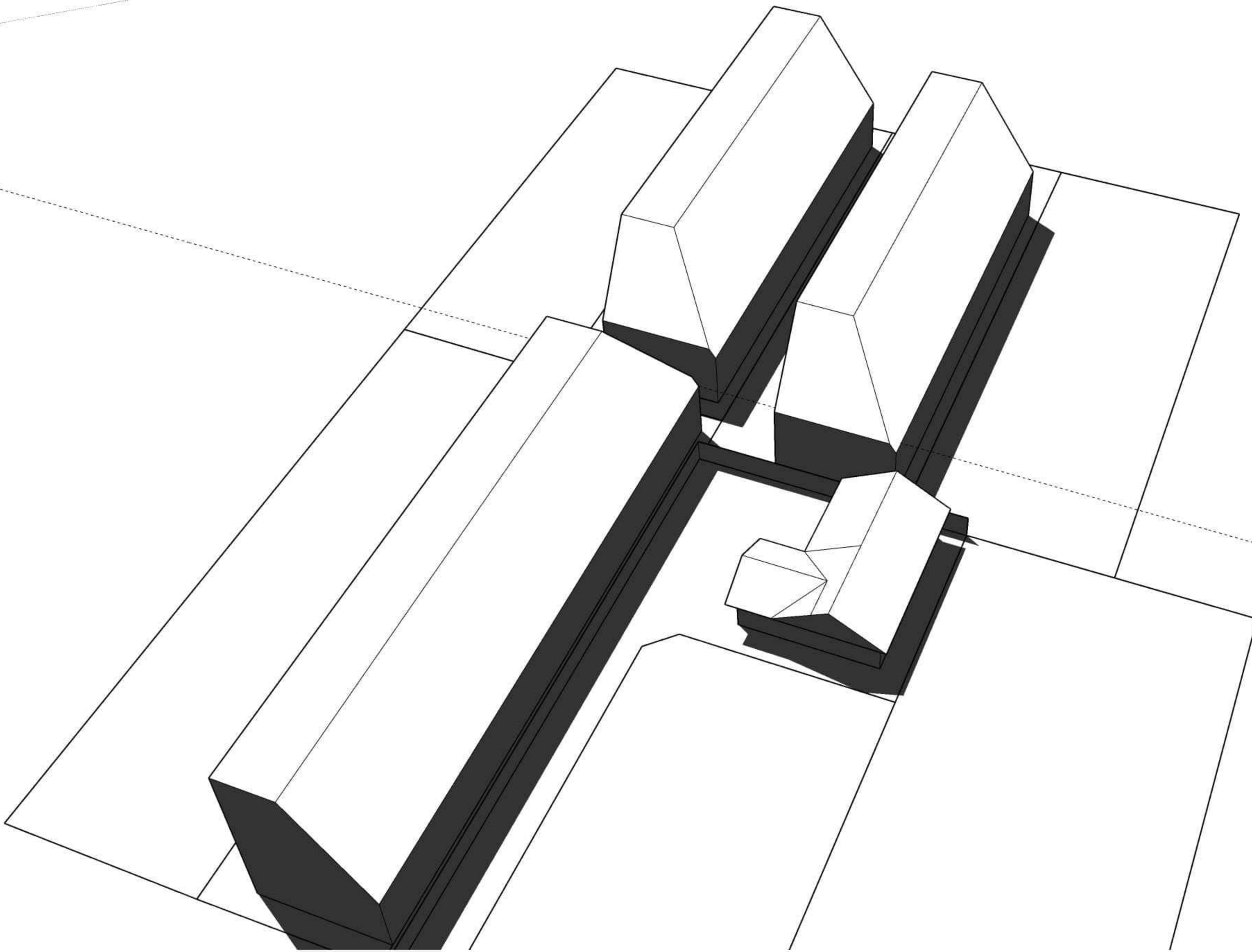
22-10 10.00



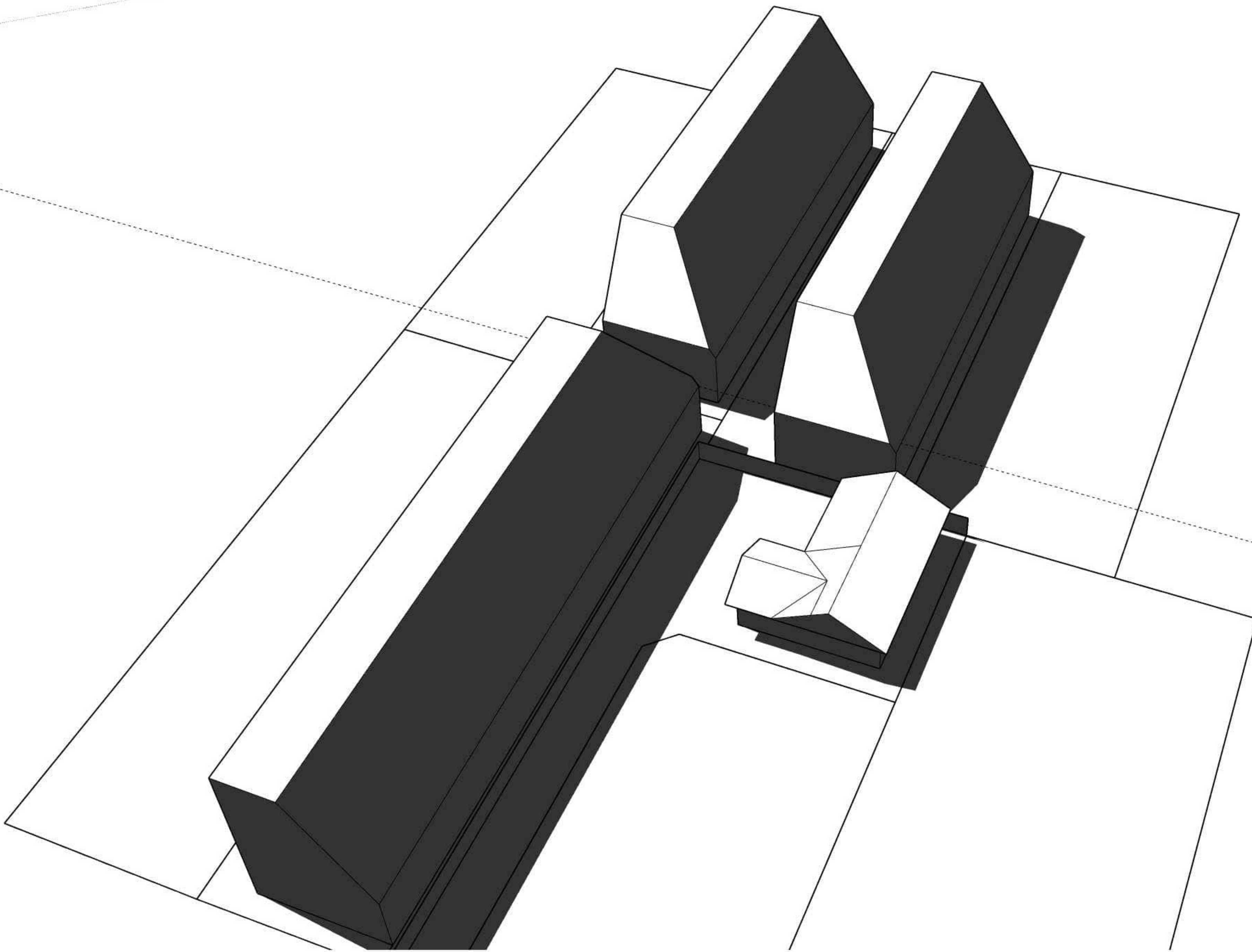
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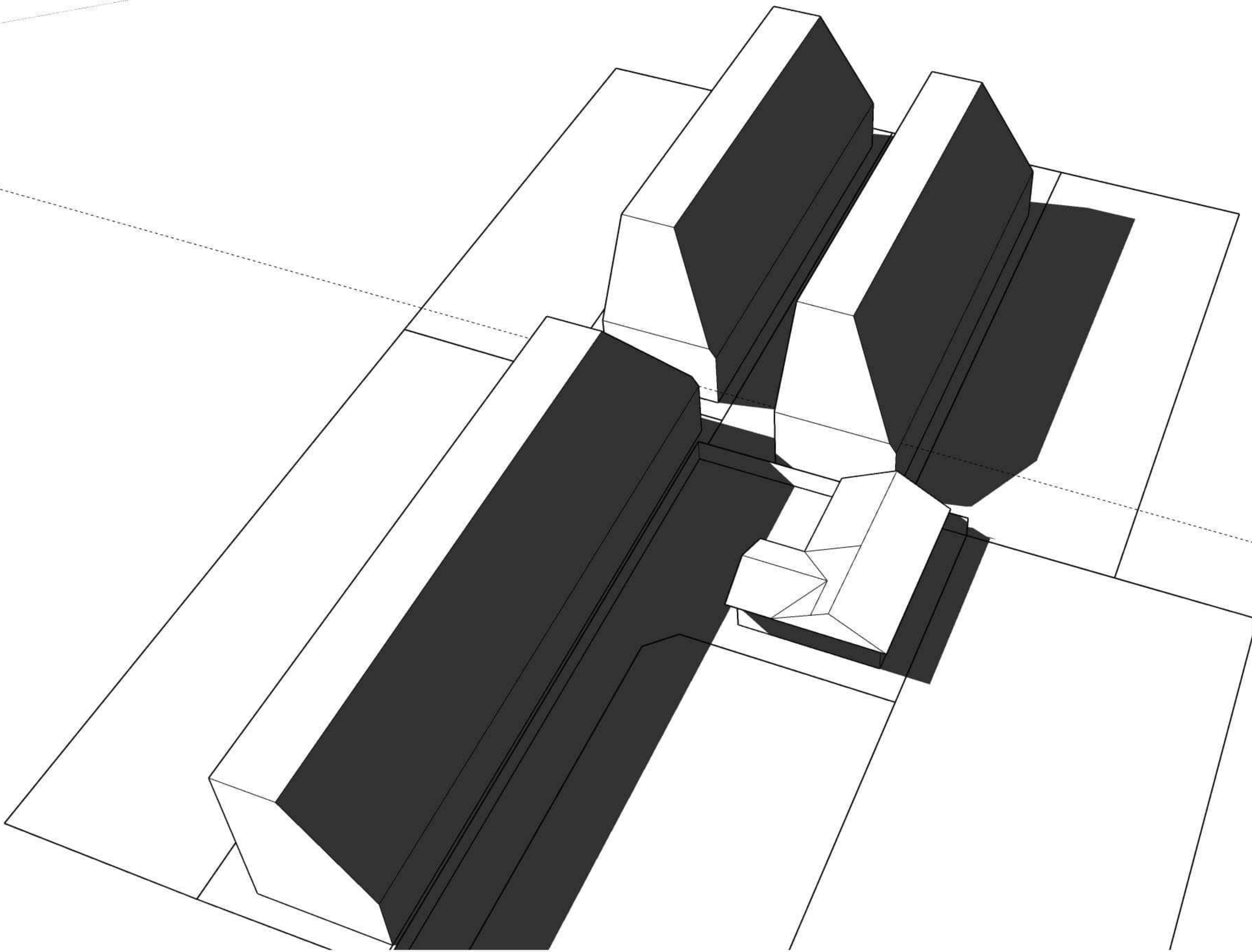
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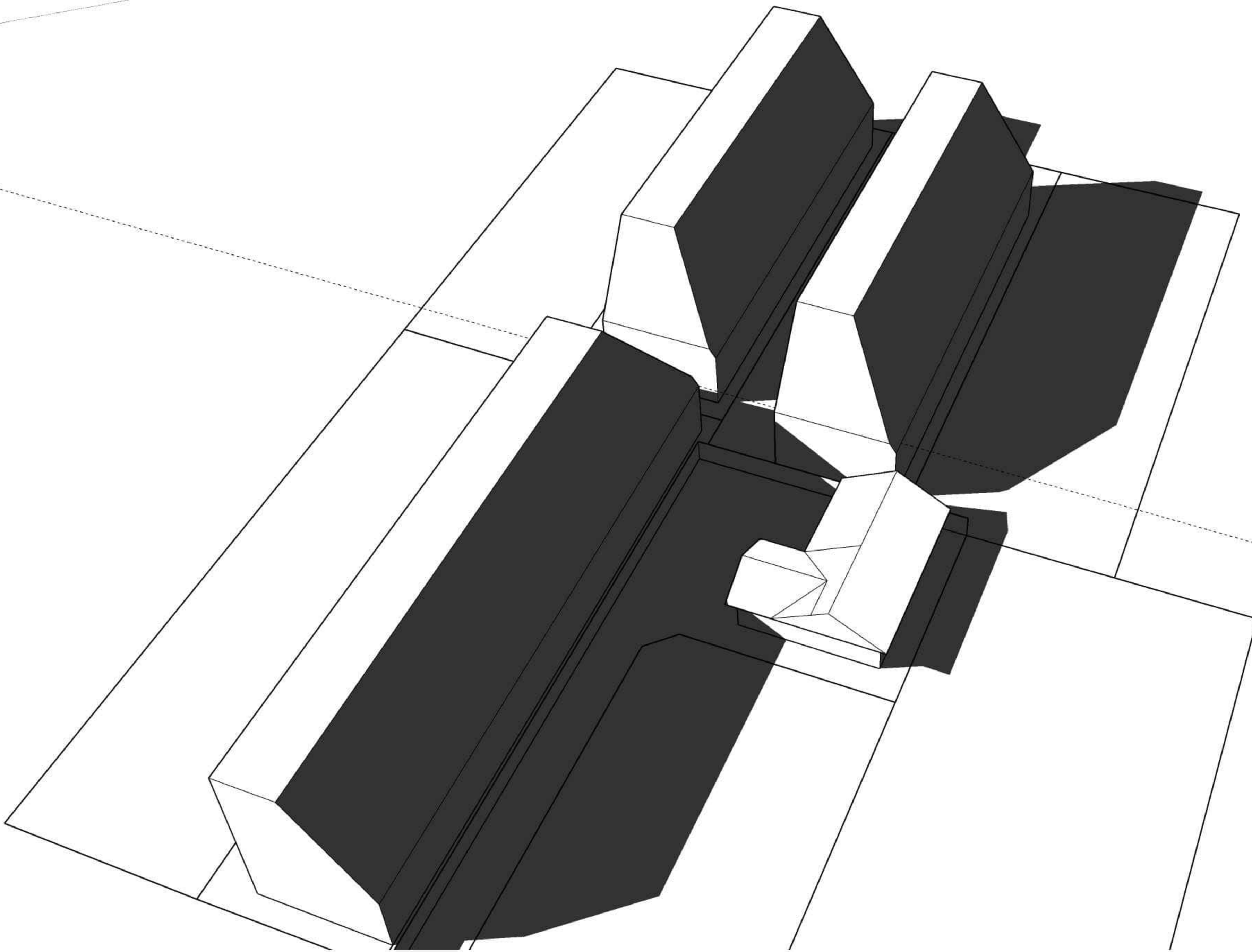
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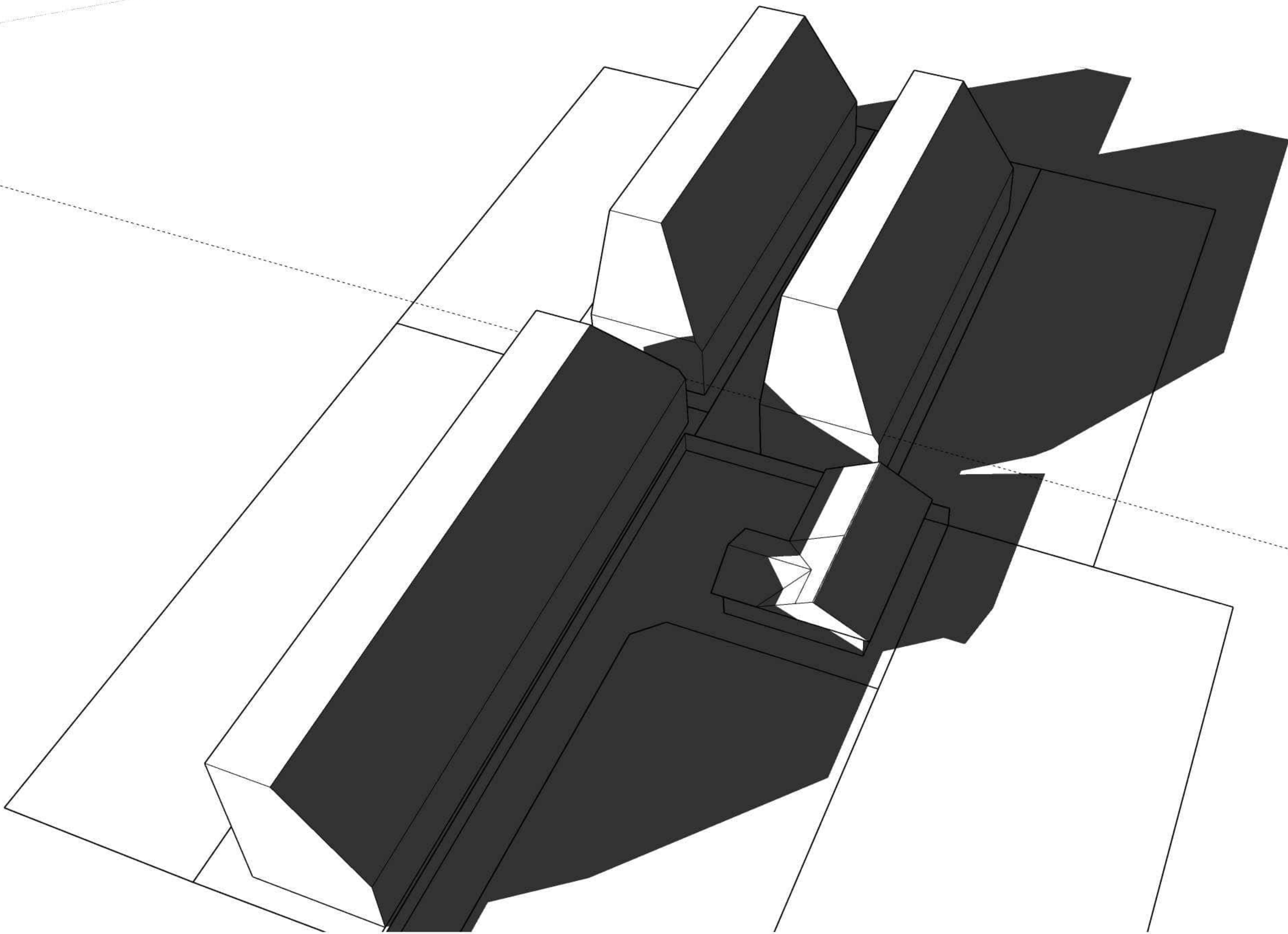
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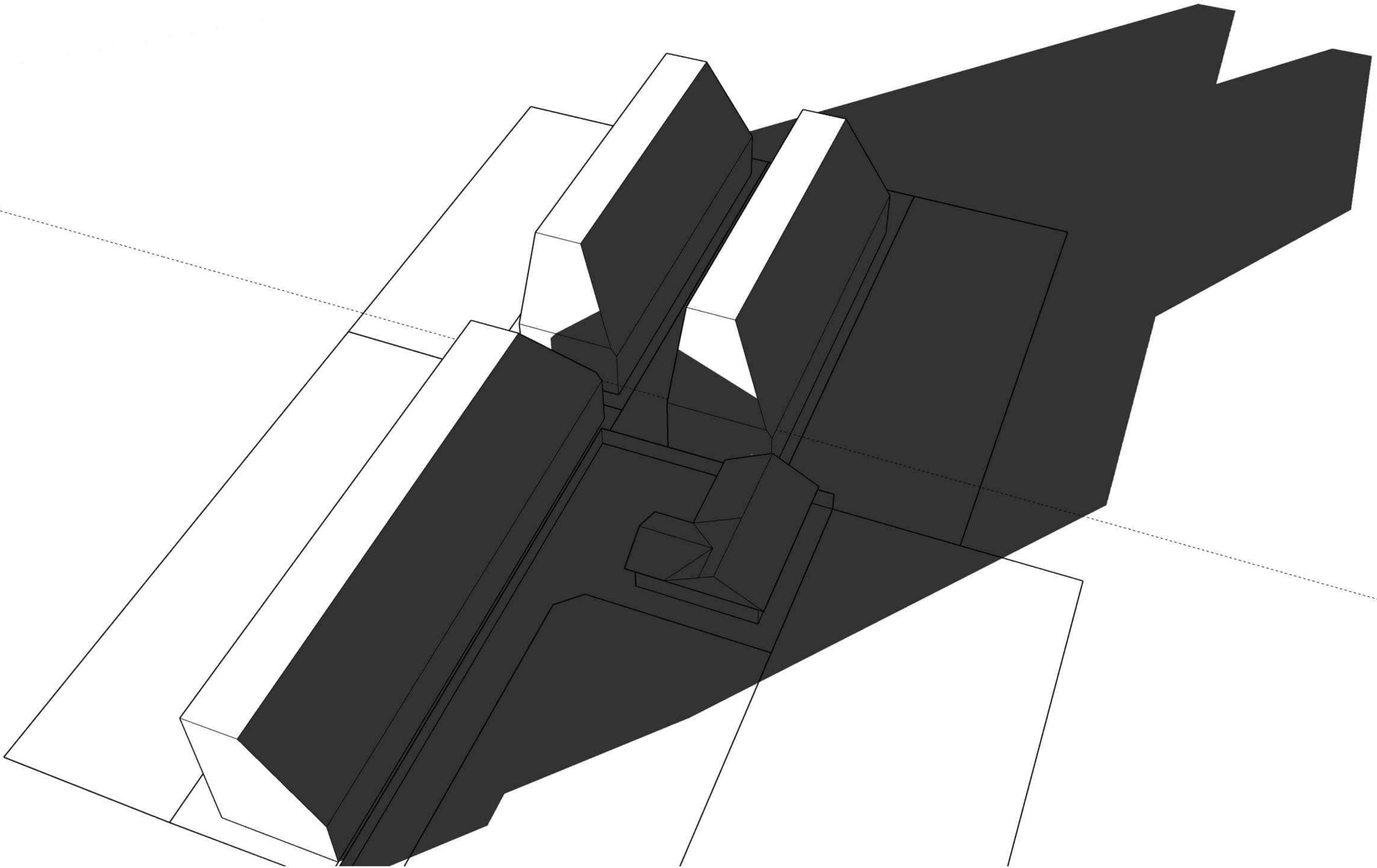
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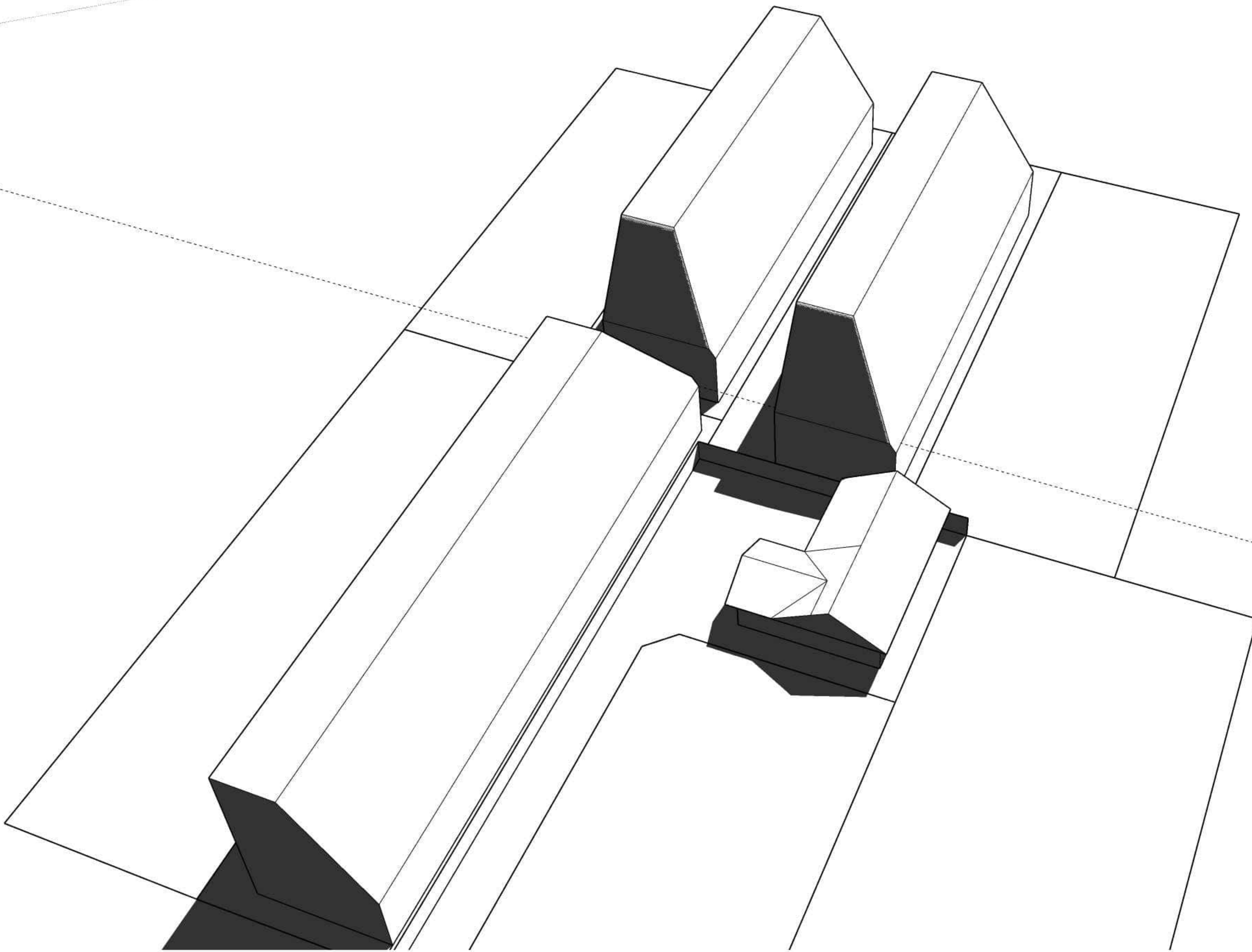
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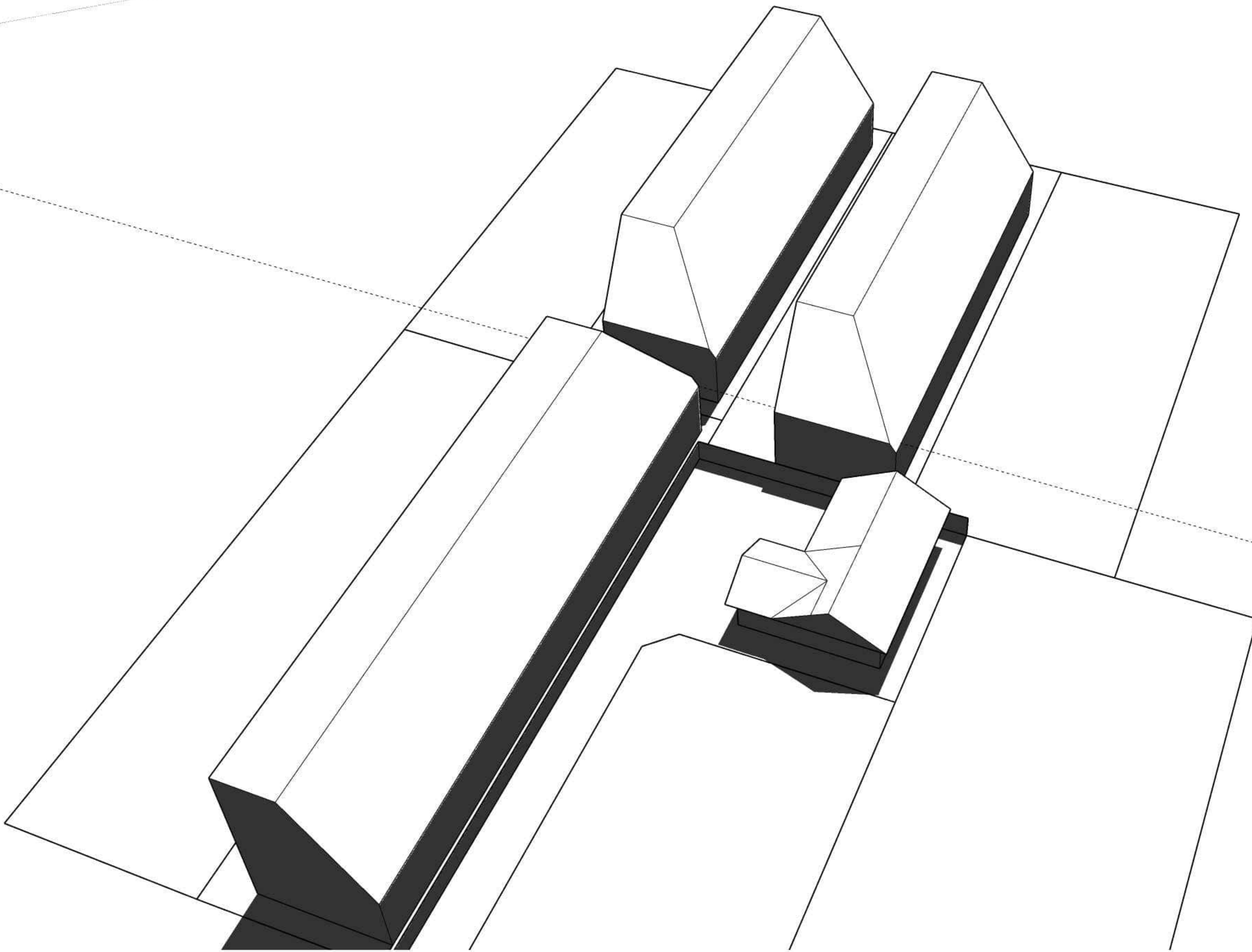
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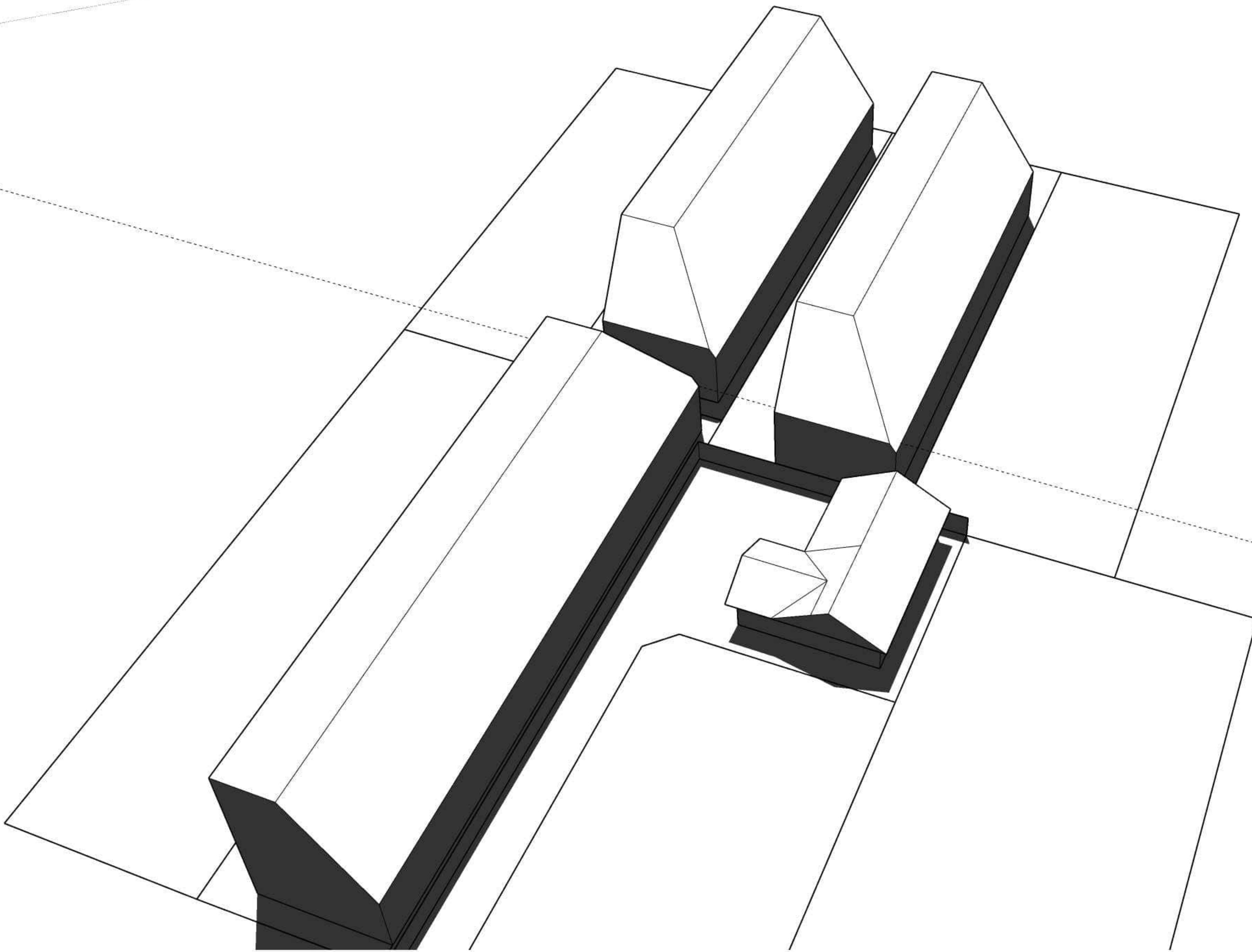
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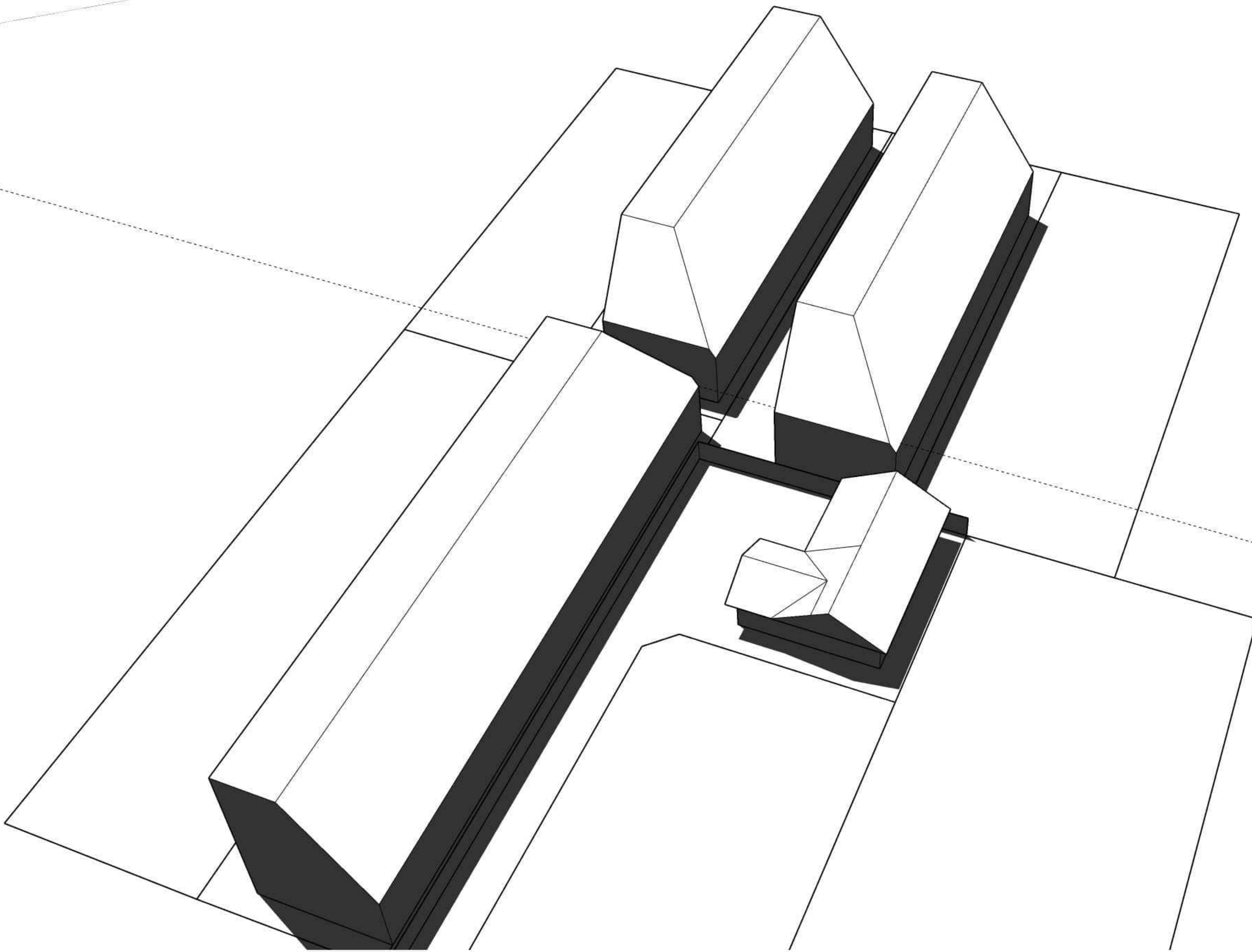
22-11 10.00



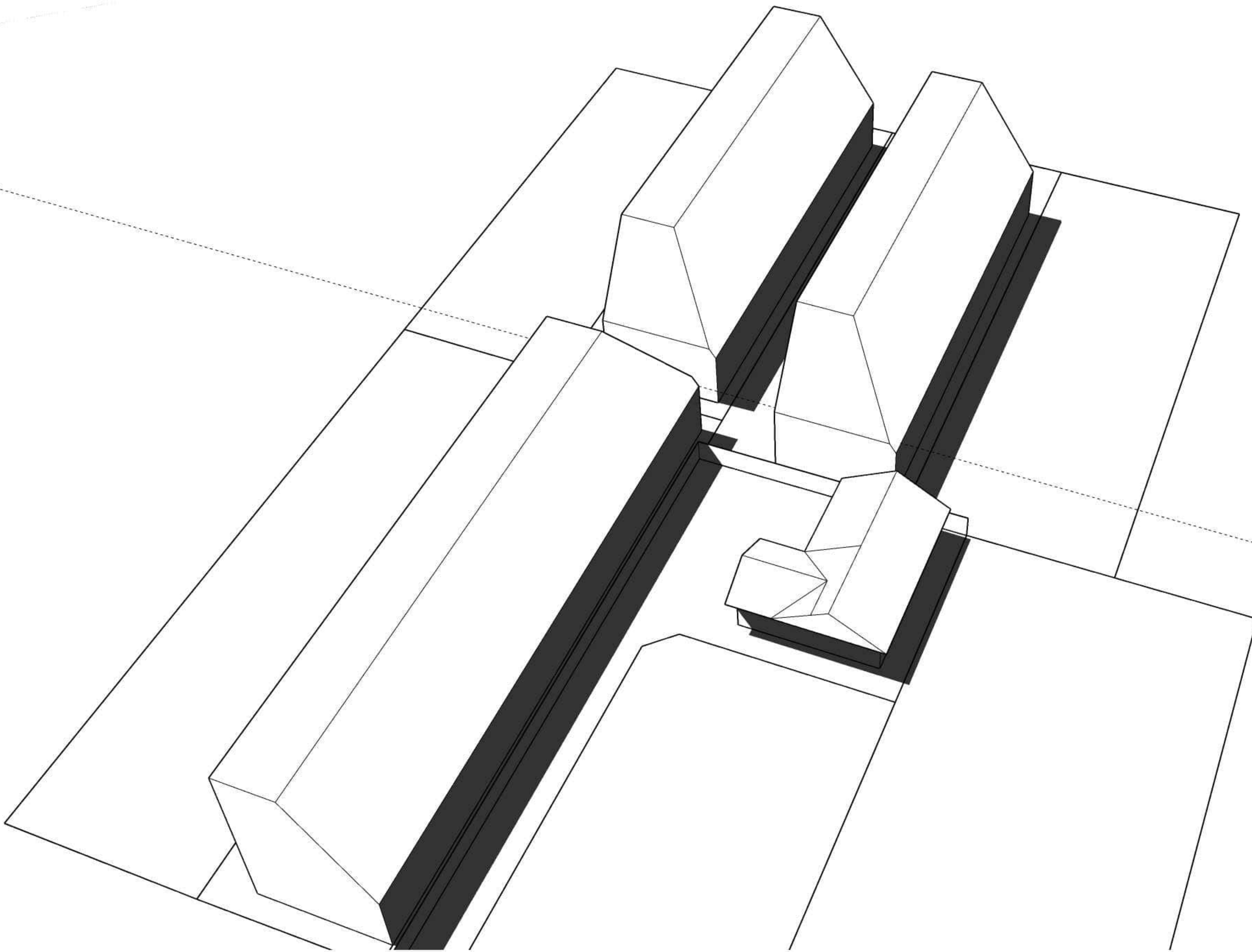
22-11 11.00



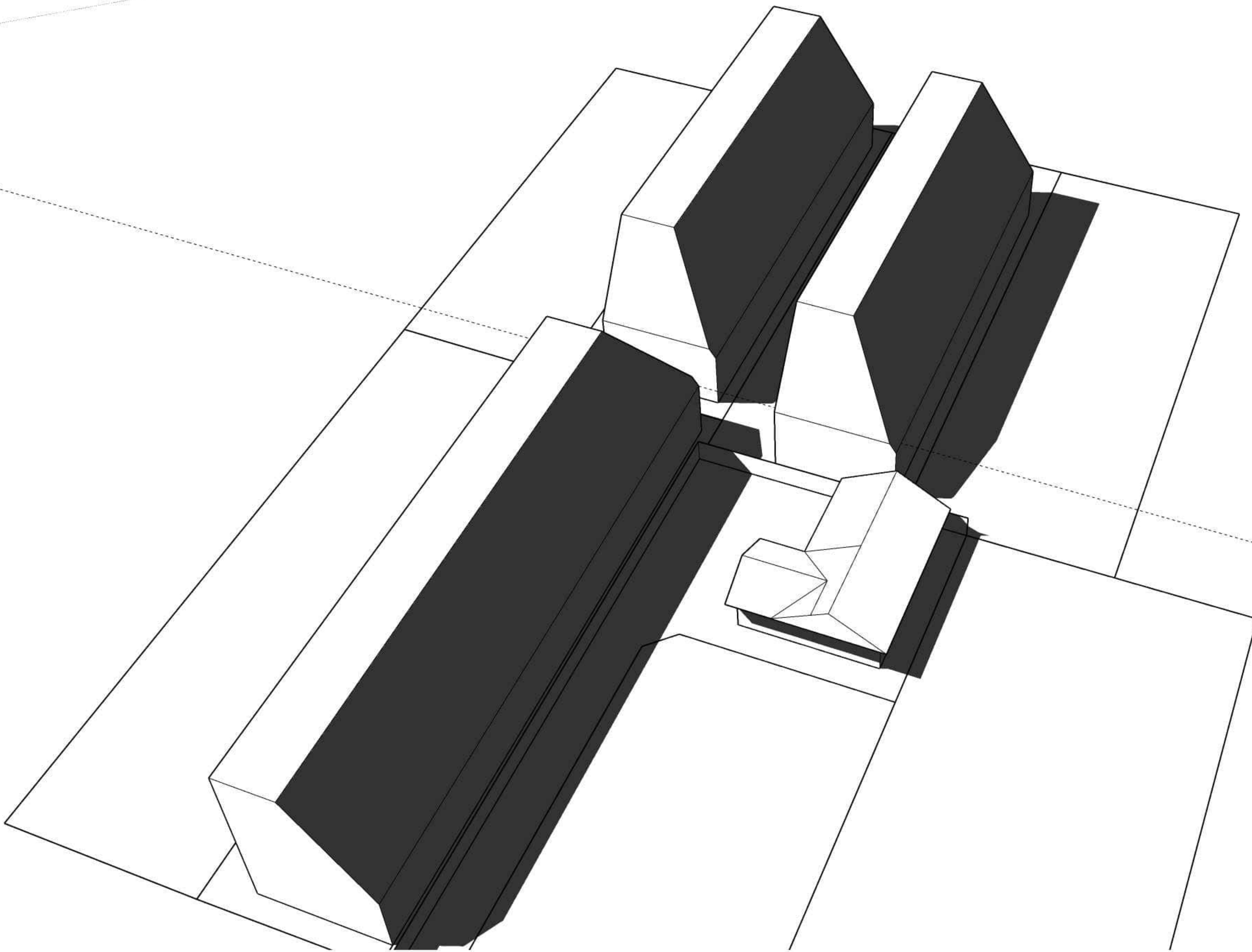
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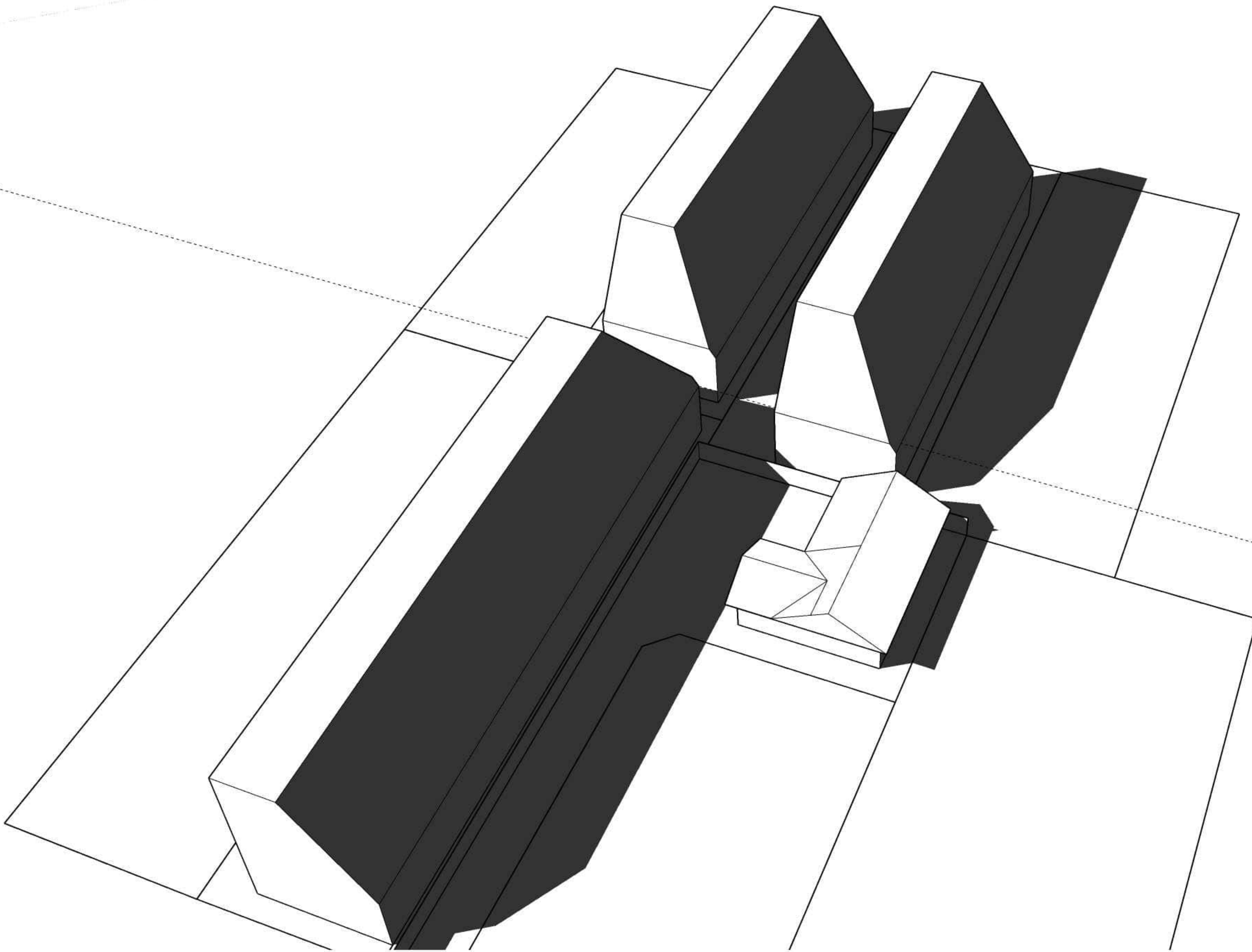
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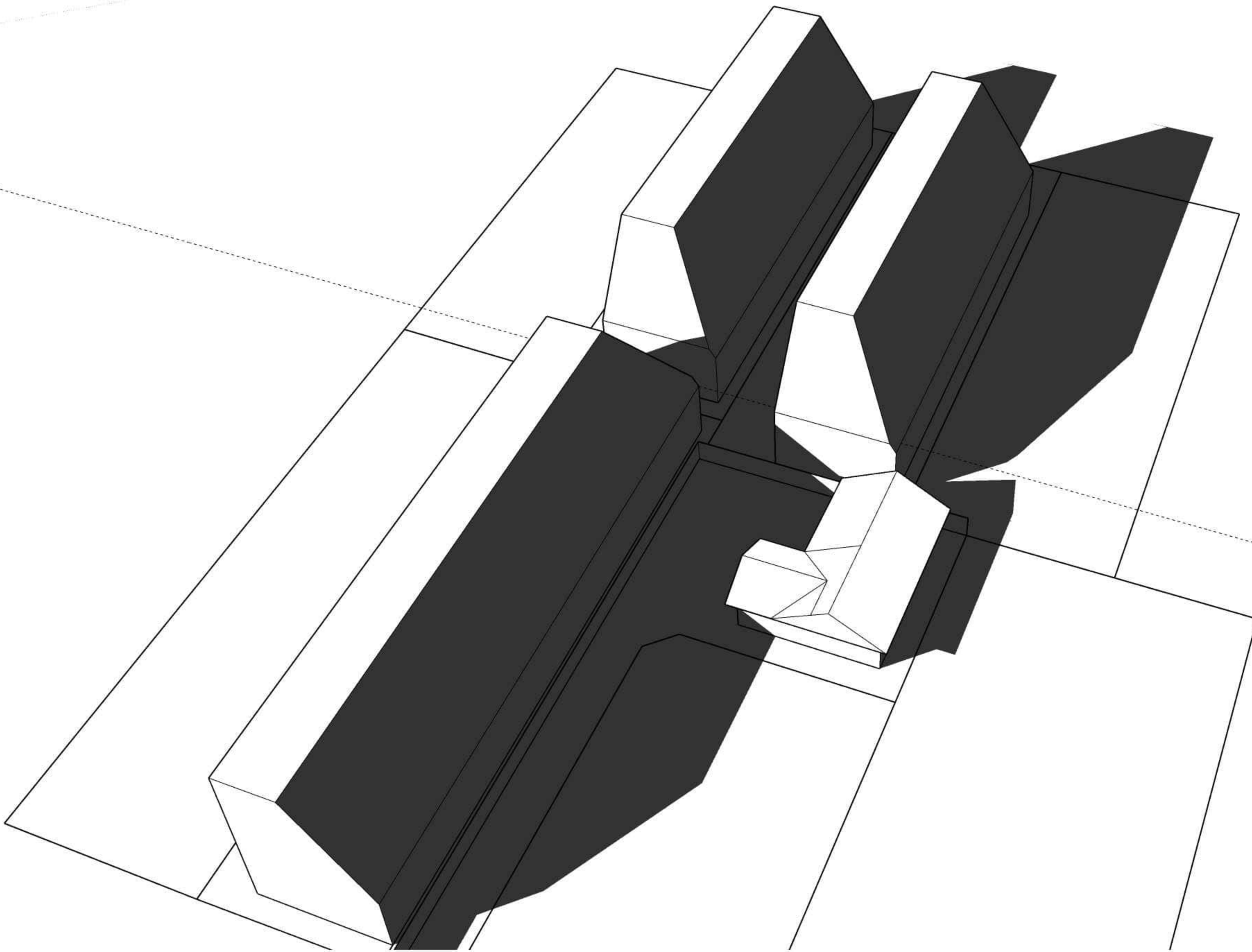
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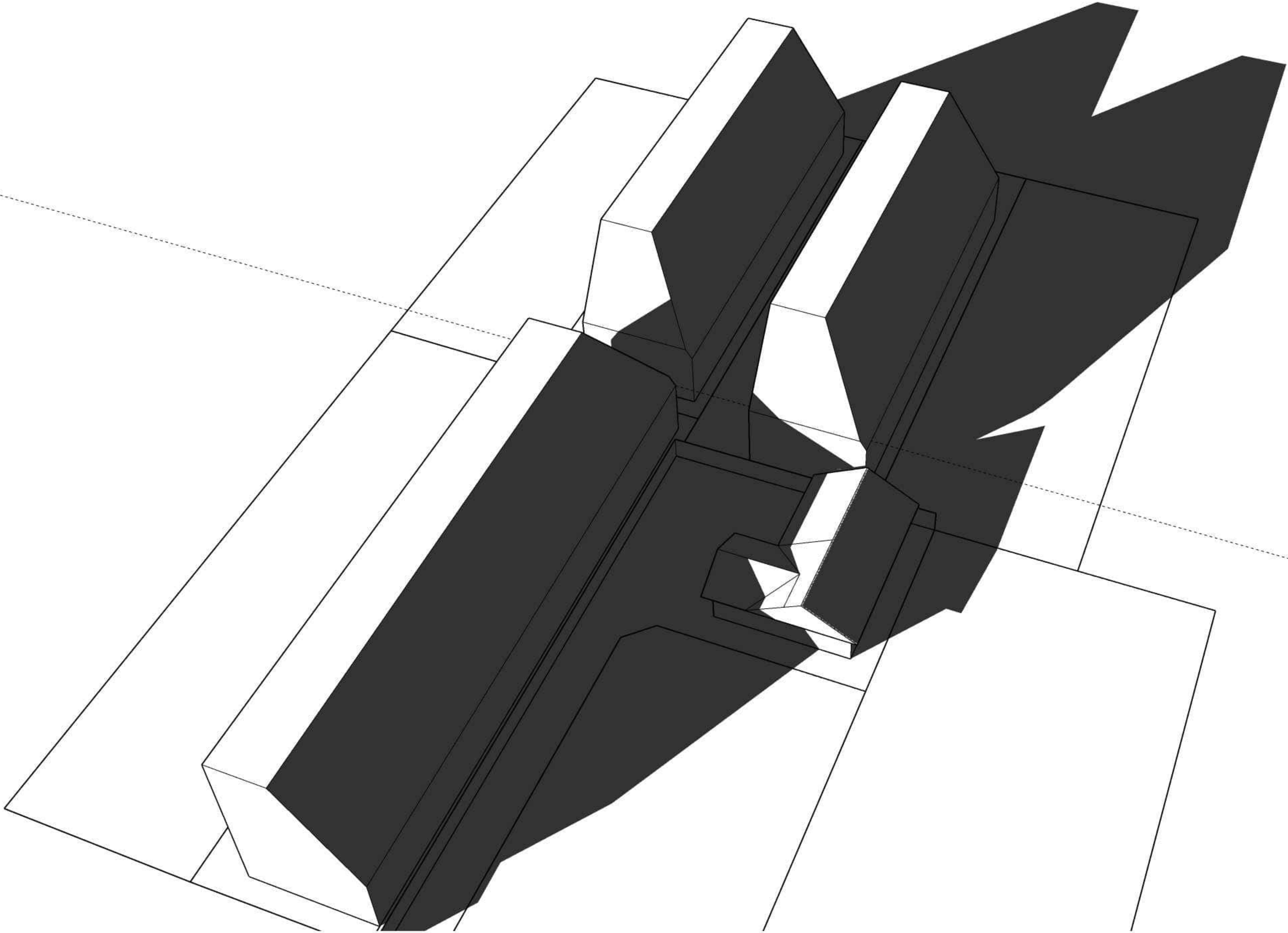
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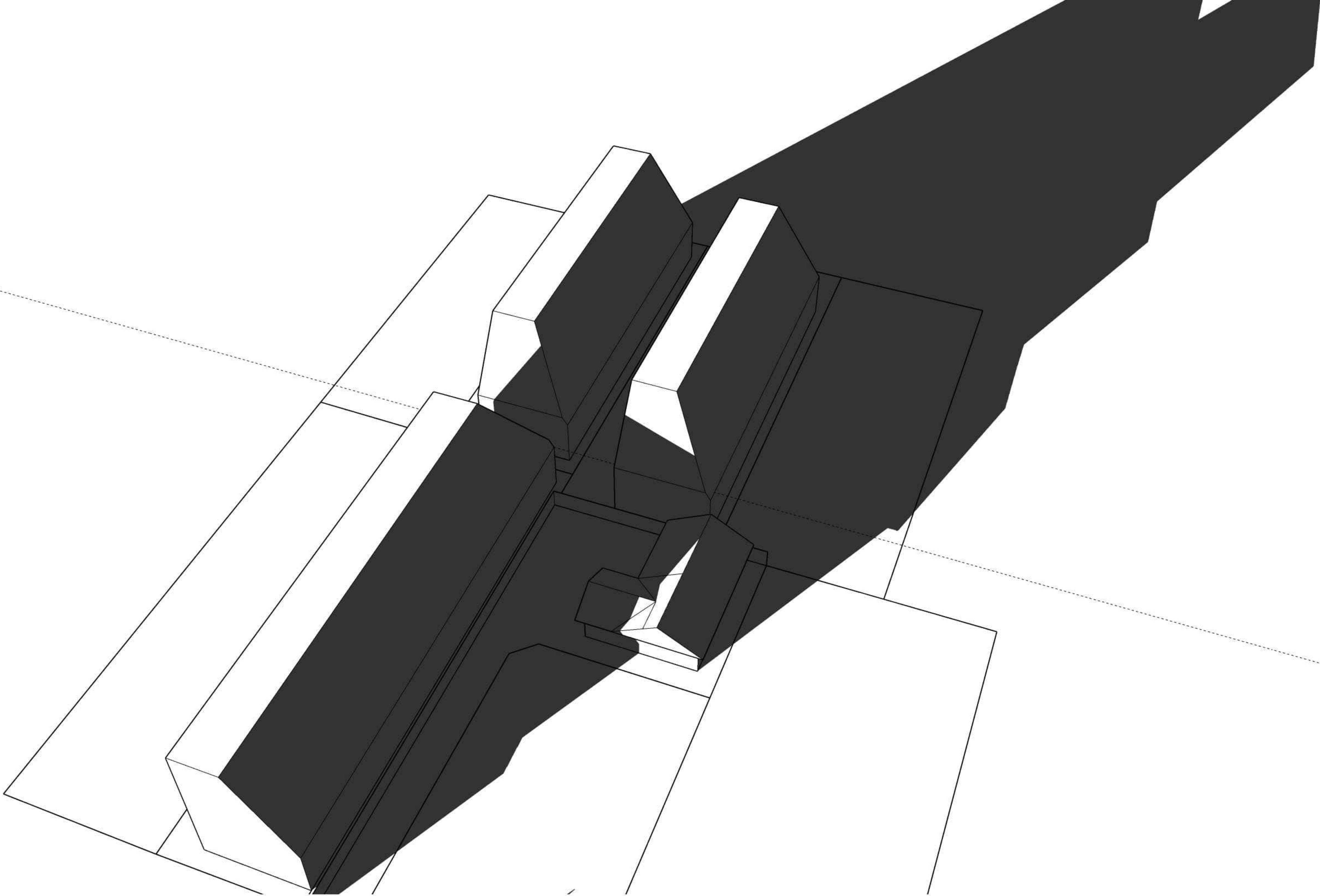
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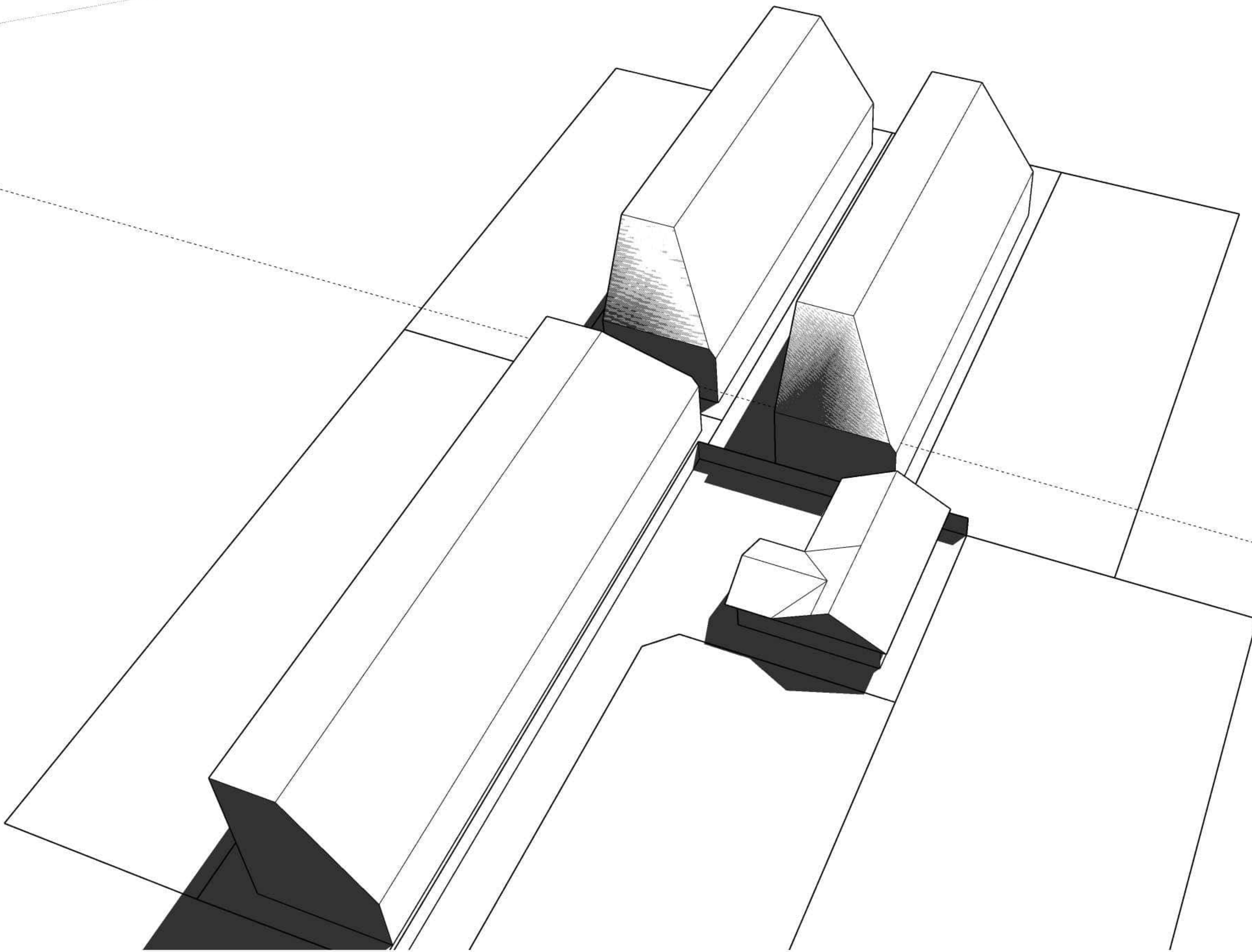
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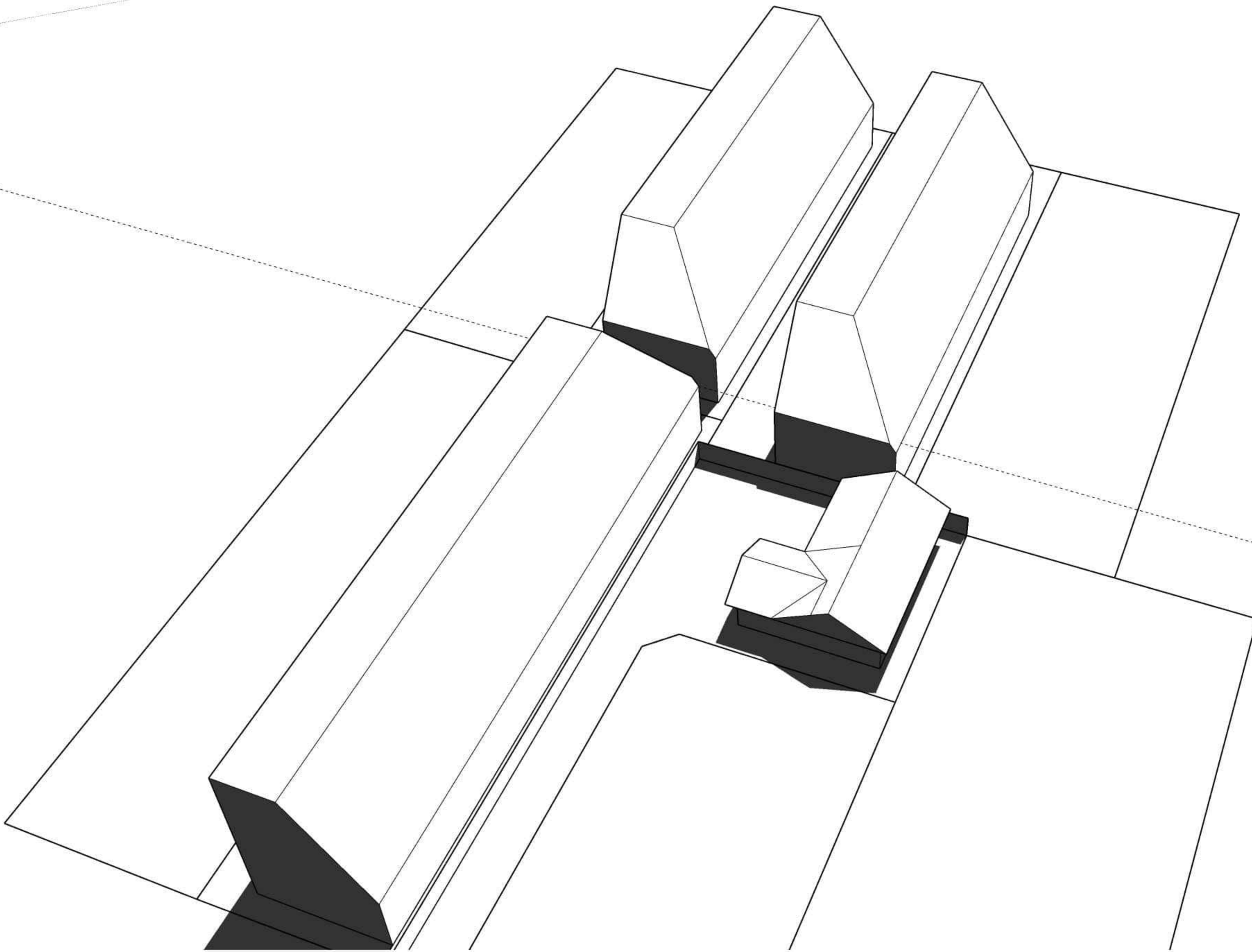
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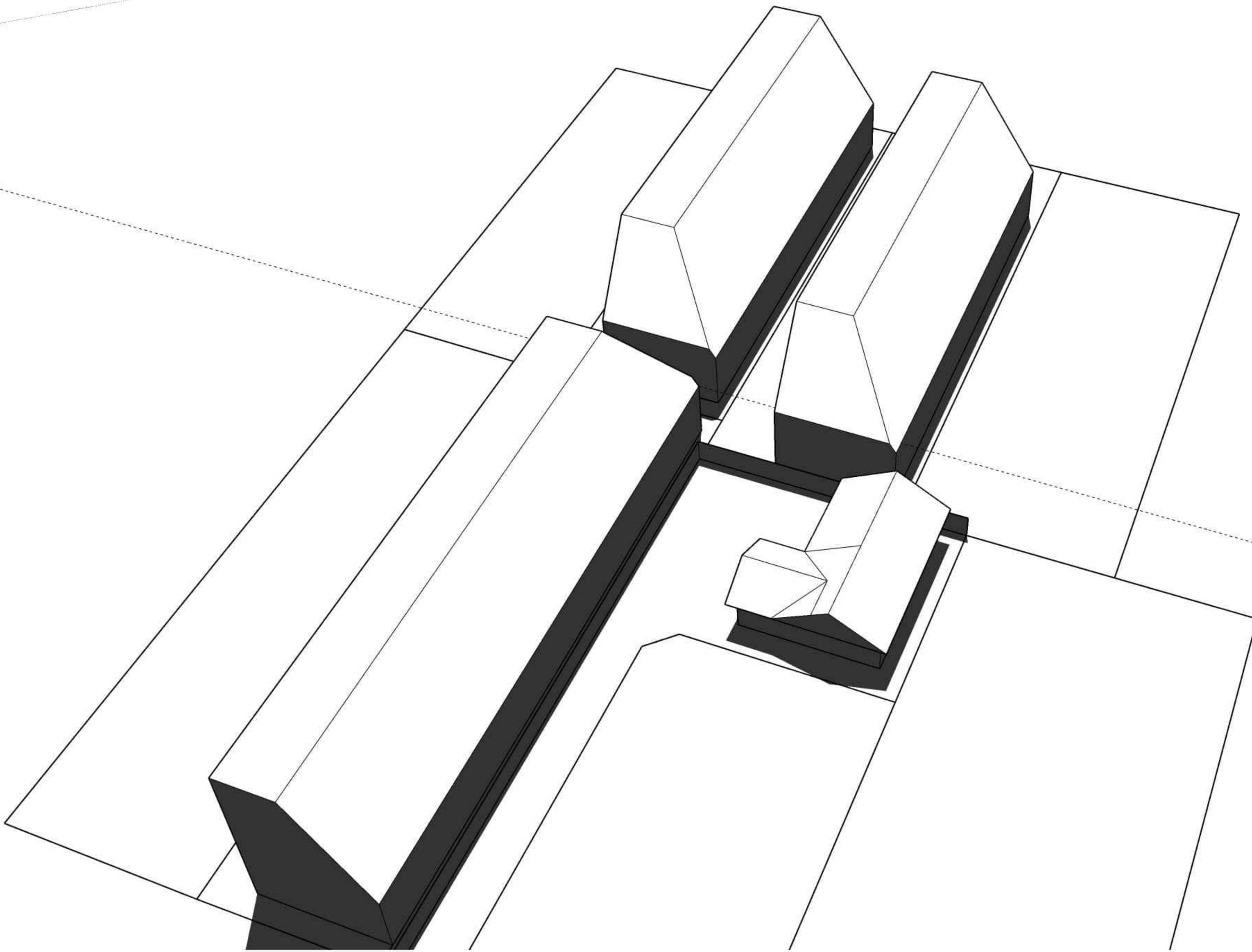
22-11 19.00



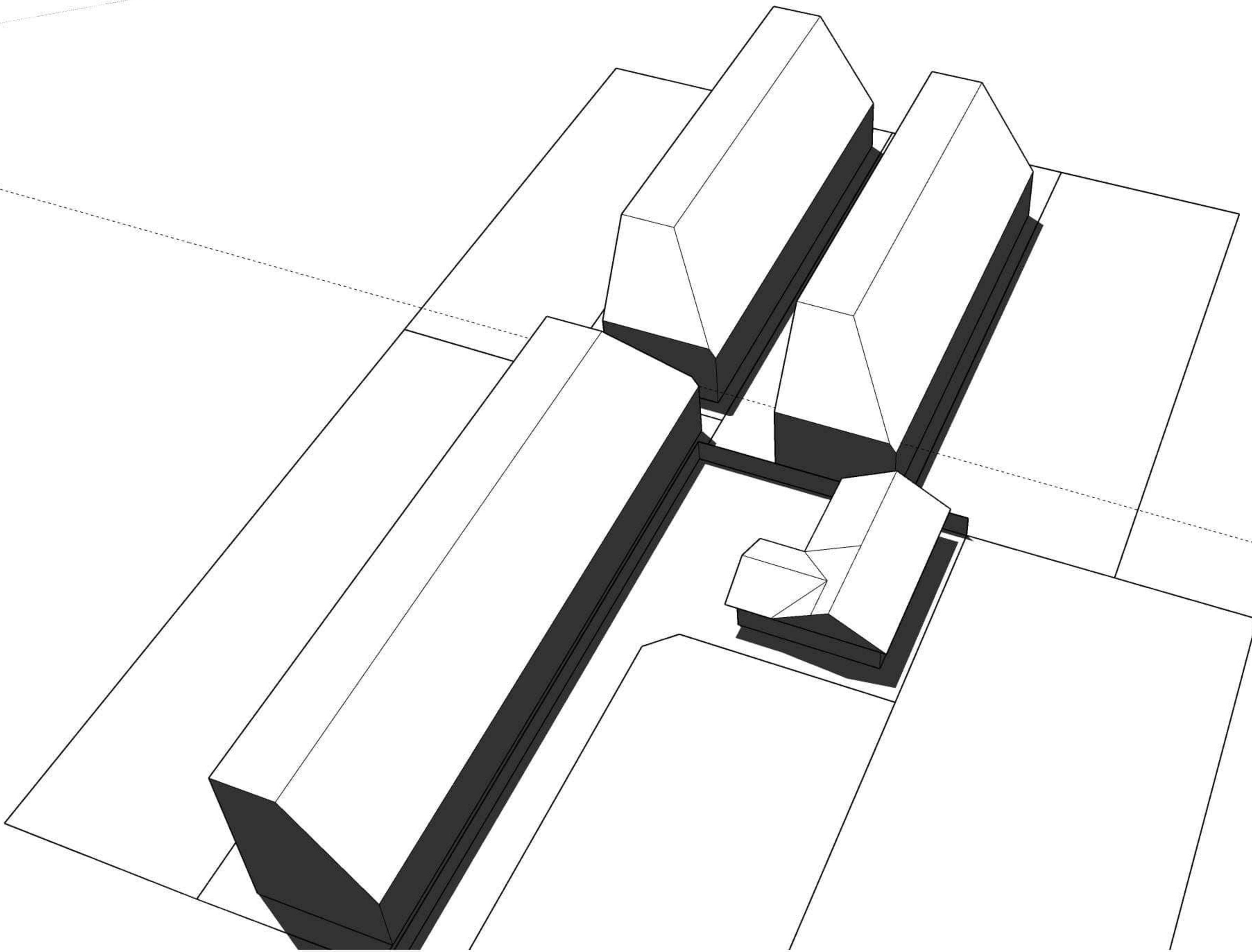
22-12 10.00



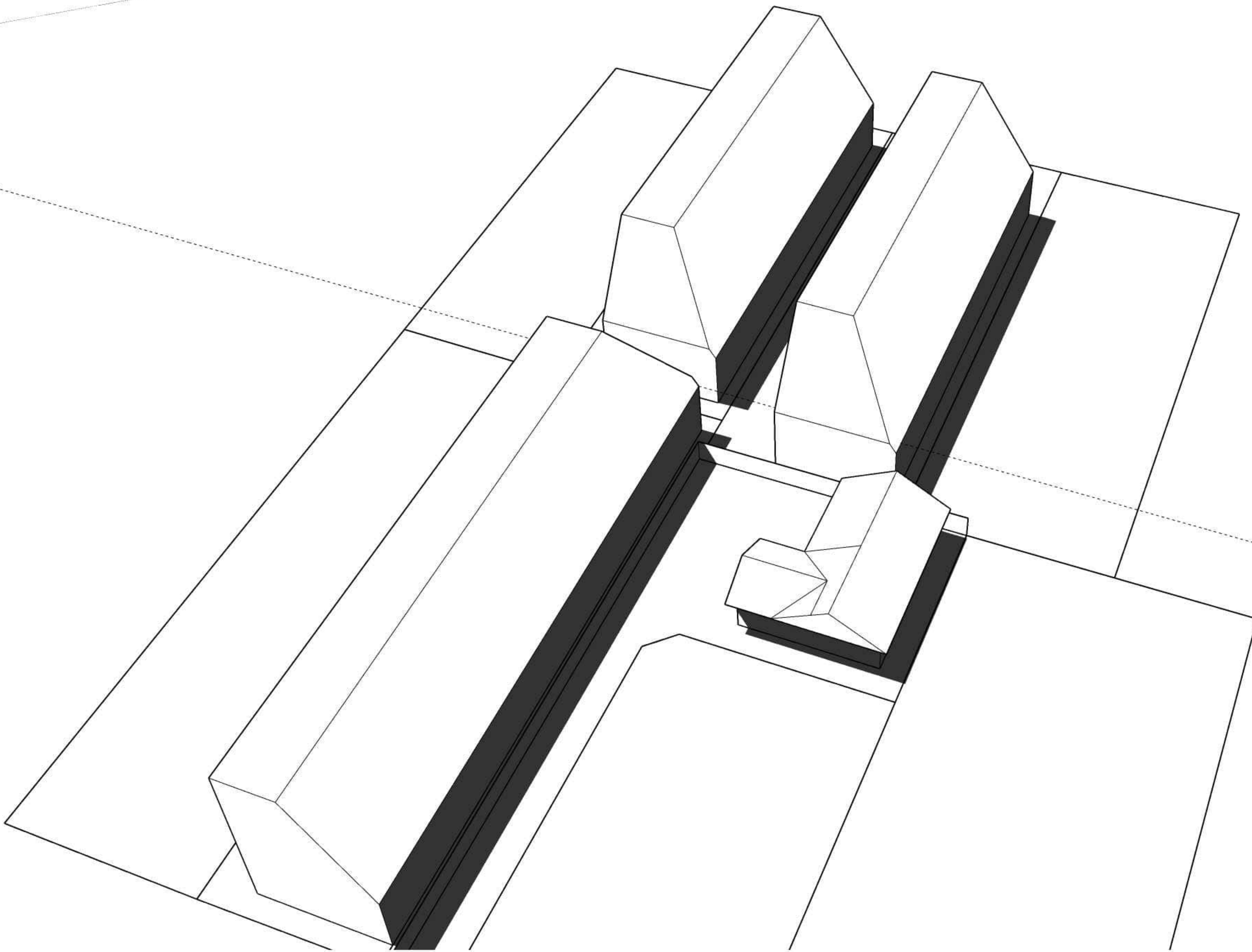
22-12 11.00



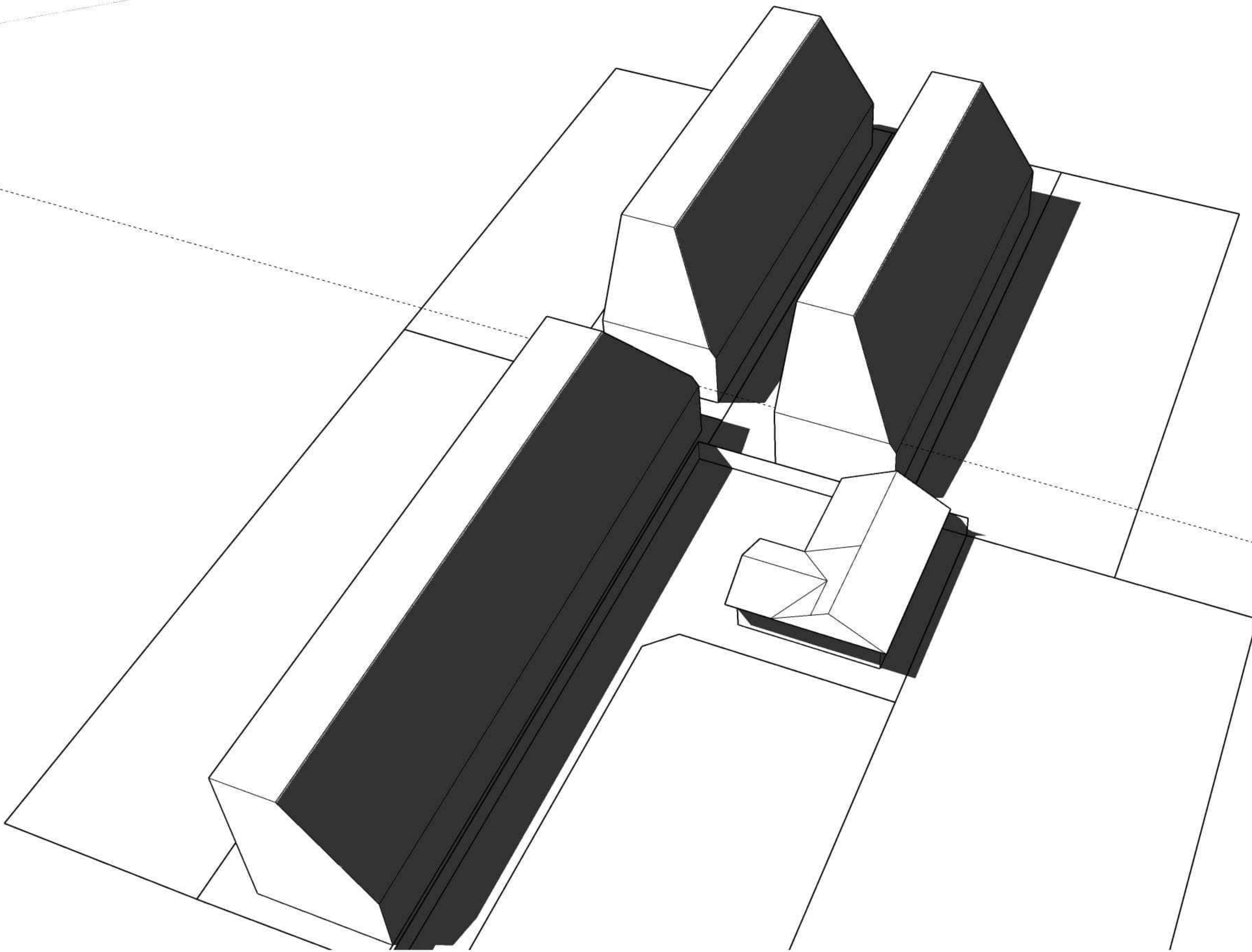
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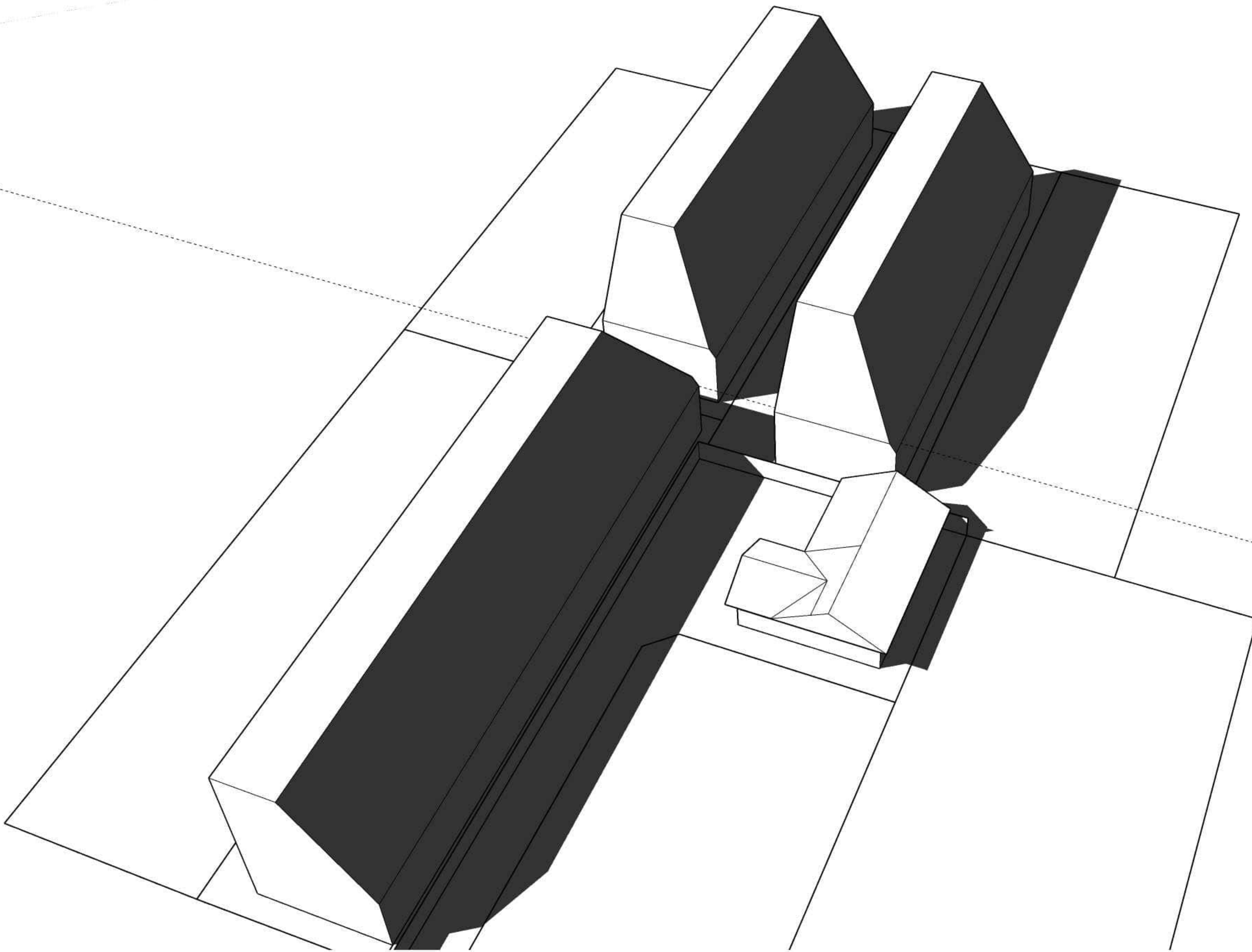
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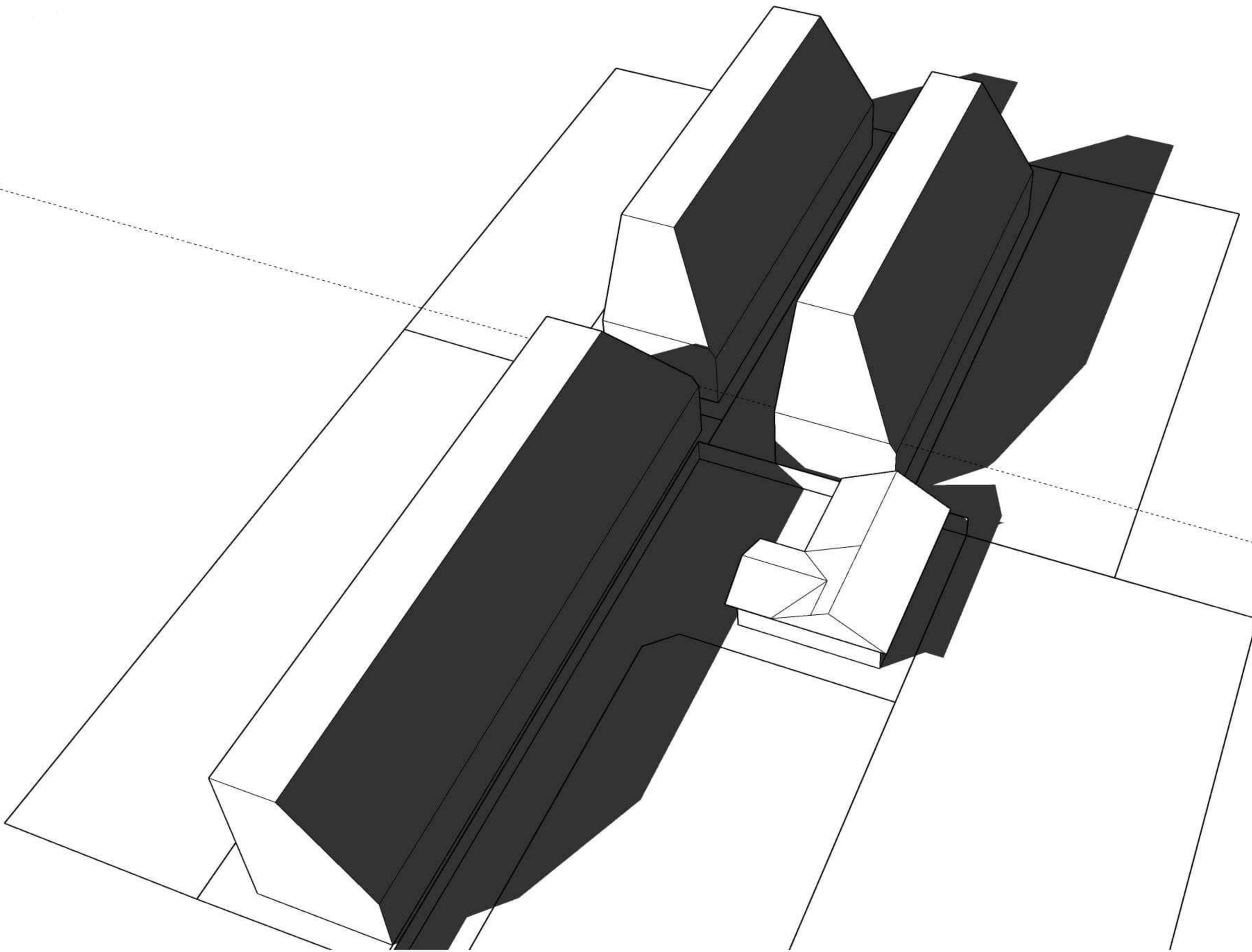
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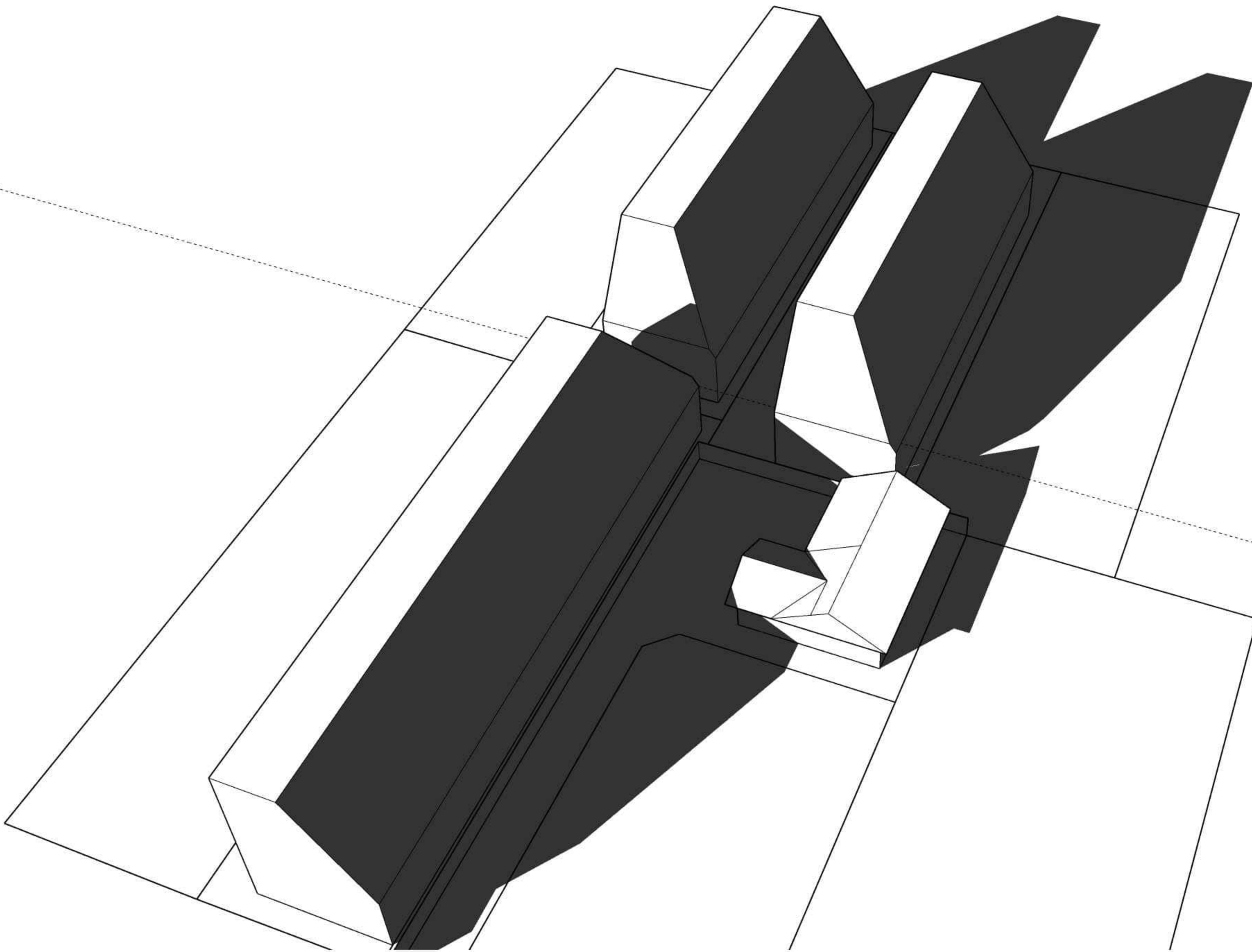
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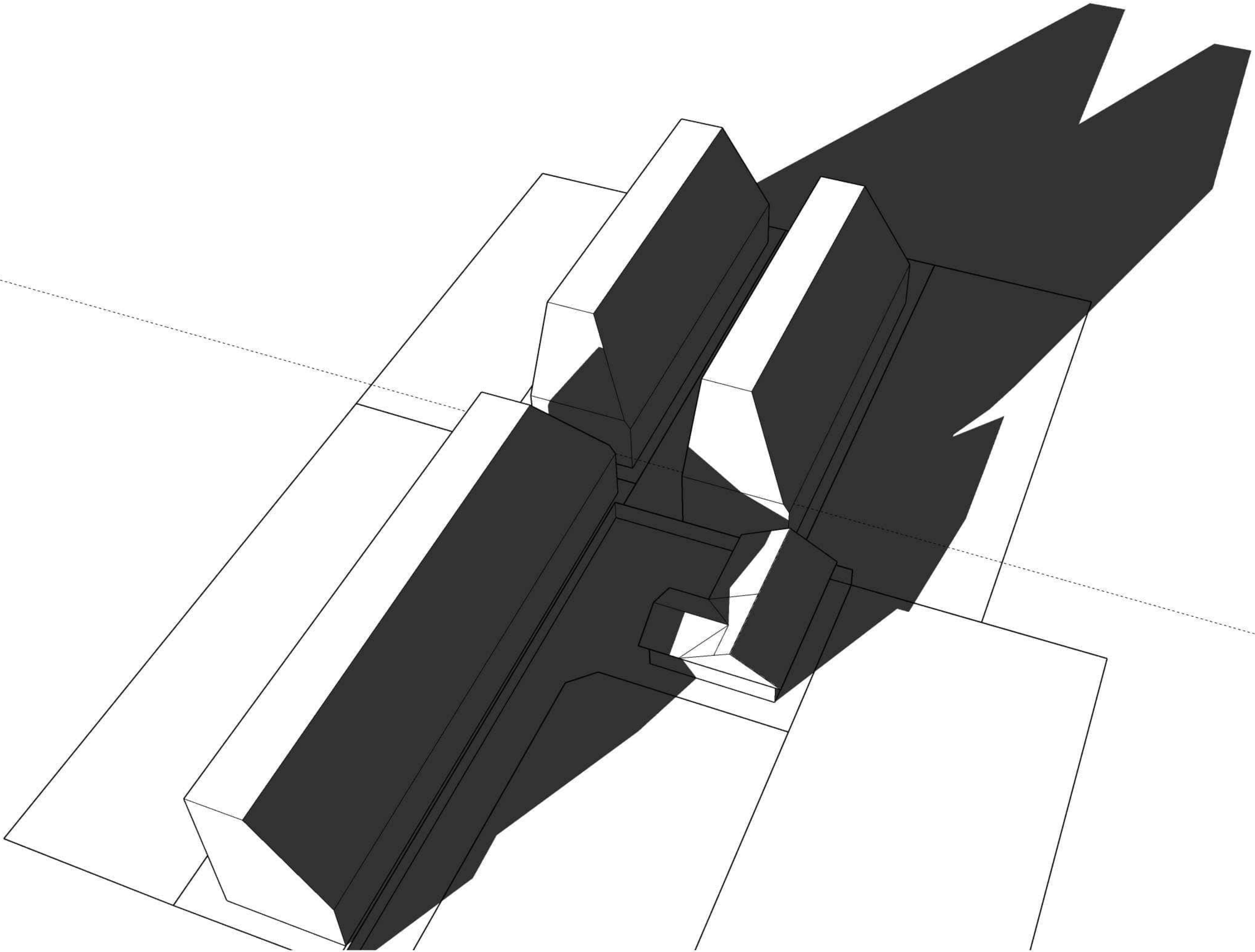
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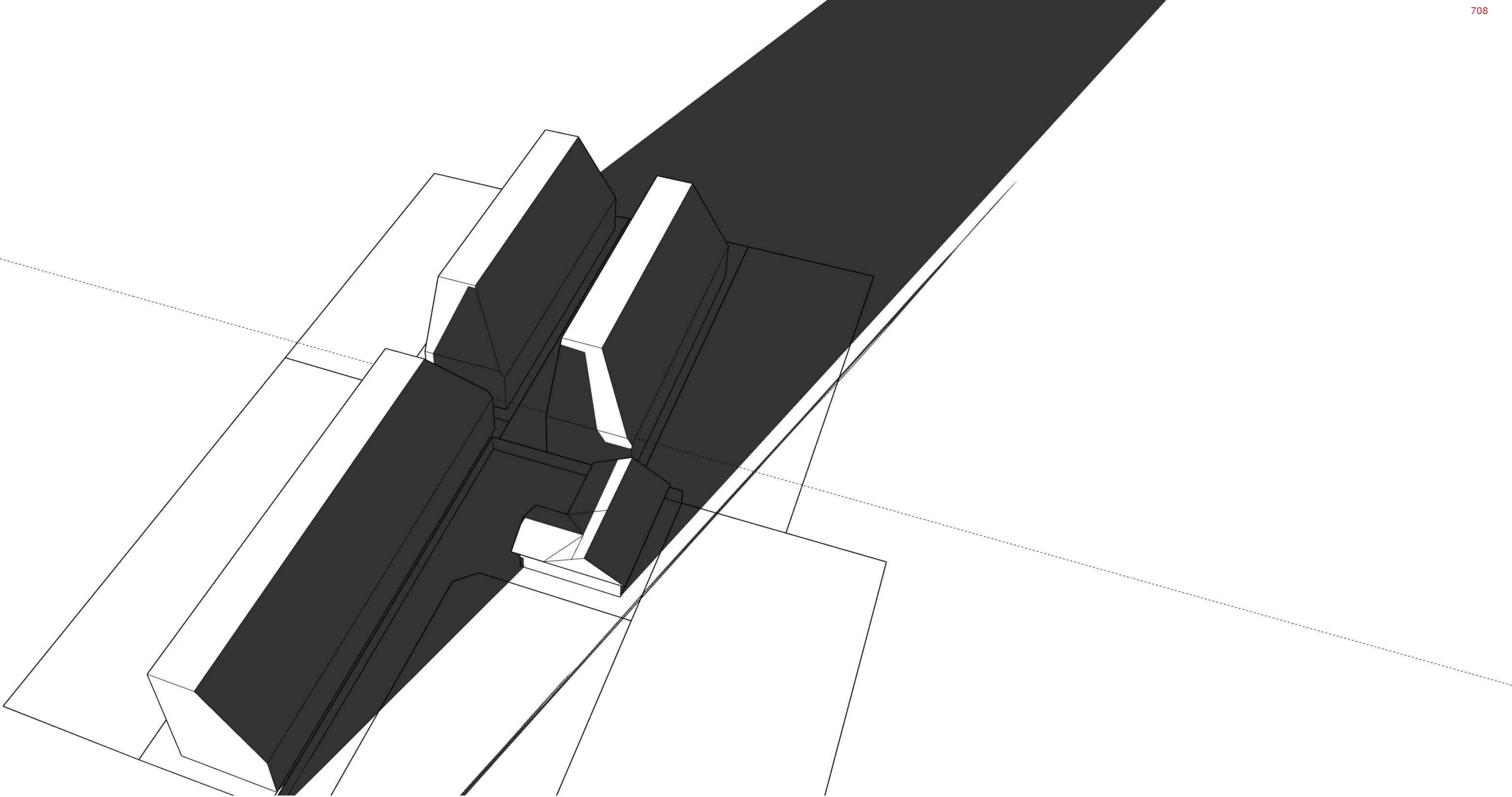
22-12 17.00



22-12 18.00



22-12 19.00



22-12 20.00

Please see attached, this is what WILL happen to my property.

This shows shadow analysis for 19a Russell Street based on a development on the 3 properties to the NW, north, and NE.

The 'design' of these apartments to have maximum height of 12m, setbacks of 1m to side boundary and 1.5m to rear boundary, and with recession plane of 57 degrees starting 3m above the ground at the site boundary.

Each image shows the date and month and the time in 24-hour clock, e.g., 22-01 10.00 is 22nd January at 10:00am.

THIS house would be essentially in shade the entire day.

My house is on a back section situated on Russell St, Linwood.

I choose to live where I do because it is private and is fully north facing.

I would never choose to live next to or near high density.

I choose to use only the Linwood Library and pharmacy when I need but go elsewhere for all other needs.

I cannot afford to change where I live with a comparison of what I have.

This is the largest investment most people will make which will be devalued.

The New Zealand Bill of Rights Act states The Bill of Right Act requires the Government and anyone carrying out a public function to observe these rights and to justify the limits of them.

High Density building affects myself and others in the following ways;

- Diminishes Human Rights,
- Ignores freedom of choice,
- Ignores individual rights,
- Not In Good Faith,
- Takes away light and privacy,
- Limits people with disabilities choices,
- Limits vulnerable disadvantaged groups,
- Creates stress,
- Decreases personal autonomy,
- Loss of property rights; largest investment devalued,
- Increase of noise,
- Increase of pollution,
- Undue interference,
- Fiscally discriminates those with no means to move,
- Uneven/unreasonable private living environment,
- Cookie cutter basic homes mass produces ugliness,
- Off street parking which has already been limited.

Loss of nature, lack of established trees, less animals and birds, lack of real food growing spaces, lack of light, = environmental exploitation/degradation.

Problems associated; more runoff, air pollution, higher percentage of crimes, increase in mortality rates, more aggression, reduced happiness, decreased mental health, increases greatly and negatively on people already who suffer from mental health issues within their day-to-day living (Quietness plays a key role in wellbeing, it is not long ago a murder happen in a Council Flatting area on Brougham Street).
Infrastructures that already are failing e.g., roading, sewers, after earthquakes.

Unfair economic exploitation; increase of rates, water charges,
Unfair economic gains by developers, council gained from above mentioned points.

Creates fear of; surveillance, monitoring,

Lack of security, privacy, liberty/ freedom, belief, expression, safety, personal well-being, = basic human right, freedom of expression, freedom of movement.

You have no right to limit us in all the above-mentioned ways.

Gail Gibson (Owner 19A Russell ST Linwood),
Lauren Gibson (Occupier Russell ST Linwood),
Clark Gibson Carrington St, St Albans,
Hugh Lelievre 2A Straven Road, Riccarton.

PLEASE respond to this email and reference so I know you have read it in its entirety
TO ;
ljmg75@hotmail.com
0212929025

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

Submitter Details

Submission Date: 12/05/2023

First name: Philippa **Last name:** Tucker

Preferred method of contact Email

Postal address: 50 Windermere Road

Suburb: Papanui

City: Christchurch

Country: New Zealand

Postcode: 8053

Email: pktucker@hotmail.com

Daytime Phone: (021) 028 4476

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 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***

I want to apply under chapter 13 and 14.

We live at Winderemere Road

We want the War memorial heritage protection for Winderemere Road to be extended to the street, housing, trees, plaques incorporating historical significance and architectural aesthetic value as set out in attached submissions.

We do not support any change in density of housing under chapter 14 at all for Winderemere Road.

We believe the standard of protection under section 6(f) RMA should apply.

I want to be heard at the hearing in person.

My submission is that

I want to apply under chapter 13 and 14.

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I want to be heard at the hearing in person.

Attached Documents

File
Annexures
Statement
IHP 2

MEMORIAL STREETS AND THEIR ORIGINAL PLANTINGS AND DATES PLANTED

ALPHA AVENUE 34 *Malus prunifoliarinkii* planted 1947

CLAREMOT AVENUE 19 *Malus spectisloilis* planted 1945

CONDELL AVENUE 57 *Sorbus pinnatifida* planted 1946

DORMER STREET 9 *Acer Saccharinuim* planted 1946 and, 20 *Liquidambar Styraciflua* planted 1946

GAMBIA STREET 20 *Malus micromalus* planted 1947

HALTON STREET 40 *Malus prunifolia robusta* planted 1952

KENWYN AVENUE 25 *Camellia japonica* cultivars and 9 *Quercus Palustris* planted 1949

LANSBURY AVENUE 17 *Prunus cerasus* "Kanzan" planted 1949

NORFOLK STREET 20 *Prunus cerasus* "Kanzan" planted 1949

PERRY STREET 36 *Ginkgo biloba* planted 1945 and 26 *Quercus Lusitanica* planted 1947

SCOTSON AVENUE 19 *Quercus coccinea* planted 1950

ST JAMES AVENUE 42 *Quercus coccinea* planted 1947

TOMES ROAD 51 *Malus sieboldii* planted 1947

WINDEREMERE ROAD 64 *Fraxinus ornus* planted 1947

HARTLEY AVENUE 58 *Malus prunifolia rinkii* planted 1950

MEMORIAL STREET TREES IN PAPANUI

In the 14 July 1943 Christchurch Beautifying Society Records it shows that they wrote to the Christchurch City Council to request that a public meeting be called to support the Minister of Internal Affairs in his suggestion that Memorial trees be planted in the memory of fallen soldiers.

They wrote again on 11th April 1945 and again on the motion of Mr Sturrock on 7th June 1945. This was the first beginnings of the movement to plant the streets in memory of soldiers.

The records of the Christchurch City Council minutes of the 12 February 1945 show that a request received for the planting of trees in Tillman Avenue and Blair Avenue was approved. (Clause 9) 4/1777

There then follows the Chairman's Report that shows that this request was from the Papanui Beautifying Association (96109 letter reference) . Documents in the Christchurch Kete by Janet Tillman state that it was a long held desire by Harry Tillman to have this street planted so that it could be called an avenue. It was not recognised as a memorial street but it now carries a plaque.

In the CCC Chairman's report of 2nd July 1945 (4/1803) it states that a letter had been received from the Christchurch Beautifying Assn.(96109) asking the Council to make a start on the street tree planting scheme of Mr Barnett to commemorate individual fallen soldiers.

The next mention in the CCC Minutes is on the 14th November 1945 in ref:3/2453 CHAIRMANS REPORT TO THE WATER SUPPLY AND WORKS COMMITTEE. Item one was THE PLANTING OF TREES IN PAPANUI and notes that a letter from the Christchurch Beautifying Assn. (96109) was received refuting the Councils response to previous letters that the planting of trees would be a danger to traffic and suggesting that a trial be made with Tillman Avenue, as the trees when fully grown must have an effect for the good on the child mind. It was resolved that the matter be considered with the estimates.

The 4th March 1946 Chairman's Report to the Abattoir and Reserves Committee (4/1847) clause 12 states that a letter(96109) from the Papanui Suburban Committee, Christchurch Returned Services Association was received requesting the City Council that any trees planted in the streets of Papanui be deemed Memorial Trees.

The Minutes Clause 12 MEMORIAL TREES – PAPANUI

Resolved that this clause be approved.

The Superintendent of Reserves Supplementary Report on the question of Memorial Trees in the Streets in the Papanui District was submitted as per copy attached and approved.

Ref 4/1881 in the CCC records is a letter from the Reserves Office of the CCC dated 19 August 1946, to the Chairman and Members of the Reserves Committee.

In clause (d) this letter under the heading ARBOR DAY CELEBRATIONS states that on August 20th at 2pm with the consent of the Council the Papanui Returned Services Association in collaboration with the Papanui Beautifying society have arranged for the planting of memorial trees in Perry Street, Dormer Street, St Johns Street and Tillman Avenue. St Johns Street is now known as Blair Avenue.

The trees planted will be Canadian Maples, Maidenhair Trees (Gingko) Liquidambar and Scarlett Oaks. It is considered that as these trees will serve as memorials to fallen servicemen from the Papanui District that some contribution should be made forwards the costs by residents of the district.

This was received and it was resolved to make a charge of 10/- per tree.

That set the planting in progress in line with the streets selected in the report of MJ Barnett, Parks and Reserves.

Ref4/1884 9th September 1946 Tree Planting in Pratt Street and Alpha Avenue covers a dispute between the Council and the General Manager of the Municipal Electricity Department over the planting of trees in the carriage way of these streets. Clause 8 Minutes Tree Planting – Pratt Street and Alpha Avenue resolved to inform the MED that the Reserves Department is endeavouring to plant all trees on the pavement, but that it has departed from the principal as far as these two streets are concerned.

This clause in the 4th March 1946 Minutes was the beginning of the Memorial Street Tree plantings in Papanui.

Ref4/1851 25thMarch 1946 SUGGESTED TREE PLANTING IN PAPANUI STREETS AS MEMORIALS

The following letter (96109) has been received from the Papanui Beautifying Association:-

"A letter in my possession from the Papanui Branch of the RSA asks that the Papanui Beautifying Assn. call a public meeting in Papanui to further the project that certain streets in the district be planted with trees as memorials to the fallen servicemen of the district."

"Such side streets as St John Street, Perry Street or similar streets not likely to carry arterial traffic would be chosen and money for memorial tablets would be obtained by public subscription.

Before any move is made we would like to find out the City Councils attitude in the matter. A few years ago at the sponsoring of the MED the council decided that trees should not be planted in the street itself and that only dwarf trees be planted so as not to interfere with the electric wires. As memorial street must have a life of at least 50 years, trees such as beech, oaks, elms, etc. must be planted. It will be necessary to have the wires placed underground.

Please let me know the Councils opinion on the proposal also whether the Mayor and Councillors will attend the initial meeting and assist."

The Superintendent of Reserves reports that some 10 years ago the Christchurch Public Utilities Committee after several discussions on the question of trees in residential streets made the following recommendations to the Council and these were finally adopted.

1. That a low growing type of tree be adopted.
2. That the planting of trees in carriageways should not be done in future owing to the grave danger of vehicular traffic especially at night time.
3. That the minimum width of footways for tree planting be not less than 15 feet and preferably 17 or 18 feet for a through traffic street unless otherwise found desirable.

While in the main these resolutions are desirable on the other hand it must be admitted that in Christchurch in many of the residential suburban areas there are numbers of short streets some a full chain in width and a block or a few blocks in length only. In these streets there is no through traffic and all vehicular traffic is reduced to a minimum> Many of these streets offer ideal positions for street planting. If it is considered worthwhile the Superintendent of Reserves suggests that a survey of the streets considered suitable for planting could be made in the Papanui district and recommendations brought forward.

The 13thMay 1946 ref 4/1863

The report of the Superintendent of reserves was submitted as per copy attached and dealt with as follows:

Ref: 4/1863 13 May 1946

Streets within The Papanui District to determine which ones would be considered suitable for the planting of memorial trees, the following report is submitted.

Streets considered suitable for planting East of and Parallel with Papanui Road

NORFOLK STREET AND SCOTSTON AVENUE

Both streets are one block in length between Tomes Road and Mays Road with no intersections.

BENNETT STREET

Two blocks in length between Paparoa Street and Mays Road but intersected by Tomes Road.

WAKEFIELD AVE

one block in length between Tomes Road and Paparoa Street. *This became Claremont Ave in 1948*

GAMBIA STREET

Two blocks in length between Grants Road and Wyndham Street, intersected by Frank Street. *Part of Loftus 1946*

All five streets are a full chain in width and are not likely to be extended as through streets, except Wakefield Avenue. (Claremont)

B. STREETS AT RIGHT ANGLES TO PAPANUI ROAD TOMES ROAD, PERRY STREET, DORMER STREET

Tomes Road has three intersections and Perry Street one, and Dormer Street no intersections.

Widening is being carried out from time to time in the following streets but at present they are not suitable for planting:

Frank Street Wyndham Street, Loftus Street. Proctor Street, Horner Street, Mary Street

The following are likely to become through streets and there planting is not recommended:

Mays Road, Paparoa Street, Grants Road

Rayburn Avenue has already been planted.

C STREETS WEST OF THE MAIN NORTH RAILWAY LINE

CHAPEL STREET, SAILS STREET, UNION STREET

All three are short streets and on one side State Housing is being carried out and provision has been made for a wide pavement and grass strip.

Where such provision is made planting can be carried out.

WEST OF PAPANUI ROAD

ST JOHN STREET (BLAIR AVENUE)

This is a short street between Papanui Road and the Railway line, with no intersections and no outlet

TILLMAN AVENUE

This is also a short street off Blighs Road, giving access to the school and with no intersections

HALTON STREET

Between Watford Street and Hartley Avenue. One intersection Only

ALPHA AVENUE

Between Normans Road and the Railway Line with no intersections and no outlet

WESTHOLME STREET

One half of this street is provided with a wide pavement and grass berm. The other half of Westholme Street has the full chain width but not a wide pavement and no intersections

LEES ROAD AND DENVIR STREET

Both are short streets in a Government Housing Block and with wide pavements provided.

HAWTHORNE STREET AND SEARELLS ROAD

Are being widened as the occasion permits and at present are not suitable for planting.

WATFORD STREET, NORMANS ROAD, BLIGHS ROAD, MATSONS ROAD AND IDRIS ROAD

Are all through streets and are not recommended for planting.

WINDERMERE ROAD should be given consideration.

The following have already been planted

St James Square, Hartley Avenue, College Avenue, St James Avenue, Winston Ave, Peel Street,
Urunga Avenue, Benchley Avenue, Bellvue Ave.

A plan of the District showing the roads is tabled herewith

Yours obediently

MJ BARNETT, superintendent

Ref4/1876 Clause 8: 15 July 1946

REQUEST FOR TREES TO BE PLANTED IN ALPHA AVENUE

Resolved to agree to the request.

Clause 8. Request for trees to be planted in Alpha Avenue.

Letter (96109) From Mr Mawson Stewart asking on behalf of other residents of Alpha Avenue and himself, if the Council would be prepared to plant trees in that Avenue.

He states that if the Council is prepared to do this work, he would be prepared to assist the Council in approaching the remainder of the residents.

The Superintendent of Reserves reports that Alpha Avenue is a short blind Street of a full chain in width off Normans Road. The pavement is the usual width and the trees would have to be planted on the roadway. Subject to the approval of the works department, he recommends that the request be acceded to.

Ref 4/1878 Chairman's Report

Clause 8

Tree planting, Alpha Avenue

With reference to the request made by the residents of Alpha Avenue for that street to be planted with trees; the works Committee at its meeting on the 24th instant approved of the proposal.

Minutes Clause 8 Tree Planting, Alpha Avenue. This clause was received.

Ref 4/1885 Clause 8 Tree Planting – Pratt Street and Alpha Avenue

Resolved to inform the MED that the Reserves Department is endeavouring to plant all trees on the pavement, but that it has departed from the principal as far as these two streets are concerned.

The work above is taken directly from the Records of the Christchurch Council Archives at the Recall facility to Christchurch Airport. The records of the Christchurch Beautifying Society were accessed through the Christchurch Museum Archives. Hand written work from the archives is enclosed.

No access was granted by the Papanui Beautifying Society to their records, they issued a short statement stating the records for that period no longer existed.

Copy of the Booklet War Memorial Avenues, Papanui Christchurch New Zealand is attached. This booklet is difficult to find in the Kete until the word TILLMAN is typed into the search engine. Kete is a part of the Christchurch City Library on line and stores local history.

Anzac Avenue

From Wikipedia, the free encyclopedia

Anzac Avenue is a heritage-listed major arterial road lined with trees in the Moreton Bay Region, Queensland, Australia. It runs 17.8 kilometres (11.1 mi) from Petrie to Redcliffe, with most of the route signed as state route 71. The route was formerly the main route to the Redcliffe peninsula, until the Hornibrook Bridge was opened in 1935.

Opened in 1925, Anzac Memorial Avenue (as it was originally named) is the longest World War I memorial avenue in Queensland and was the first bitumen motor road connecting Brisbane to the popular holiday resort of Redcliffe, and reflects the growth in car usage in the early 1920s. It was added to the Queensland Heritage Register on 5 February 2009.^[1]

The road provides the quickest access to the Peninsula Fair Shopping Centre, as well as being the main access road for the Redcliffe Hospital.

History

Early access to the Redcliffe peninsula

The first road along the route was an Aboriginal track used to access Kippa Ring, then the site of a prominent bora ring located about 3 miles (4.8 km) north-west of Redcliffe.

Tom Petrie guided a picnic party to the Redcliffe seashore from Petrie (then known as North Pine) in 1859. A road from Bald Hills to Redcliffe was formed by the early 1860s, but by 1864 this was almost impassable. Tom Petrie marked a track from the Hays Inlet crossing and in the early 1870s assisted in surveying the road. Known as the "Brisbane Road" it became the primary way of accessing the Redcliffe Peninsula by road.^[1]

Redcliffe's growth as a seaside resort occurred from the late 1870s. In this era, frequenting seaside resorts became increasingly popular in Australia. Taking in sea air and bathing in saltwater were promoted for their health giving properties. From 1876 a weekly mail

Anzac Avenue Queensland



Mango Trees along Anzac Avenue at Mango Hill, Queensland.



Wikimedia | © OpenStreetMap

General information

Type	Road
Length	17.8 km (11 mi)
Route number(s)	71 State Route 71
	26 State Route 26 (Deception Bay Road – Elizabeth Avenue)

Major junctions

West end	58 Gympie Road / Dayboro Road (State Route 58), <u>Petrie</u>
	M1 Bruce Highway (M1)

service began to Redcliffe via North Pine (Petrie) and a passenger and goods service to Brisbane was established by 1880. The opening of the Redcliffe Jetty in 1885 enabled people from Brisbane to visit in large numbers on steamers, bringing 10,000 passengers in 1889-1890. By the end of the 1880s, the Redcliffe Peninsula was the largest tourist resort area between Sandgate and Noosa Heads. Guest houses and hotels were built to cater to the burgeoning tourist trade.^[1]

By the turn of the century, coaches ran three times a week to North Pine. The poor condition of the road made the trip between Brisbane and Redcliffe difficult, impassable in wet weather. 1885 marked the first of many attempts to pressure the Queensland Government for a railway branch off the North Coast railway line. A potential route was surveyed in 1893, but various lobbying attempts up until 1915 were unsuccessful. By the start of the 1920s, a trip to Brisbane for Redcliffe residents was by road via Petrie or a boat/train connection from Sandgate, both long journeys of up to four hours.^[1]

Redcliffe's future prosperity depended on reducing its isolation from Brisbane. Its small permanent population grew little between 1900 and 1921. While large steamships brought thousands of people to the area, much of their time and money was spent onboard rather than locally. The growth in motor touring soon determined Redcliffe's linkage to Brisbane.^[1]

Memorial avenue

The loss of lives during World War I had a profound impact upon the Australian population and memorials became a prominent feature in communities throughout the nation. Monumental memorials were the most common expressions of remembrance. Memorials with a utilitarian function, such as a hospital or hall were also erected. This practical emphasis also extended to roads, often built with the aid of public subscriptions, additionally providing work for returned soldiers. Anzac Avenue is an example, as is Memorial Drive in Adelaide (1925) and the Great Ocean Road in Victoria (begun in 1918). Over 200 Avenues of Honour were planted along roads and in parks, a type of memorial found throughout Australia from 1917. Victoria planted more avenues than any other state. While "digger" statues were ubiquitous throughout Queensland, memorial avenues appeared to be less common.^[1]

Anzac Memorial Avenue was Queensland's largest construction of an avenue, an ambitious project achieved through public subscription. Most war memorials in Queensland towns and shires honoured servicemen from a

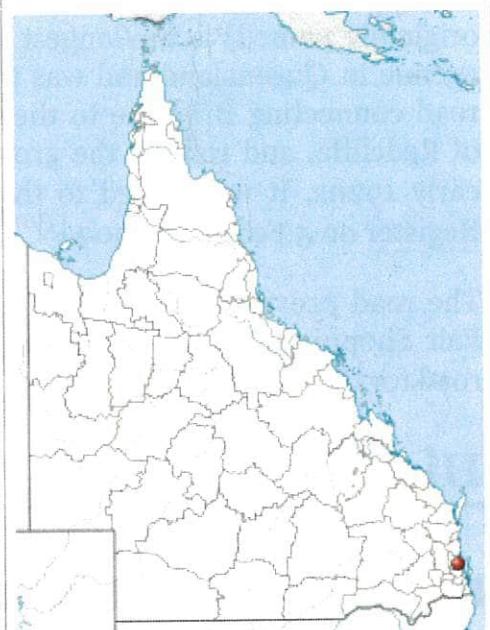
- 709**
- 26** Deception Bay Road (State Route 26)
 - 26** Elizabeth Avenue (State Route 26)
 - 27** Oxley Avenue (State Route 27)

East end Redcliffe Parade / Marine Parade, Redcliffe

Location(s)

Major suburbs Petrie, Kallangur, North Lakes, Mango Hill, Rothwell, Kippa-Ring, Redcliffe

Anzac Memorial Avenue



Location of Anzac Memorial Avenue in Queensland

Location	Anzac Avenue, <u>Redcliffe</u> , <u>Moreton Bay Region</u> , <u>Queensland</u> , Australia
Coordinates	27.217251°S 153.062355°E^[2]
Design period	1919 - 1930s (interwar period)

Queensland Heritage Register

Official name Anzac Memorial Avenue (former)

specific area. Anzac Memorial Avenue had a wider memorial dedication, not only for residents of the Redcliffe and Petrie areas, but for Brisbane's population, whose support enabled the plantings to occur.^[1]

The early 1920s saw the beginnings of increasing car popularity in Queensland. The number of people driving cars between 1921 and 1923 more than doubled. Such considerable growth increased calls for adequate roads in both urban and rural areas, not only for economic purposes, but also as routes for motor tourists.^[1]

In response to these pressures, the Queensland government established the Main Roads Board in 1920. Prior to this, the onus was on local shire councils to fund road construction and management. They were largely unable to provide the finances or technical skills to respond to challenges posed by increased car use. After the Board's establishment, co-operative funding arrangements occurred with local councils, who largely maintained roads after their construction. The policy of the Main Roads Board was to construct roads that operated as feeders to railway networks and aided the development of newly settled and existing districts.^[1]

Prior to and after the Board's establishment, the Royal Automobile Club of Queensland (RACQ) occupied a central role in advocating for better roads for Queensland motorists. Thomas James Rothwell, President of the RACQ from 1921 to 1923, was the key protagonist in establishing the Petrie to Redcliffe Anzac Memorial Avenue. From 1914, the RACQ allied itself to the war time effort, raising funds and holding numerous benefits. Rothwell, a successful men's outfitter in Brisbane, was actively involved in such causes. During the war, he was secretary of the Queensland Patriotic Fund and coordinator of the Returned Soldiers Transport Corps, eventually awarded an OBE for his services.^[1]

Rothwell's initial impetus in advocating for the road came from a referral of the Brisbane Motor Traders Association, who "desired one good road in the vicinity of Brisbane", for motor touring purposes. This push also coincided with the Returned Services League's public appeal of "Work Not Charity" in support of the large number of ex-soldiers unemployed at the time. Rothwell saw the opportunity for these causes to coalesce, by constructing a good road for motorists that would provide employment to returned servicemen. Planting an avenue of trees along such a road would also create a significant Queensland war memorial.^[1]

The gazettal of the Brisbane-Gympie Rd between Kedron and Petrie as a main road informed the decision to choose the Petrie-Redcliffe road for Rothwell's proposal. By designating the Petrie-Redcliffe route as a main road, Brisbane motorists would gain a high quality motoring road from the city to a seaside resort, while reducing Redcliffe's isolation.^[1]

On 21 June 1922, the RACQ presented the case for the road to Harry Coyne, the Queensland Minister for Lands. Coyne agreed the road would likely be gazetted as a main road on the undertaking that non-government capital would be raised to begin its initial construction, while also suggesting the name of "Anzac Memorial Avenue". The Anzac Avenue Memorial Committee was established with Rothwell as chairman. A fundraising figure of £20,000 was set. This amount would provide for the wages of ex-servicemen employed on the road, while the Main Roads Board would bear the cost of construction materials.^[1]

Publicity for the fundraising appeal for the Anzac Memorial Avenue appeared in the Brisbane press on 1 July with the rationale for supporting the proposal:^[1]

Type	state heritage (landscape, built)
Designated	5 February 2009
Reference no.	602693
Significant period	1920s (fabric) 1920s-ongoing (historical use)
Significant components	tree groups - avenue of, road/roadway

"Every motorist is interested in this scheme. It is surely worth at least 5 pounds to a motorist to have one good road. Every business man is interested. It is surely worth a good deal to relieve the labour market of its unemployed. Every citizen is interested. It is surely worth something to you to have a Memorial Avenue that will at once connect one of Brisbane's beauty spots and commemorate for all time the valour of our soldiers."

As part of the public fundraising effort, a progress board was erected outside the premises of the Commonwealth Bank in Queen Street, Brisbane. A figure of a car moved forward in increments of 1000, towards the end goal of £20,000. 8 August was proclaimed as "Anzac Avenue Badge Day" with car badges sold to raise funds. Other events included social functions at Redcliffe. By December 1922, £7000 had been pledged by public subscription.^[1]

The target of £20,000 received a significant boost through government funding. In July 1922, the Australian Government, announced a National Main Roads Policy, allocating money to the state's road building schemes on a 4/8 federal, 3/8 state, and 1/8 local government funding arrangement. The objective of the policy was to "develop and open up the country, and promote land settlement, and aid temporarily unemployed soldiers".^[1]

Through this funding, the Redcliffe road was allocated £12,000, a larger proportion of funding than any other of the first roads built under this funding agreement in Queensland. The combined public fundraising (£7000) and government contributions (£12,000) meant that within six months of the appeal's inception, the goal of £20,000 was close to being realised. Of the £7000 subscribed, a final amount of £6290 had been received by 1926, with the Main Roads Board making up the difference.^[1]

The route was officially gazetted as the "Redcliffe Road" on 21 October 1922. Anzac Memorial Avenue was one of the earliest examples of Main Roads Boards' involvement in facilitating car-driven tourism in Queensland. The Board promoted Anzac Memorial Avenue for its dual purpose, as a road to a seaside resort that offered health benefits from a change of climate and scenic beauty, while providing developmental opportunities for the area. Until improvements to the South Coast and North Coast roads, Anzac Memorial Avenue was the premier road to a tourist resort from Brisbane.^[1]

By December 1922, 25 returned servicemen had begun work on the road. By March 1923, this number had increased to 50. A number were engaged in clearing the road and undertaking associated earth works. Others were constructing reinforced concrete culverts and the bridge over Hayes Inlet, cutting and bending steel for the reinforcing bars and preparing timber for form work. Eleven men were working at the quarry within the Beerburum Soldier Settlement to source road materials.^[1]

The importance of the avenue was underscored by the decision to seal the road. In the early 1920s, few roads throughout Queensland were sealed, especially outside of urban areas. Different materials were trialled by Main Roads to determine their suitability as a top metal surface to dress with tar and bitumen. Anzac Memorial Avenue featured the use of trachyte, a fine grained igneous volcanic rock sourced from the Beerburum quarry.^[1]

Work included constructing culverts to cross over Hays Inlet and Saltwater Creek, and associated earthworks to provide a stable base for the roadway in the often low-lying areas that the route passed through.

In early 1923, Pine Rivers Shire Council and Redcliffe Town Council were granted control of the road's construction in their respective areas. Main Roads maintained responsibility for dressing the top surface with tar and bitumen, this process occurring through 1924 and 1925.^[1]

Anzac Memorial Avenue was officially opened for traffic on 5 December 1925 by the acting Premier William Forgan Smith. A floral arch was erected in Petrie for the occasion, with the Mayor of Redcliffe, J.B. Dunn and Pine Shire Chairman, W Bradley, providing welcome speeches and thanking the government for its assistance. The party, in a long procession of cars, continued on to Redcliffe which was "en fete" for the occasion. The avenue was proclaimed as the best road to a tourist resort yet conducted in Queensland.^[1]

In the week the road was opened, Rothwell wrote to the Brisbane Courier to draw attention to the tree-planting aspect of the memorial avenue. Rothwell noted the road was already utilised by hundreds of motorists on Sundays and public holidays. He called on the public to assist financially in making the road an avenue from Kedron Brook in Brisbane to Redcliffe, "a glorious asset to the State of Queensland". The first plantings were to be concentrated on the Anzac Memorial Avenue section between Redcliffe and Petrie.^[1]



Memorial at Kallangur, 2016

The tree planting operations came more into focus in 1925 as the road works neared completion. An Anzac Avenue Memorial Tree Planting Committee had been established by early 1923. In December 1925, the committee comprised Rothwell, Ernest Walter Bick (curator of Brisbane Botanic Gardens), Edward Swain (Queensland Director of Forestry), Cyril Tenison White (Queensland Government Botanist), Henry John Moore (park superintendent of the Brisbane City Council) and Colonel DA Parsons (representing the Queensland Governor Matthew Nathan). The committee considered the types of trees that would be suitable and an estimate of the number of trees that would be required. Placing the trees 60 feet (18 m) apart, it was estimated 1760 trees were needed for each 10 miles (16 km) of the avenue and the cost of planting the trees, preparing the ground and making suitable guards would be less than £1 per tree. The committee selected a mixture of native and introduced sub-tropical species for the avenue.^[1]

The inaugural planting occurred at Petrie on 28 February 1925. Two Cocos palms (Arecastrum romanzooifianum) were planted at the front of the North Pine School of Arts in Petrie, by Governor Nathan. The trees were donated by Elizabeth Petrie, widow of local pioneer Tom Petrie. The palms were sourced from the extensive gardens of their nearby property "Murrumba".^[1]

During the ceremony, Rothwell discussed particulars of the tree-planting operations. Approximately £5000 was needed for planting trees along the avenue between Redcliffe and Kedron, "but for that purpose only £50 was in hand". Donors of trees would receive a certificate for their contribution. For a further small donation, a plaque could be attached on or near the tree with the donor's name or the name of the soldier in whose memory the tree was planted. Mrs Petrie was presented with the certificate for tree No.1, a firewheel tree (Stenocarpus sinuatus) planted on the corner of Anzac Memorial Avenue and White's Road, opposite the School of Arts. This tree has not survived.^[1]

On 7 July 1926 Rothwell and the president of the RACQ, Mr JE Carter, led a motorcade of guests from Brisbane for the official opening of Anzac Memorial Avenue, marked by a tree planting ceremony in Redcliffe. About 1000 invited guests, along with the general public, braved inclement weather to attend the ceremony.^[1]

The Australian Governor-General, Lord Stonehaven planted the first tree, a Hoop Pine (Araucaria cunninghamii) on the northern side of the Avenue, at the Humbybong Street corner. Granting local school children a holiday, Stonehaven hoped they would be "guardians of the trees" realising that they are guarding not only a Queensland memorial, but one that will be recognised

throughout Australia. Lady Stonehaven, William Jolly (Mayor of Brisbane), JB Dunn, W Bradley and Mr Fraser East, President of the Returned Soldiers and Sailors Imperial League of Australia also planted trees.^[1]

Rothwell's speech highlighted the need for contributions, especially from the motoring public, to make the tree-lined avenue a reality. Rothwell also announced that the Memorial Committee had decided not to offer individual plate names to be associated with particular trees as the Avenue was considered a memorial for all the soldiers and sailors who had lost their lives, especially to commemorate "the deeds of valour performed by the heroes who went from our state".^[1]

By mid-1927, 1000 trees had been planted, encased in triangular wooden guards. The scale of the project provided challenges for the tree planting committee. While 2000 had been planted by 1933, unsuitable species and soil conditions, bushfires, human and animal impacts, borers and white ants, had damaged and destroyed some of the original plantings. With assistance from Main Roads, the committee were employing a man "with expert knowledge" to look after the trees. By this time, a shortage of funds meant the committee were unable to extend the planting scheme from Petrie to Kedron as proposed originally. Nevertheless, the avenue was still the largest of its kind in the state, made possible through public and private involvement.^[1]

Thomas Rothwell died on 28 January 1928^[3] and his involvement with the Avenue was honoured on Sunday 9 April 1933 with the unveiling of the Rothwell monument by the Queensland governor, Sir Leslie Wilson. This stone obelisk was placed on a small triangular piece of land at the intersection of Anzac Memorial Avenue and the Deception Bay Road, later moving to a nearby park (27.2173°S 153.0451°E﻿ / ﻿27.2173°S 153.0451°E﻿ / -27.2173; 153.0451﻿ / -27.2173; 153.0451) when a roundabout was placed on the site. Rothwell bequeathed the substantial sum of £1000 to the tree planting committee, which was acknowledged at the unveiling as having maintained the project.^{[1][4][5]}

Subsequent years

The building of Anzac Memorial Avenue reduced Redcliffe's isolation from Brisbane and consolidated its position as the city's seaside resort of choice. In 1928, the Brisbane Courier remarked, "Petrie is today notable for the traffic which passes through it day and night". By the mid-1930s, the Brisbane-Redcliffe bus ran five trips daily, with extra services on weekends. A 1933 tourist brochure described the recent progress of Redcliffe as "remarkable", evidenced by the erection of new villas and cottages on the peninsula. In the same year Redcliffe Mayor Alfred Henry Langdon praised the construction of the road for advancing Redcliffe "beyond the expectations of the most sanguine". The opening of the Hornibrook Bridge in 1935 further reduced the distance between Brisbane and Redcliffe, a catalyst for the area's permanent population growth.^{[6][1]}

Until the late 1950s, when developers first began purchasing properties for subdivision, the landscape between Petrie and Redcliffe on Anzac Memorial Avenue remained predominantly rural, characterised by small mixed farms and sections of native vegetation. A number of farms capitalised on passing tourist trade by operating roadside fruit and vegetable stalls. Since this time, residential areas have extended along the avenue from both Petrie and Redcliffe, as northern commuter suburbs of Brisbane. Redcliffe's most westerly suburb was named Rothwell in 1971 by the Queensland Place Names Board in honour of the man who did much to bring the road to fruition.^[1]

Over time, Anzac Memorial Avenue has been widened to accommodate increased car usage. During the 1980s and 1990s, sections of the avenue were duplicated to form a dual carriageway. Some trees were removed during this time. In Pine Rivers Shire, the council and the Department of Transport adopted a design to preserve the Avenue during roadworks; however a number of trees were removed. In March 1993, Anzac Memorial Avenue was officially reopened by

The Avenue incorporates culverts and bridge crossings, a memorial obelisk to Thomas Rothwell, memorials commemorating Australian participation in various war zones and a number of other public structures; these are not considered to be of heritage significance.^[1]

Plantings

The Avenue incorporates memorial plantings and other plantings including a number of mature trees. Notable plantings include:^[1]

- Two Cocos palms (*Syagrus romanzoffiana*) at the entrance to the North Pine School of Arts
- Eucalyptus trees east and west of Lerosé Avenue
- 700 metres (2,300 ft) Mango tree (*Mangifera indica*) avenue between the Bruce Highway and Kinsellas Road, Mango Hill
- Slash Pines (*Pinus elliottii*) at the intersection with Deception Bay Road and immediately west of the intersection
- Norfolk Island Pines (*Araucaria cunninghamii*) along the Avenue through Rothwell
- Cotton trees and Eucalyptus trees in the median strip through Kippa Ring particularly between Klingner and Bremner Roads
- Slash Pines west of Bremner Road
- Pine trees in the median strip from Nathan Street to the Klingner Road intersection
- A Hoop Pine (*Araucaria cunninghamii*) to the west side of the corner with Humpybong Street
- Poinciana trees (*Delonix regia*) along the road through Redcliffe, particularly between John Street and Victoria Avenue
- The Fig tree at the roundabout terminating Anzac Memorial Avenue at Redcliffe.
- Firewheel Trees (*Stenocarpus sinuatus*)^[8]

Vistas

In addition to the amenity provided by the range of plantings along the road, the drive along Anzac Avenue provides many opportunities to enjoy vistas and views along and from the road including the vista east from Tilley Street to Redcliffe Parade towards Moreton Bay and towards the Fig tree terminating the Avenue at Redcliffe, and the vista west from Ashmole Street over the low area of Hay's Inlet and Pine Rivers towards Mount D'Aguiar, Mt Samson and Brisbane Forest Park.^[1]

Heritage listing

Anzac Memorial Avenue (former) was listed on the Queensland Heritage Register on 5 February 2009 having satisfied the following criteria.^[1]

The place is important in demonstrating the evolution or pattern of Queensland's history.

Gazetted in 1922 and opened in 1925, following an earlier route established in the 1860s, Anzac Memorial Avenue was one of the earliest roads in Queensland constructed by the Main Roads Board. The Board was established in 1920 to respond to the greater demands on the road network posed by increased motor vehicle usage in the interwar period. Anzac Memorial Avenue is important in illustrating the early stages of this phase in the development of Queensland's road network.^[1]

Queensland RSL President SW Kay and Pine Rivers Shire Chairman Rob Akers. Following ⁷⁰⁹removal of a number of trees in 2006 for a transit lane, Queensland Transport and the Redcliffe RSL planted a memorial grove in Henry Pieper Park on the avenue at Kippa-Ring, with trees propagated from the slash pines.^[7] While originally named Anzac Memorial Avenue, the road is more widely known and signed as Anzac Avenue.^[1]

Other older trees have also not survived and records relating to the avenue once held by the RACQ and Main Roads Department no longer exist. The Cocos palms planted at Petrie by Governor Nathan in 1925 and the Hoop Pine planted in Redcliffe by Lord Stonehaven in 1926 still remain.^[1]

Despite alterations, the idea of the road as a Memorial Avenue has been perpetuated by later plantings. While not all the trees are from the original planting list, they are an intrinsic component of the avenue's overall composition. The Mango Hill section of the Avenue is notable for its 700 metres (2,300 ft) section of Mango trees (Magnifera indica). There is a substantial section of mature Slash Pines (Pinus eliottii) between Kippa Ring and Rothwell, plus smaller sections at Kallangur. The first Slash Pines in Queensland were grown in Beerwah and Beerburum from 1924. Director of Forestry Edward Swain, who introduced the trees from the United States, was a member of the tree planting committee in 1925.^[1]

Since the 1990s, along the Pine Rivers section of the road, different memorials commemorating theatres of war since 1945 have been erected.^[1]

Despite the construction of the Hornibrook Bridge in 1935 providing an alternative route by car to the Redcliffe peninsula, traffic volumes along Anzac Avenue steadily increased as the years went by, necessitating duplication of some sections of the road in the 1980s and the 1990s. This widening, although required in order to manage traffic congestion, resulted in the need to remove or relocate some of the tree plantings along the route, a move that was not without controversy at the time.^[1]

Although originally primarily a rural route, increasing population growth in the area, most notably the development of entirely new suburbs such as Rothwell and North Lakes, has meant that much of the route has taken on a suburban character, providing everyday access to residents, rather than being a tourist drive, as originally planned. The road was inducted onto the Queensland Heritage Register in 2009.^[1]

Description

The significant elements of the listing comprise the route of the road, the vistas experienced within the route and the tree plantings noted in the description below.^[1]

Approximately 18 kilometres (11 mi) in length, Anzac Memorial Avenue travels from its intersection with Gympie Road at Petrie to its intersection with the roundabout at Redcliffe Parade, Redcliffe. It travels north-east through Kallangur, North Lakes and Mango Hill to Deception Bay Road at Rothwell, then turns east through Kippa-Ring and travels south-east for a further 750 metres (2,460 ft) before tracking east again and travelling as a straight avenue to Redcliffe.^[1]

The present road incorporates the original route with widenings to accommodate changed traffic conditions.^[1]

As the first bitumen motor road from a major urban centre to a seaside resort, Anzac Memorial Avenue is important in demonstrating the growth of car based tourism in Queensland in the 1920s and illustrates the growing importance of car access to the development of tourist resorts. Anzac Memorial Avenue catalysed the growth of Redcliffe as a major seaside resort for south-east Queensland during the interwar period.^[1]

Built under a government policy designed to promote the development of roads that opened up areas for economic development, the Avenue demonstrates the increasing importance of tourism to the Queensland economy at the time. The Avenue was allocated a larger proportion of government funding than any other of the roads built under this funding agreement in Queensland at the time.^[1]

The longest WWI memorial avenue in Queensland, Anzac Memorial Avenue is important for commemorating Queenslanders' involvement in a major world event. The avenue has maintained its role as a place of memorial by subsequent additions commemorating later twentieth century theatres of war.^[1]

As a road constructed by returned servicemen, Anzac Memorial Avenue is a good example of a substantial scheme to assist ex-soldiers following WWI. Other initiatives included the state government soldier settlement schemes and other Main Roads projects. The construction of the road is important in demonstrating the involvement of government, civic bodies and the general public in addressing high levels of unemployment among ex-soldiers after WWI.^[1]

The place is important in demonstrating the principal characteristics of a particular class of cultural places.

In its route, and as an extensive tree-lined avenue of planned and evenly spaced plantings, Anzac Memorial Avenue is important in demonstrating the characteristics of a memorial avenue.^[1]

The place is important because of its aesthetic significance.

A landmark road in southeast Queensland, Anzac Memorial Avenue is important for vistas experienced while progressing along the route and the visual delight of stretches of striking plantings including poincianas, pines, cotton trees, eucalypts and the lush mango section.^[1]

The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

Anzac Memorial Avenue is important for its association with Thomas Rothwell and the Royal Automobile Club Queensland (RACQ), an organisation that has made a major contribution to the development of motoring in Queensland. As president of the RACQ from 1921-1923, Rothwell was the key protagonist in the establishment of Anzac Memorial Avenue. Rothwell's contribution to the Avenue is commemorated by a memorial cairn standing at the road edge of Rothwell Park and a nearby suburb that bears his name.^[1]

Route description

The current route begins in Petrie, at a roundabout intersection with state route 58 at Gympie Road and Dayboro Road. It proceeds north, then north-east, through Kallangur, before crossing the Bruce Highway near North Lakes. After passing the Westfield North Lakes shopping centre, it proceeds north-east again through developing urban areas near Mango Hill, before crossing Hays Inlet at Saltwater Creek, and intersecting with state route 26 at Deception Bay Road. Signed as both routes 71 and 26, it then turns eastward and proceeds through the suburbs of Rothwell and

Kippa-Ring, reverting to route 71 only at an intersection with Elizabeth Avenue, before proceeding to Redcliffe, crossing state route 27 at Oxley Avenue, and terminating at a roundabout with Redcliffe Parade on the waterfront.^[9]

Upgrades

Petrie intersection upgrade

A project to upgrade the intersection with Gympie Road and Dayboro Road at Petrie, at a cost of \$30 million, was completed in March 2022.^[10]

Redcliffe safety works

A project to provide safety works at five intersections in Redcliffe, two of which are on Anzac Avenue, were underway at March 2022.^[11]

Major intersections

The entire road is in the Moreton Bay Region local government area.

Location	km ^[12]	mi	Destinations	Notes
<u>Petrie</u>	0	0.0	58 Gympie Road (State Route 58) south-east – <u>Strathpine</u> , <u>Brisbane</u> / 58 Dayboro Road (State Route 58) north-west – <u>Dayboro</u>	Western terminus of Anzac Avenue and State Route 71
<u>Kallangur</u>	5.6	3.5	M1 Bruce Highway (National Route M1) south – <u>Brisbane</u> / north – <u>Sunshine Coast</u>	Interchange
<u>Rothwell</u>	10.4	6.5	26 Deception Bay Road (State Route 26) north – <u>Sunshine Coast</u> , <u>Nambour</u>	Western concurrency terminus with State Route 26
<u>Kippa-Ring</u>	14.6	9.1	26 Elizabeth Avenue (State Route 26) south – <u>Clontarf</u> , <u>Brisbane</u> / <u>Boardman Road</u> north – <u>Newport</u>	Eastern concurrency terminus with State Route 26, which continues south along Elizabeth Avenue
<u>Redcliffe</u>	17.1	10.6	27 Oxley Avenue (State Route 27) south – <u>Margate</u> , <u>Brisbane</u> / north – <u>Scarborough</u>	State Route 71 eastern terminus
	17.8	11.1	Redcliffe Parade north – <u>Scarborough</u> / <u>Marine Parade</u> south – <u>Margate</u>	Roundabout; Anzac Avenue eastern terminus
1,000 mi = 1.609 km; 1,000 km = 0.621 mi <input type="checkbox"/> Concurrency terminus · <input type="checkbox"/> Route transition				

Anzac Avenue

[show]







See also



- [Harry Coyne](#)

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External links

Media related to Anzac Avenue, Queensland at Wikimedia Commons

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King George V Avenue of Memorial English Oaks

From Wikipedia, the free encyclopedia
(Redirected from King George V Memorial Avenue)

The **King George V Avenue of Memorial English Oaks** is a heritage-listed memorial avenue at King George V Memorial Avenue (East), Tamworth, Tamworth Regional Council, New South Wales, Australia. It was designed by Tamworth Council and Community and built during 1936 by Tamworth Progress Association, Tamworth Rotary, Tamworth Community and Council. It is also known as **Lower Nemingha Road**. It was added to the New South Wales State Heritage Register on 12 March 2014.^[1]

History

Establishment

The history of the avenue was found amongst various newspaper articles on microfiche (dating from 1936) and historical publications held at the Tamworth Regional library. Further articles were supplied from members of the public.^[1]

On 29 February 1936 at the request of the townspeople, the Mayor of Tamworth convened the first public meeting to decide on a memorial to King George V. The idea to establish a living memorial to the late king by planting an avenue of English oak trees was discussed and a memorial avenue was thought to be a fitting tribute to the much loved king as he had been a lover of trees. It was also thought that the avenue should be of English oaks which, even though they are slow growing, they live to a great age, were beautiful trees and also symbolic of the link to England. Oak trees were also used as a symbol of honour for the English monarchy.^[1]

Originally it was planned for the avenue to run from town along the Upper Nemingha Road (now the New England Highway), across the Two Mile Bridge over the Peel River, back along the Lower Nemingha Road (now King George V Memorial Avenue) and into town over the river via the Paradise Bridge.^[1]

King George V Avenue of Memorial English Oaks



Location of King George V Avenue of Memorial English Oaks in New South Wales

Location	King George V Memorial Avenue (East), Tamworth, Tamworth Regional Council, New South Wales, Australia
Coordinates	31°06′27″S 150°56′40″E﻿ / ﻿31.10750°S 150.94444°E﻿ / -31.10750; 150.94444
Built	1936
Architect	Tamworth Council and Community

New South Wales Heritage Register

Official name	King George V Avenue of Memorial English Oaks; Lower Nemingha Road
Type	State heritage (landscape)

It was estimated that 318 trees would be required and the cost was going to be A£300. This was felt to be an amount that was well within the means of the community of Tamworth. The population of Tamworth in 1936 was 11,000 and the committee felt that the cost of 15 shillings per tree was small and that perhaps school children and other organisations in town would desire to be represented. School children were seen to be important to be involved for it was they who would take up the task of caring for the avenue in the future.^[1]

The location of the avenue was selected for a number of reasons. Firstly the Lower Nemingha Road was chosen as it was not a Main Roads Department road. This meant the trees could be planted close enough together to form an effective avenue. At that time NSW Main Roads required all roadside trees to be planted at least a chain distant from the road on each side and the effect of this on an avenue would be disheartening. It was also noted that as the Lower Nemingha Road was on a flood plain with the excellent soils and regular flooding it would be a place where English oaks would grow well. The committee decided that the trees would be planted at a distance of 13 metres (44 ft) apart with a gap of 11 metres (36 ft) for the roadway and at these distances it was expected that the foliage would interlace overhead forming a cathedral like arch.^[1]

Designated	12 March 2014
Reference no.	1922
Type	Tree groups - avenue of
Category	Parks, Gardens and Trees
Builders	<ul style="list-style-type: none"> ▪ Tamworth Progress Association ▪ Tamworth Rotary ▪ Tamworth Community and Council

By April 1936 99 trees had been promised by Tamworth residents, businesses and community groups including the CWA, RSL and the Light Horse Brigade. Around this time the Main Roads Department of NSW announced that they were currently surveying all main roads from Sydney to Wallangarra with the intention of planting trees along the main access roads into towns. This changed the decision to plant the oaks on the main northern entrance road into town and the committee decided instead that signposts were to be erected on the highway so tourists could take a scenic detour into town via the avenue. This detour was called the "Round Drive" and the lower Nemingha Road was renamed King George V Memorial Avenue.^[1]

By 25 June 1936 there were only 15 trees left to source and then the work on the avenue would start immediately. It was announced at that meeting that the opening and dedication of the avenue would occur during the Tamworth's Diamond Jubilee celebrations in October 1936. Tamworth City Council donated the remaining 15 trees.^[1]

Subsequent developments

In the 1950s the Paradise Tourist Park was built by Tamworth City Council at the end of the avenue and King George V Memorial Avenue has been used ever since as a recreational amenity by thousands of townfolk and visitors each year.^[1]

The devastating 1955 floods washed away the Two Mile Bridge which has never been replaced. The community of Tamworth turned out to clean up the debris from the avenue as part of the post flood clean up. Since then the only access to the avenue has been via the Paradise Bridge (next to the Paradise Tourist Park) close to town. This meant that King George V Avenue became more important as a quiet place to be visited and the avenue has become one of the main wedding and school formal photographic sites in town as well as being a quiet place for workers to have their lunch under the trees.^[1]

In 1988 Tamworth City Council and the Department of Environment and Planning contracted Jonathan Falk Planning Consultants Pty Ltd to conduct a heritage study of Tamworth. Their report states that the avenue was also an important memorial to servicemen killed in World War I. In 1936 the *Northern Daily Leader* reported that the RSL and the Light Horse Brigade donated monies to purchase some of the trees for the avenue.^[1]

In 1992 after years of public pressure Tamworth City Council agreed to establish an official register of significant trees. The Council called on members of the public to advise on which trees they believed should be protected and the reasons why. After much community consultation EJE Landscape Consultants from Sydney produced the Register of Significant Trees for Tamworth City Council in 1993 which included the King George V Memorial Avenue of English Oaks.^[1]

In March 2004 Tamworth City Council proposed to remove the trees on the avenue due to ongoing decay of the trees and the forward planning for an access road to future subdivisions at Calala. The plan was to remove the trees and replant with 5–10 metres (16–33 ft) high English oaks at a cost of \$350 - \$2500 each. This caused huge public outcry and a petition of 3,000 signatures was quickly collected resulting in no further action being taken.^{[1][2]}

In August 2010 a development application (DA) was lodged with TRC to use King George V Avenue as the access route for a major subdivision of 500+ lots. This proposal spurred an ongoing campaign by the community and its visitors to save this much loved and historic avenue. Due to the age of the trees and the narrow distance between the trees any increase in traffic flow would mean eventual road widening and loss of the trees as well as the loss of the peace and tranquility afforded by the trees and quiet location.^[1]

In November 2011 another DA was lodged with council to trench through the root protection zone of the trees in order to place a wastewater pipeline. The decision whether to approve this pipeline was deferred in December 2012 pending a comprehensive arborist report as the initial report submitted with the DA did not comply with the Australian Standard AS4709 2009 Protection of Trees in Development zones. The DA was subsequently withdrawn.^[1]

In 2011 a valuation, commissioned by the community, by Thyer Amenity Tree Valuation Services valued the avenue to be worth millions of dollars to the community for its amenity, aesthetics and historic value. Its aesthetic values is evidenced by its prolific use as a backdrop for commercial and personal photography and its amenity values lie in its use for personal and club fitness activities. Over the years this avenue has become one of the most beautiful tourist attractions Tamworth has to offer.^[1]

In February 2013 the National Trust of Australia (NSW Branch) listed the avenue as one of State significance as a rare example of an avenue of English Oaks in NSW and the only one carefully planted to grow and produce an interlocking cathedral like effect from the branches joining overhead. It is of historical significance as it was planted as a memorial to King George V in 1936 from the last of the eras when English Oaks were used for street tree plantings and commemorative plantings.^[1]

From the first decision to plant the avenue to their care and now the current campaign to save the trees King George V Memorial Avenue has been an important part of Tamworth's history for 77 years. It represents a time in history after the Boer War and World War 1 when avenues of honour were popular with communities. After WWI the interest in living memorials waned. It is also a representative of the last era when English Oak trees were commonly used for road side plantings, their use declining due to the difficulty in selecting areas where they would grow successfully.^[1]

In March 2014 the avenue was listed on the NSW State Heritage Register.^[1]

Description

The surrounding land consists of flat alluvial flood plain used for a variety of agricultural purposes, including grain crops, lucerne and livestock grazing. Some of these fields are irrigated using water drawn from the adjacent Peel River. A small number of farm houses are located along the roadway.^{[1][3]:9}

Avenue

The original planting in 1936 comprised 318 trees which were planted along the Lower Nemingha Road (renamed King George V Memorial Avenue).^[1]

King George V Avenue is divided into two sections - the main section runs for 1.5 kilometres (0.93 mi) from the south east end of the main street (Peel Street) heading in a south easterly direction. This section comprises 200 trees of which 140 are of the original planting as well as 60 replacement trees of varying ages. There are 99 trees on the western side and 101 on the eastern side. These trees form a nearly continuous cathedral-like canopy for 1.5 kilometres (0.93 mi) as per the original concept) for the planting.^{[1][4]}

Secondary Avenue

After 1.5 kilometres (0.93 mi) the avenue takes a 90 degree turn to the north- east and runs for 0.5 kilometres (0.31 mi) in a straight line to the Peel River, where the road used to cross via the Two Mile Bridge onto the Upper Nemingha Road (now the New England Highway). The bridge was closed to vehicles sometime between 1936 and when it was washed away in the 1955 floods). Since that time this section of the road has been closed off and used to graze stock. This section of the avenue still has 41 of the original 70 trees. No replanting of the trees in this section has been undertaken.^[1]

The trees are planted 13 metres (44 ft) apart with a gap of 11 metres (36 ft) for the roadway. The trees are planted 1m off the road. The growth of the English Oak is such that the foliage has interlaced overhead forming an arch as per the original intent of the avenue. The avenue then used to extend 100 metres (330 ft) from Two Mile bridge to the Upper Nemingha Road until recently when the trees were removed in 2012 to make way for a carpark and entrance to a church.^[1]

Condition

As at 22 April 2013, the condition of the avenue ranges from excellent to fair depending on the tree. As a whole the avenue is in good condition despite the poor care and management practices to date.^[1]

In 2009 the Australian Tree Consultants (ATC) were commissioned to assess the first half of the longer section of the avenue and found by them to be in varying conditions of health.^[5] In their opinion the trees examined ranged in condition from excellent to over-mature. They also found that the main reason for the relatively recent reduction in the health of the trees has been due to the inappropriate tree lopping practices by energy companies.^[1]

These lopping practices are still being carried out and despite assurances in writing, that the trees would only be pruned in winter to minimise the damage, once again Essential Energy tree crews were pruning the avenue in the recent spring. This is despite their own vegetation management

plan which states in section 7.1 "Significant, special character, protected, memorial and heritage trees may require more frequent trims to minimise impact or the consideration of alternative solutions as detailed in the section of this plan called Alternatives to Pruning."^{[1][6]}

Australian Tree Consultants reported that an ongoing program of care and replacement would ensure the avenue could be maintained in good condition for many years to come.^{[1][5]}

Port Arthur has historic oak trees that are estimated to be 150 years old and despite health issues caused by soil compaction (from tourist access) - they were assessed to have at least another 50+ years left if cared for appropriately.^{[1][7]}

The second and shorter section of the avenue has 40 of the 70 original trees still in existence. These trees were grazed on by stock until steel barriers were installed some years ago. Since that time the trees have partially recovered with some magnificent specimens. They also do not have the regular poor pruning practices carried out by the power companies contributing to their damage.^[1]

In October 2015 an inspection by Andrew Morton of Earthscape Horticultural Services revealed that sections were succumbing to significant decline in health, evidenced by:^[1]

- a number of completely dead trees;
- substantial crown dieback;
- production of epicormic growth;
- substantial pest infestation which has led to branch failures and in the worst cases, collapse of all major primary limbs.

There is also evidence that trees have been declining for some years, indicated by a large no. of gaps in the original avenue (particularly in the section of unformed road running perpendicular to the main avenue) and a number of recent plantings undertaken to fill the gaps left by trees that have been removed. The integrity of the avenue is good.^{[1][3]:19}

Modifications and dates

Since the planning and subsequent 1936 planting of the avenue by the community of Tamworth, the following modifications have been made:^{[1][8]}

- Early 1950s to present day – Paradise tourist park opened at the end of the avenue. Thousands of visitors each year enjoy the shade and amenity of the avenue
- 1955 – Loss of the Two Mile bridge at the other end of the avenue which stopped the road being used as a detour tourist route into town
- 1955 – major floods leaving masses of debris along the avenue
- 1960—70s – installation of high voltage power lines along both sides of the avenue
- 1970s—present day – damaging tree lopping practices by the energy companies
- 1988 – Tamworth Heritage study by Falk Consultants Pty Ltd found that the avenue is also an important memorial for WWI
- 1992 – Tamworth City Council (TCC) responded to community concerns about loss of trees in town by calling for submissions for trees to be added to a significant tree register citing King George V Avenue as the example of trees to be registered
- 1993 – TCC significant tree register (STR) published. The normal practice from here is for the trees to be placed on the LEP as heritage items. This has not been done to date
- Mid 2000 – major upgrade to high voltage powerline along the eastern side of the avenue with the resultant ongoing reduction of the canopy by pruning

- 2009 – metal barriers erected to protect the 40 remaining trees on the shorter section of the avenue. This was done before this section was allowed to be closed off and used to graze stock by the two adjacent farms. The road has been kept as a designated public road to allow visitors to access the trees
- 2010 – submission of a DA to use King George V Avenue as the major access road to a planned residential subdivision with a traffic flow predicted in excess of 3,000 cars per day. The arborist report with the DA stated that the avenue would not sustain constant use as a major traffic route
- June 2011 – submission to council for an upgrade to the power lines that run both sides of the avenue to enable power to be sold to developers
- November 2011 – submission to trench a waste water pipeline beside the avenue for its entire length without the appropriate arborist reports showing compliance with the Australian Standard for the Protection of Trees in development zones AS4970 2009. This pipeline DA was considered by the Joint Regional Planning Panel in December 2012 and decision deferred pending a complete and appropriate arborist report
- 2012 – the last remaining oak trees from the other side of where the Two Mile bridge used to be up to the New England Highway were removed to make way for a carpark and entrance to a church.
- August 2012 – TreeAH was used as a tool to evaluate the heritage significance of the avenue. This was presented at the International Society of Arborists annual conference in Portland by Mark Wadey from Barrell Tree Consultancy^[9]
- September 2012 – extensive tree pruning by Essential Energy contractors in spring despite a letter from the company stating they will only do these damaging practices in winter when the trees are dormant
- November 2012 – DA for stage 1 of the Peel River Estate approved by Tamworth Regional Council for the first 104 lots. Second DA up for public exhibition (closing date 7/1/13) for the next 46 lots. Once 150 lots are approved the Peel River Estate must decide on a second access road to the planned development of 500 lots. To date the traffic plans submitted with the DA's are to use King George V Avenue as the major access to the development. The road in its current form does not comply with AMCORD regulations for road safety and its use as an access will necessitate road widening with the removal of 100+ trees^[10]

At various dates the community have replanted trees as evidenced by the differing ages of the replacements and there is a regular watering program of the younger trees carried out by the community during dry periods. Adjacent lucerne farmers allow irrigation water to go over the fence to water the avenue. Major floods have occurred approximately every 3 – 5 years apart from years when there are long and severe droughts. The oak trees have survived many floods and numerous droughts since their planting and the major cause of their ill health and loss over the years has been the poor pruning practices by the energy companies. They now face an even greater threat from the proposed access road and pipeline.^[1]

Further information

The integrity is good to excellent.^[1]

At the first public meeting about the avenue on 28 February 1936 the townspeople and the Town Beautification and Progress Association agreed that a memorial avenue of English oak trees should be planted in honor of King George V.^[4] It was also decided that for an avenue to be effective the trees should be planted close to the roadway. The Lower Nemingha Road (later renamed to King George V Avenue) was selected because the trees could be planted close enough to the road so that when they reached maturity they would join overhead to form a cathedral-like canopy.^[1]

The avenue has formed this desired canopy and it is still nearly continuous along the 2 kilometres (1.2 mi).^[1]

The 1936 meeting also decided that the town to create a scenic drive close to town to which visitors could be taken. The "Round Drive" still exists but the final 0.5 kilometres (0.31 mi) section is no longer driveable due to the loss of the Two Mile bridge back over the river in the 1955 floods with this portion of the road subsequently being closed to traffic.^[1]

Changes since 1936 have been:^[1]

1. The installation in the 1960-70's of substantial high voltage power lines along the both sides of the avenue. This has necessitated the subsequent extensive and damaging lopping by the energy companies; and
2. The use of the avenue by the occasional high vehicle has also resulted in damage to the canopy.

Heritage listing

The Avenue is of state heritage significance for its aesthetic values as the carefully planned planting has allowed the distinctive growth habit of oak trees to form a cathedral or tunnel like effect as the branches have grown and interlocked over the roadway, making the avenue aesthetically distinctive. It is also one of the longest avenues in NSW being two kilometres (one point two miles) long. Being the only avenue of oak trees planted in NSW, the avenue is aesthetically distinctive and has unique landmark qualities.^[1]

The King George V Memorial Avenue of English Oaks of State heritage significance for its rarity values as the only Avenue of Oaks in NSW. It is the only avenue of oaks dedicated as a living memorial to King George V from the last era where avenues of trees were used to mark historic events and people. It is a rare example of a substantially intact avenue of oaks still surviving in NSW and possibly in Australia.^[1]

Its rarity values are enhanced as the avenue is one of only two memorial avenues to King George V in NSW, the other being an avenue of poplars in Braidwood which does not have the same aesthetic qualities as the avenue of oak trees.^[1]

The item is of state heritage significance as a good representative example of a memorial avenue where this type of planting was enthusiastically embraced by Australian communities for commemorative plantings.^[1]

King George V Avenue of Memorial English Oaks was listed on the New South Wales State Heritage Register on 12 March 2014 having satisfied the following criteria.^[1]

The place is important in demonstrating the course, or pattern, of cultural or natural history in New South Wales.

The avenue is of local heritage significance as a memorial planting planned and organised by Tamworth Council and community as an expression of their appreciation of the benevolent rule of the British monarch King George V after his death in January 1936. The avenue planting project, actively supported by Rotary, and the Tamworth Beautification and Progress Association, is also of local historic significance as the first community project by any service clubs in Tamworth.^[1]

The place has a strong or special association with a person, or group of persons, of importance of cultural or natural history of New South Wales's history.

The historic significance of the King George V Memorial Avenue of English Oaks is enhanced through its association with the local community and its expression of admiration and respect for King George V after his death in 1936. It is also locally important through its association with the local service clubs as their first community project.^[1]

The place is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in New South Wales.

The Avenue is of aesthetic significance at a State level as the carefully planned planting has allowed the distinctive growth habit of oak trees to form a cathedral or tunnel like effect as the branches have grown and interlocked over the roadway, making the avenue aesthetically distinctive. It is also one of the longest avenues in NSW being 1.5 kilometres (0.93 mi) long. Being the only avenue of oak trees planted in NSW, the avenue is aesthetically distinctive and has unique landmark qualities.^[1]

The place has strong or special association with a particular community or cultural group in New South Wales for social, cultural or spiritual reasons.

The King George V Avenue of Memorial English Oaks is of local heritage significance for its association with the Tamworth community the forebears of which designed and planted to a loved king. The public amenity of the avenue and its recreational values are important to the community and contribute to the sense of place in Tamworth.^[1]

The place possesses uncommon, rare or endangered aspects of the cultural or natural history of New South Wales.

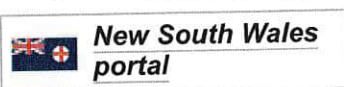
The King George V Memorial Avenue of English Oaks is of State heritage significance as the only Avenue of Oaks in NSW and the only avenue of oaks dedicated as a living memorial to King George V from the last era where avenues of trees were used to mark historic events and people. It is a rare example of a substantially intact avenue of oaks still surviving in NSW and possibly in Australia.^[1]

This avenue is one of only two memorial avenues to King George V in NSW, the other being an avenue of poplars in Braidwood which does not have the same aesthetic qualities as the avenue of oak trees.^[1]

The place is important in demonstrating the principal characteristics of a class of cultural or natural places/environments in New South Wales.

The item is of state heritage significance as a good representative example of a memorial avenue where this type of planting was enthusiastically embraced by Australian communities for commemorative plantings.^[1]

See also



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Attribution

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War Memorial Parks and Gardens

Introductions to Heritage Assets



Summary

Historic England's Introductions to Heritage Assets (IHAs) are accessible, authoritative, illustrated summaries of what we know about specific types of archaeological site, building, landscape or marine asset. Typically they deal with subjects which lack such a summary. This can either be where the literature is dauntingly voluminous, or alternatively where little has been written. Most often it is the latter, and many IHAs bring understanding of site or building types which are neglected or little understood. Many of these are what might be thought of as 'new heritage', that is they date from after the Second World War.

This short guide provides an introduction to the memorial parks and gardens built as war memorials, principally after the First World War.

This guidance note has been written by David Lambert, The Parks Agency, and edited by Paul Stamper.

It is one of several guidance documents that can be accessed HistoricEngland.org.uk/listing/selection-criteria/listing-selection/ihas-buildings/

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HistoricEngland.org.uk/listing/

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Introduction

The First World War changed the nature of commemoration. The memorials of previous conflicts generally took the form of monuments, some of which were located in a pre-existing park, and they were often funded by regiments or wealthy individuals and sometimes by the lord lieutenant (Fig 1). After the First World War ended, the scale of the human loss demanded a different scale of commemoration.

It also demanded a different type of commemoration. While many cities, towns and villages favoured a traditional sculptural or architectural monument, many others (often with ex-servicemen taking the lead) discussed and opted for a memorial which, instead of focussing on the dead, would serve the needs of the living. The arguments often seem to have reflected political divisions, drawing on Lloyd



Figure 1
The South African War Memorial at Crewe of 1904 (listed Grade II) within the Grade II*-registered Queen's Park. Prior to the First World War, war memorials were generally erected by regiments or wealthy individuals.

George's famous vision of homes fit for returning heroes, and on the expectation that public health, housing and working conditions would be transformed in the wake of the War. Such 'living memorials' included homes for bereaved service families or for ex-servicemen, cottage hospitals or hospital wings, public baths, libraries, reading rooms, club rooms and memorial halls; even road improvements and bridges were proposed as a form of war memorial.

Parks, gardens, playing fields and avenues fell into this category of living or useful memorials. They provided not only for veterans and widows, but also for the next generation of young people, offering in the words of one dedicatory speech, a place where 'all people, young and old, could enjoy the beauties of nature in lovely surroundings, near to the centre of the town.' They also had a spiritual dimension: in the words of the War Memorials Advisory Council which was set up by the Royal Society of Arts in 1944:

'For the whole population the smooth current of peacetime life and the contentment of a quiet mind are shattered by the hideous calamity of war. Nature herself can best restore the balance which man's misguided mechanical ingenuity has so cruelly disturbed.'

The choice of a public park, garden or recreation ground also reflected what was often a lack of open space in new urban areas or in villages lacking sports facilities, where it stems from a pre-war move to create recreation grounds to meet the growing interest in health and the outdoors. Their geographical spread is wide but restricted to areas where land, unless gifted, was available for purchase. As a result, few memorial parks were laid out in older urban areas; it has also been noted that larger towns and cities often favoured

substantial building projects such as a museum or hospital as a war memorial.

Memorial parks and gardens are generally, though not always, modest in terms of design and materials, and were often laid out by the borough surveyor working with a local nursery. They tend to have more provision for sports and games than the public parks of the previous century, and a looser, less rigid hard-landscape structure. This partly reflected budgets but also a new culture of open-air recreation and activity.

Numbers are still unclear. There are currently 339 gardens and 212 parks or playing fields listed on the Imperial War Museum War Memorials Archive, but it appears likely that there are still more to be recorded. At a national level, Fleetwood Memorial Park in Lancashire, Gheluvelt Park in Worcester and Coventry War Memorial Park are included on Historic England's *Register of Parks and Gardens of Special Historic Interest* at Grade II. Rowntree Park, York, which was originally dedicated as a memorial park after the First World War, is also included at Grade II. Astley Hall Park and Clitheroe Castle grounds (both in Lancashire) were both acquired by local authorities as memorial parks after the First World War, and are both registered at Grade II, but not principally for that memorial function.

In addition, the *Register* also contains two Grade II-registered war memorial gardens: Geoffrey Jellicoe's intimate and subtle War Memorial Gardens in Walsall, opened in 1952, and the War Memorial Gardens at Nottingham, opened in 1927. The latter should arguably be considered a park: the registered site comprises 2.7ha, but this in fact is only the ornamental core of the total area of land donated by the local industrialist Sir Jesse Boot in 1920. In total this memorial landscape comprises about 14.7ha, of which 12ha were dedicated to recreation grounds and playing fields for the adjacent schools (Fig 2).

More research remains to be done on memorial parks and gardens as a type, and they have received surprisingly little notice in either the literature of war memorials, or in surveys of twentieth-century landscape and garden design.

Over the years, architectural and sculptural memorials have attracted greater attention in terms of historic interest and conservation than memorial landscapes. However, those monuments are often physically set in a garden or park which is integral not only to their setting and enjoyment but to their cultural meaning. The open space and the monument provided for different aspects of memorialisation and different, but complementary, needs in the community. To focus only on the monument and its generally sombre character is to overlook the extent to which mourning was balanced by a desire to look forward, and the extent to which both post-war periods were coloured by a political determination to secure a better future.

While, as will be seen, most war memorial parks and gardens originated after the First World War, a significant number were also created as Second World War memorials. In this advice, the emphasis is on designed landscapes created after the end of the First World War, although it does look ahead to what happened after later conflicts. Brief notice is also given to wider memorial landscapes, although the topic lies beyond the scope of the present document.



Figure 2
Nottingham Memorial Gardens. The Grade II-registered gardens are only the core of the memorial landscape, most of which comprises playing fields for the neighbouring schools. The Memorial Arch, unveiled in 1927, is Grade II-listed.

1 History and Character

1.1 Terminology and definitions

War memorial parks and gardens comprise a range of different types of designed landscape, varying widely in size and design. Some are small sites, designed as no more than the settings to a sculptural or architectural memorial; some are gardens in which such a memorial is an important but subsidiary part, often in its own planted setting; some are public parks largely comprising sports pitches; and some are parks with a range of traditional amenities such as bandstands, lakes and ornamental planting alongside the usual provision for sports such as tennis or bowls (Fig 3). The typology should also include memorial avenues and bigger planting schemes such as the Whipsnade Tree Cathedral (Bedfordshire) and the National Arboretum at Alrewas (Staffordshire), where 'our nation remembers.'

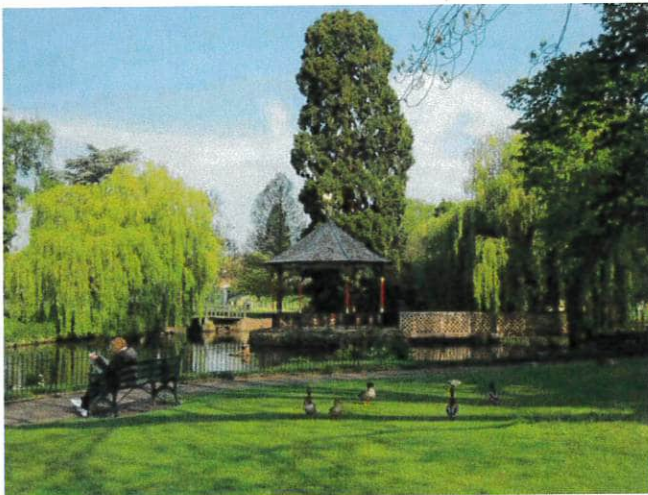


Figure 3
Gheluvelt Park, Worcester (registered Grade II), named after the 1914 battle in which the Worcester Regiment played a distinguished part. Opened in 1922, its character is largely that of a typical late Victorian or Edwardian public park.

Complicating a general lack of historical awareness, a number of these parks no longer have 'war' or 'memorial' in their common name. Full dedicatory names associated with memorial recreation grounds or playing fields are quite often dropped as a matter of common usage. But the names of parks can also change: as referred to above, Rowntree Memorial Park in York is now known as just Rowntree Park (Fig 4); Carr Bank Memorial Park in Mansfield (Nottinghamshire) is now Carr Bank Sculpture Park, while in several examples, such as Gheluvelt Park, Worcester, or the very recent Chavasse Park in Liverpool, the memorial origins are not explicitly reflected in the name.

Inevitably, given the local nature of their development and subsequent maintenance, the taxonomy of these memorial landscapes is inconsistent. War memorial parks, war memorial playing fields,



Figure 4
Rowntree Park, York (registered Grade II), an early photograph taken when its name still included the word 'Memorial'.

war memorial garden or gardens, and gardens of remembrance, are all names which are interchanged. In some places, both 'park' and 'garden' are in current usage for the same site.

The names of memorial landscapes reflect the size of the site but there is no consistent threshold: Sileby War Memorial Park (Leicestershire) is 1.5ha., while Kirkham Memorial Gardens (Lancashire) are 4.5ha (and often referred to as Memorial Park). The names more often reflect the use of the site: a quiet, contemplative space, with formal features tends to be thought a garden, while a more active area, with a predominance of sports facilities, tends to be thought a park.

A memorial garden may be a small separate garden in a village, town or city, or it may be an enclosure within an earlier park such as the Memorial Gardens laid out around the war memorial in the recently restored Clifton Park, Rotherham (South Yorkshire). Memorial gardens generally contain ornamental planting and an architectural monument as a focal point.

Confusingly, while used for public gardens, it should be noted that the terms 'memorial garden/s' or 'garden/s of remembrance' are also frequently used for sites dedicated to the interment or scattering of ashes, unconnected with war memorialisation. These need to be distinguished from similarly named sites whose purpose is recreation. They are generally located in cemeteries or crematoria grounds and should be considered a sub-group of cemeteries rather than public parks.

To add to the confusion, there are examples of cemeteries which have been re-named Memorial Parks: West Norwood Cemetery and Crematorium (in the London Borough of Lambeth), was temporarily known from the 1970s to the 1990s as West Norwood Memorial Park, and the registered Flaybrick Memorial Park in (Lancashire) is a nineteenth-century cemetery. St Martin's Memorial Park in Tipton (West Midlands) is a closed churchyard.

Given that the terminology is inconsistent, it may be helpful to propose a typology for war memorial landscapes, regardless of name.

A provisional breakdown might include:

- Small garden settings to war memorials, under 0.5ha
- Ornamental gardens containing war memorials with no sports or games facilities, 0.5ha-2ha
- Public parks chiefly comprising sports pitches (recreation grounds), 2-5ha
- Public parks with a traditional range of amenities (for instance, bandstand/ornamental lake/café/toilets/ornamental planting), as well as limited sports provision (tennis, bowls), 2-10ha
- Large public parks with typical park facilities but with majority of space dedicated to sports provision, any size
- Other kinds of dedicated public open space (for instance, countryside), any size

1.2 Public parks and commemoration

As venues for large-scale events, public parks played their part in Armistice Day and Peace Day celebrations in November 1918 and July 1919. On 23 November 1918, fifteen thousand wounded ex-servicemen gathered in London's Hyde Park to be publicly thanked by the King. This was also the scene of a gigantic choral celebration on 24 May 1919 with an Imperial Choir of ten thousand singers with massed military bands and fireworks over the Serpentine, witnessed by vast crowds including the King and Queen. In Huddersfield the programme for Peace Day focussed on a procession from the Town Hall to Greenhead Park; in Stockport over twenty thousand children wearing fancy dress gathered in Alexandra Park, Vernon Park and other open spaces to sing hymns and patriotic songs accompanied by bands; in Rochdale there was dancing to the bands in the parks; and in Hackney the Peace Day celebrations included processions of schoolchildren to Victoria Park, Springfield Park and the Downs.

Parks also provided the venue for counter-demonstrations: a 'jarring note' was struck in July 1919 by a march in Manchester of unemployed ex-servicemen 'a battalion strong and more' from Albert Square to Platt Fields, while two days after the royal visit to Hyde Park in May 1919 it was the scene of a rally of ex-servicemen demanding work and a minimum wage, which ended with rioting in Parliament Square.

Parks were of course already established as a repository for monuments of one sort or another, commemorating local or national figures or events, and after the First World War many authorities chose their principal park as the site for a war memorial. Examples of fine war memorials inserted into older landscapes include Edwin Lutyens' arch in Victoria Park, Leicester (Listed Grade I) and his cenotaph in Watts Park, Southampton (Listed Grade II*). Others include those in Weston Park, Sheffield; Victoria Park, Widnes; Ashton Gardens, St Anne's on Sea; Albert Park, Middlesbrough; Barrow Public Park (Fig 5),

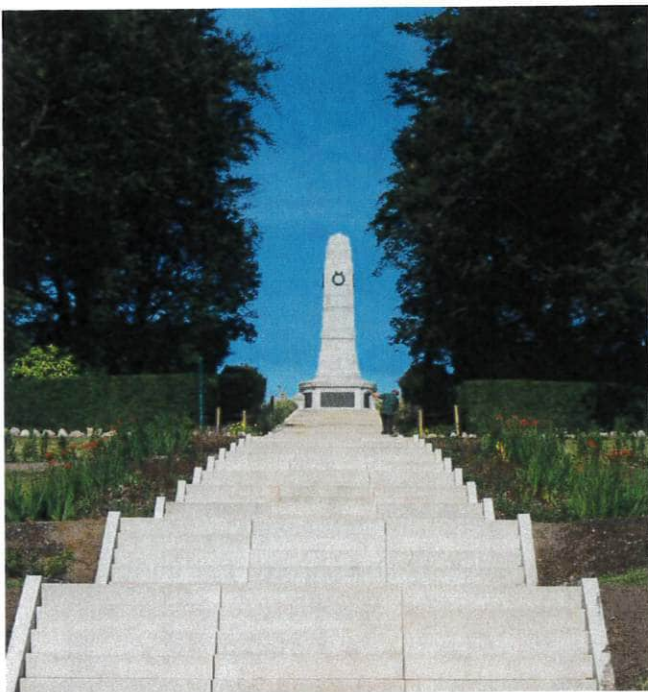


Figure 5

An example of a First World War memorial in an older park: the Grade II-listed memorial in Barrow Public Park (Cumbria), erected in 1919 to the 616 men of the town who died in the conflict.

Christchurch Park, Ipswich; and Central Park, in the London Borough of Newham, all of which have received HLF park restoration grants in recent years.

1.3 Parks as war memorials

The decision over what form a war memorial should take was generally made by a local war memorial committee, of which thousands were formed towards the end of and after the First World War in cities, towns and parishes across the UK. These were generally set up after a public meeting called by a civic leader such as a mayor or council chair, who would then convene a steering committee, but generally they remained independent of local authorities. In addition to determining the form of the memorial they were also responsible for the fund-raising required to meet the cost of construction: it was widely considered an important part of the memorialisation that fund-raising should be voluntary rather than draw on public funds. This independence was felt to be a strength: when in 1922 a gigantic national memorial on the corner of Hyde Park was proposed by the artist Frank Brangwyn, one of the scheme's opponents, H G Watkins, argued in the *Architects' Journal*:

'Since the war the outstanding feature of the great movement to erect war memorials in this country had been the universality of the smaller monuments, and the multiplicity of these in villages, churches, clubs, etc., which was very characteristic of the love of home and the individualistic spirit of the British people.'

The choice of memorial varied widely, and can be divided broadly into monumental and utilitarian. Many favoured an architectural monument which would possess the necessary gravitas, feeling uneasy about more utilitarian proposals. A leader in the *Hackney Gazette* for 23 May 1919 remarked:

'A Memorial should be one which the public could not fail to associate with the Great War, and its object, from this point of view, should be unmistakable. We are afraid that

some of the schemes suggested – notably at Shoreditch, where an extension of the public baths is being advocated – scarcely answer to the description of a Memorial at all, however excellent they might be as monuments of municipal enterprise.’

But others chose to focus on the future. The Coventry war memorial appeal, to provide a new park, argued that provision for games and exercise would be ‘of the greatest value in the healthy development of the young people of the City’, while the speech of dedication at Rockley Memorial Park (Nottinghamshire) in 1927 referred to it as ‘a memorial which would endure, be worthy of the sacrifices made, and give joy to generations to come.’

The park movement had evolved into a new phase by the early 1920s. The National Playing Fields Association was formed in 1925 to champion ‘the vital importance of playing fields to the physical, moral and mental welfare of the youth of the country’, and the Victorian emphasis on formal horticultural display and passive recreation had given way to a more modern aesthetic based on exercise and sport. Throughout the 1920s and 1930s new parks reflected this emergent spirit which continued to be reflected in the design of the war memorial parks of the 1940s. Stylistically there was little development between the 1920s and the 1940s, other than a faint reflection of contemporary fashion: Arts and Crafts motifs for example are evident in a number of First World War memorial gardens, such as that in Broomfield Park (London Borough of Enfield) (Fig 6), while others contain garden features popular in the inter-war period such as rock gardens.

After the Second World War, commemoration was again organised by local war memorial committees, and again parks and gardens were often considered the most appropriate form of living memorial. Where public opinion was sought there is evidence of a very strong antipathy towards monumental memorial. While there was some debate after the First World War, it seems that objections to sculptural and architectural memorials had hardened by the 1940s. The

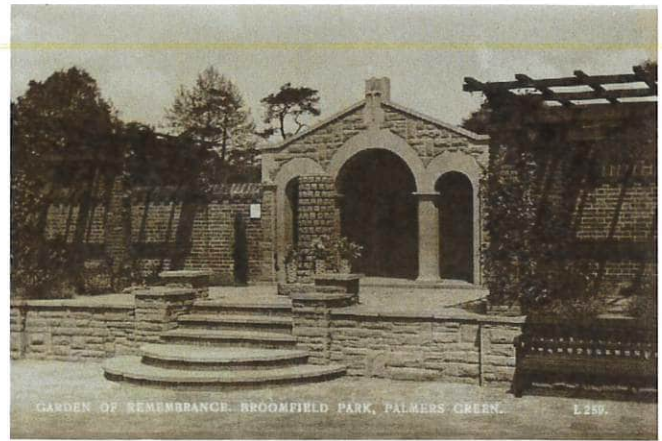


Figure 6
The memorial garden in Broomfield Park (London Borough of Enfield), a design influenced by the pre-war Arts and Crafts movement. Registered Grade II.

Mass Observation Bulletin for November 1944 recorded a common factor running through replies to questions about the form memorials should take after World War Two. Under the heading, ‘No Stone Memorials’ it reported a common theme, that ‘practically no one wanted costly erections in stone.’ ‘Most people wanted a memorial which would be useful or give pleasure to those who outlive the war’ and favoured ways of ‘commemorating the dead through the daily lives of the living.’ One soldier’s wife remarked, ‘Preserve us from the erections of the last war! If we must have memorials, they had better be parks, trees, libraries, things that [a] town or village **needs**.’ However, there were inevitably fewer such parks developed, as memorialisation frequently took the form of adding to an existing memorial, and in many places the local demand for a park had by this time been satisfied.

1.4 Gardens of remembrance

Gardens of remembrance or memorial gardens, characterised by a highly ornamental character created in hard and soft landscaping, were generally laid out either as new gardens (Fig 7), or as enclosures within older parks. Such gardens were intended, in the words of the War Memorials Advisory Council, to be ‘places of rest and meditation’. In the words of one London councillor recommending a new garden as a memorial:

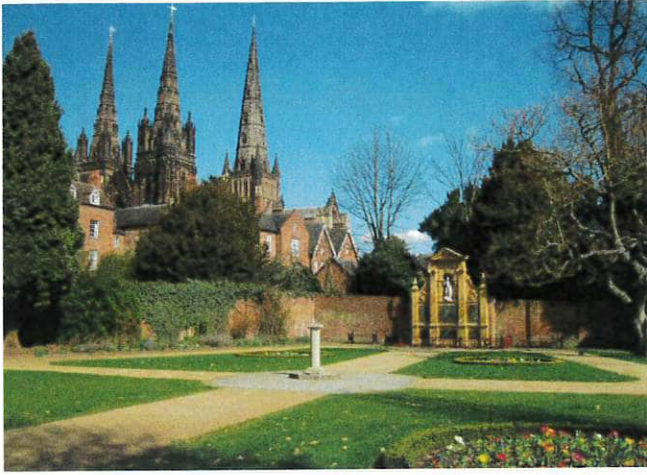


Figure 7
The Garden of Remembrance, Lichfield (Staffordshire), opened in 1920, adjacent to but quite distinct from the adjoining Museum Gardens. It forms part of the Grade II-registered Cathedral Close and Linear Park.



Figure 8
The Garden of Remembrance in Corporation Park, Blackburn, unveiled in 1924. The park, registered at Grade II, was opened in 1857.

‘the laying out and maintenance of the enclosure as a beautiful little garden should be as much a part of the Memorial as the erection of a piece of sculpture. It should be treated worthily and reverently as a little piece of Stoke Newington belonging to the men who went from our Borough to fight for their native land. Here, where they themselves were wont to pass, flowers, through all the changing seasons of the year, would greet their memory.’

Good examples of First World War memorial or remembrance gardens inserted into earlier parks include Corporation Park, Blackburn in Lancashire (Fig 8); the Garden of Remembrance at Broomfield Park; the Garden of Remembrance, Clifton Park, Rotherham; and Towneley Park, Burnley. However, some memorial parks, such as Hyndburn (Lancashire), do contain a discrete Remembrance Garden. One loss has been the garden of remembrance at Wickford (Essex), destroyed when new flood defences were built along the boundary of the park in 1960. Although not explicitly a separate memorial, the rose garden at Fleetwood Memorial Park was probably designed with an awareness of the intensely symbolic nature of roses in the national grief after the First World War.

1.5 Designers and designs

As indicated above, as a type, designed memorial landscapes include a wide range of different forms, from small formal gardens to large expanses of playing fields. As noted above, they were generally laid out to a design by the borough surveyor or a local nursery firm. This was largely a matter of cost: because the funding was raised voluntarily it rarely provided for extravagance and, although labour was often cheaply provided through unemployment relief schemes, the specification for materials and features tended to be modest.

While there is rarely evidence of professional landscape designers being involved, there are exceptions. In 1925 Thomas Mawson produced a design for the adaptation of the late nineteenth-century recreation ground at Kirkham (Lancashire) as a memorial garden (Fig 9), and he was also consulted on the layout for the Memorial Park at Padiham near Burnley (Lancashire), opened in 1921, but in both cases the commission may have been due to his ownership of the local Lakeland Nurseries, rather than his international reputation. Barron and Son, founded by the leading nineteenth-century designer William Barron, was involved in the design of Heanor Memorial Park (Derbyshire) after the Second World War, but this again was probably due to Barrons being the leading local nurserymen. Elsewhere, Percy Cane

was responsible for rock and water gardens at Coventry War Memorial Park in 1926, while after the Second World War Geoffrey Jellicoe designed the 2ha. Walsall Memorial Garden, opened in 1952, Peter Shephard was responsible for an Anglo-American Garden of Remembrance at Tewkesbury (Gloucestershire), and Peter Youngman designed a memorial garden in the churchyard of St John's Church, in the London Borough of Croydon.

Modest budgets meant that gradual development was also characteristic of these parks. Funds were dependent on voluntary subscriptions as a matter of principle, and although occasionally a local authority would assist, economic conditions were difficult in the wake of both wars. An article on the opening of Padiham War Memorial Park refers to introducing further features 'when times come normal.' At Gheluvelt Park, a separate appeal was required to fund the monumental gates, which were added eight years after the park was opened. Council minutes in Coventry make clear that renewing the housing stock was the more urgent call on funds, and the days of generous government loans for parks had passed. In most cases, the opening of the park was followed by several years during which further amenities and features were added as funds allowed.



Figure 9
The Memorial Park at Kirkham, Lancashire, on which Thomas Mawson advised. This has a strong formal design with an axial walk aligned on the church spire.

While Willenhall Memorial Park on the edge of Walsall was formally opened in 1923, it was incomplete: the bandstand was built in 1927, and a pavilion, shelter, clock and aviary were added in the 1930s.

A memorial park often grew from a pre-existing aspiration for a public park. In Romsey in Hampshire, a park had been discussed for many years before the First World War, and the end of the War gave the campaign fresh impetus under the banner of commemoration. What was laid out was a traditional public park of some 2ha. complete with bandstand and ornamental planting (Fig10). Negotiations to purchase the estate which became Gheluvelt Park were opened as early as 1912, while the Memorial Park at Herne Bay in Kent was created on a site where a park had first been proposed in 1894. In other cases, as at Kirkham, a pre-existing park was adopted as a memorial. At Chingford in Essex, the Memorial Park was laid out in 1930 around the pre-existing war memorial garden. The site was extended to some 3.8ha. and became the Urban District Council's first municipal park, with a range of amenities including a bandstand and ornamental pond as well as sports pitches and a bowling green.



Figure 10
An early view of Romsey Memorial Park (Hampshire), opened in 1920; the Grade II-listed war memorial was unveiled in 1921. As the principal park in the town it contained most of the amenities associated with a typical public park.

Among common features, commemorative gateways are perhaps the most notable (Fig 11). Materials are generally local but brick and wrought iron or mild steel are more widespread than might have been the case amongst earlier public parks. The grade II-listed gates at Ashbourne Memorial Park are in finely carved red Hollington stone (Fig12) while the imposing gates to Fleetwood Memorial Park are a theatrical composition using rendered masonry and timber (Fig13). Fine examples of memorial gateways include those Gheluvelt Park, Herne Bay (Kent), Heanor War Memorial Park (Derbyshire) and Pelton Fell War Memorial Park in Chester-le-Street (County Durham).

The design of many sets of gates included dedicatory plaques attached to the gate piers, which in some cases also include a roll of honour. At Fleetwood there were bronze bas-reliefs of a soldier and a sailor, one of which was subsequently stolen. At Pelton Fell, wrought iron wreaths were worked into the gate design matching those on the war memorial in the park. In many instances, the name of the park and its memorial function is prominently displayed, either as part of the ornamental metalwork of the gates or in carved stone.

Some war memorial parks, such as Coventry or Fleetwood, contain an imposing sculptural or architectural monument as a focal point. Elsewhere, a monument may be contained in its own discrete enclosure of paving, dwarf walls, or planting, either hedges or flower beds. However, many memorial parks do not contain a monument, the open space and its recreational facilities themselves serving as the memorial.

Memorial parks were often chosen as the location for one of the 264 'war-battered' tanks (sometimes accompanied by captured field guns), presented at the end of the First World War to towns around the UK in recognition of efforts in selling war bonds. All but one, at Ashford in Kent (listed Grade II), were later removed, many as part of the drive for scrap iron during the Second World War. In Ashbourne the presentation of a German gun for the new park was ambushed by indignant veterans, who hauled it away and dumped it in a lake.



Figures 11 (top), 12 (middle), 13 (bottom)
 Top: Dawley Memorial Park (Telford & Wrekin), opened in 1902 to mark the coronation of Edward VII and rededicated as a memorial park after the First World War. A prominent display of the commemorative function is characteristic of memorial park entrances.
 Middle: View of the Grade II-listed gates at Ashbourne Memorial Park, Derbyshire, which was opened in 1922. © David Hallam-Jones
 Bottom: The entrance to Fleetwood Memorial Park (Lancashire), a theatrical construction of rendered masonry and timber, originally incorporating brass bas-reliefs in its ironwork. Here an existing park was redeveloped in 1925 by the noted town planner Sir Leslie Patrick Abercrombie (1879-1957) into a memorial to those who fell in the First World War.

1.6 Memorial avenues and trees

Avenues were widely considered as memorials after both World Wars. *Roads of Remembrance as War Memorials*, a pamphlet published in 1920, advocated the planting of trees along existing highways, as well as the construction of new roads as memorials. At East Keswick (West Yorkshire) in the early 1920s, a row of seventeen lime trees was planted leading from the war memorial cross along the road leading out of the village, each with a plaque commemorating one of the parish's dead. In Croydon, in south London, the Promenade de Verdun was laid out in 1923 on the Webb Estate to commemorate French sacrifices on the Western Front. It extends a third of a mile, and ten tons of French battlefield soil was imported to plant a line of Lombardy Poplars. At the south-east end is a tall obelisk, dedicated to the French soldiers who died in Petain's stand against the Germans in 1916.

Avenues also feature within a number of war memorial parks. At Herne Bay in Kent, an Avenue of Remembrance planted with horse chestnuts, recently diagnosed with bleeding canker, leads from the entrance (to which ornamental gates were added by the British Legion in 1932) to the central war memorial. Fleetwood Memorial Park is designed around a series of axial walks focused on the central memorial and includes an avenue dedicated to the Fallen of the First World War. An avenue of lime trees was planted from the Dartmouth Avenue entrance at Willenhall War Memorial Park (West Midlands) in the early 1930s. An avenue leads to the war memorial in Heanor Memorial Park (Derbyshire), laid out after the Second World War (Fig14). At Wickford Memorial Park, near Basildon (Essex), also laid out after 1945, the park was planted unusually with two rows, an inner row comprising smaller flowering trees.

Memorial trees were also planted singly or in informal groups in a number of parks. At Coventry some 249 trees were planted individually along the paths as memorials to the dead of the First World War, but the tradition has continued and there are now approximately 800 memorial



Figure 14

The avenue at Heanor Memorial Park, Derbyshire, opened in 1951. Conceived in 1945, the park included a new war memorial but was primarily so 'all people, young and old, could enjoy the beauties of nature in lovely surroundings'. Facilities included tennis courts and a children's playground.

© Paul Brentnall

trees not only to service dead but to civilians. Take-up in the 1920s may have been slow, as from the outset the Council charged for both tree and plaque; in 1923 the charge was 25 shillings (over £300 in today's prices). Chobham Recreation Ground in Surrey, purchased as a war memorial after the First World War, was subsequently planted with thirty-two chestnuts, one for each man who died in the Second World War, commemorated on a bronze plaque on the gate piers. The war memorial at Downham in Essex took the form of a nurses' home and also a planting of 27 oak trees for the 26 dead from three villages, the first tree being planted beside a memorial tablet with the full roll of honour.

Tree-planting was often ritualised as part of a local commemoration. At Fleetwood, the memorial avenue trees, one for each of the Fallen, were planted by the servicemen's children; similarly, at Downham, the individual oak trees were each planted by the next of kin with a name plate attached by a length of telephone cable cut from a reel brought back from France.

Name plaques were attached to memorial trees at many sites, whether planted in an avenue

or singly. Good examples survive at the War Memorial Parks in Coventry and the avenue at Wickford (at both, the plaques are of metal and mounted on low concrete plinths), but in most cases they have been removed or lost. Memorial trees, and in particular the use and disappearance of name plaques either attached or adjacent to trees, is a subject which deserves further research. As with war memorials and memorial parks in general, the deliberations of war memorial committees, most of whose proceedings survive in local record offices, are a rich source of detailed information which, apart from commendable examples of local history research, has scarcely been tapped.

1.7 Sports facilities

The other common characteristic of memorial parks is the provision made for sport, play and formal recreation. Facilities were provided for both veterans and the younger generation, and included bowling greens, tennis courts, football and cricket pitches, and playgrounds. Many memorial parks are now regarded or even renamed 'recreation grounds' in recognition of this dominant characteristic. In most parks over a certain size, a large proportion of the site was, and often still is, dedicated to such use. Sports pavilions often have a memorial function: at Padiham Memorial Park, which had been opened in 1921, the Second World War memorial was a new pavilion and sports club, with 54 individually dedicated seats around the cricket pitch, although these were in poor condition by the mid 1980s and subsequently removed. A memorial plaque on the pavilion reads: '1939-1945 / In memoriam / Ye that live on / Mid English pastures green / Remember us & think / What might have been'.

The strong emphasis on sport can be seen in numerous examples. Forster Memorial Park in the London Borough of Lewisham, donated by the local MP in memory of his two sons killed in the First World War, is a 17ha. site largely devoted to playing fields, although with some notable ancient woodland around its perimeter. North Walsham Park (Norfolk) is a 4.5ha site largely laid

out for playing fields with a hedged enclosure around the war memorial. Oatlands War Memorial Playing Fields in Surrey (now Oatlands Recreation Ground), was laid out in 1919, alongside the War Memorial Allotments. The Mobbs Memorial, commemorating Edgar Mobbs, DSO, who played rugby for Northampton and England, in Northampton's Garden of Remembrance in Abington Square, features panels depicting both the battlefield and the rugby pitch.

1.8 Landscapes of remembrance

Although provision for formal sport and active recreation was the dominant feature in most war memorial parks, other kinds of terrain were also sometimes acquired as memorials. In 1921 Sir Thomas Rowbotham, former Mayor of Stockport (Greater Manchester), presented some thirty-six hectares to the town in memory of its war dead to form Woodbank Memorial Park. The 1949 town guide said the park was 'beautifully wooded and, skirted by the river Goyt, presents striking natural views. The bluebells in the woods are a feature almost unequalled in any public park in the country.'

At Radcliffe-on-Trent in Nottinghamshire a local landowner, Lisle Rockley, purchased some nine hectares to create a memorial to the men of the village and to his son. The land comprised chiefly 'a stretch of the cliffs a mile long, covered with trees and tangled undergrowth. Vistas have been cut through, waterfalls constructed by tapping hidden springs, dell walks made down to the river, and a grass promenade 36 ft. wide laid out along the top of the cliffs, with two small parks abutting. More than 10,000 ornamental shrubs, flowering trees and evergreens have been planted.'

'Natural landscapes' – places of beauty and contemplation – were also given *in memoriam*. In the Lake District the Fell and Rock Climbing Club donated 3,000 acres of land including Great Gable to the National Trust in memory of club members who had died in the war; Scafell, and Piel Island were similarly gifted. The War Memorials Archive records a further fourteen

examples of land donations as war memorials, mostly in the Home Counties, although these form a far from complete inventory.

1.9 Memorial parks and urban planning

In a limited number of instances, memorial parks were developed as part of a piece of large-scale of town-planning. At Fleetwood in Lancashire), a 7ha. site was laid out to designs by Sir Patrick Abercrombie in 1925-6 on the former grounds of Warrenhurst House as an integral part of a new residential development. Willenhall Memorial Park on Walsall's urban fringe was part of a bold new council housing scheme, aiming to create homes fit for heroes in a green setting. It was a Park and Garden City combining open space for informal recreation with areas of woodland, laid out on the site of former mine-workings. The work was overseen by a War Memorial and Town Development Committee, and Walsall was ahead of its time in seeing a park as a key part of good quality housing development. The land used for the Memorial Park at Wickford was acquired after the Second World War as part of a planned public housing development and earmarked for recreational purposes from an early stage. Early designs show a clear planned relationship between the housing and the park, with a central residential avenue leading to a community hall set on the edge of the park and tied into it with formal tree planting.

In a small-scale version of homes fit for heroes, some memorial parks were associated with cottage-housing designed for returning servicemen, often disabled. The 'City of Worcester Homes for Disabled Sailors and Soldiers' in Gheluvelt Park were integral to the park design from the outset (Fig15), while housing for elderly village residents was part of the plans for Pinner Memorial Park (London Borough of Harrow) created out of the West House estate. Thomas Mawson had championed the idea of housing for disabled veterans in *An Imperial Obligation* (1917), the book he produced after his son James was killed at Ypres. Mawson's model village included not only market gardens and allotments but

also a recreation ground with bowling green, tennis courts and clubhouse as well as a war memorial in a formal garden setting located in a central position in the village, and gardens for the hospital to include a bowling green and flowerbeds.

In some instances, a group of war memorials was enabled by generous fund-raising. In Ilford for example, the £10,000 raised by the memorial appeal after the First World War was used to purchase the site for the War Memorial Gardens, to erect a monument, to build a children's wing to the hospital and to build a memorial hall. The park thus has a group value associated with these other memorials as well as its own specific significance. To modern eyes, some of these juxtapositions can seem incongruous, but recognising the extent and diversity of memorial parks and gardens is essential to understanding the nature of commemoration.



Figure 15
The City of Worcester Homes for Disabled Sailors and Soldiers were incorporated within the design of Gheluvelt Park from the outset.

© P L Chadwick

2 Change and the Future

Memorial parks now face the same threats as all parks maintained by local authorities; central government policy has resulted in unprecedented cuts to non-statutory services such as grounds maintenance, and these cuts are set to continue for at least another three years, by which time maintenance budgets will have been cut by 60-90 per cent from 2010 levels. Like all parks and like many other war memorials, their features are vulnerable to vandalism and metal-theft. In

addition, many memorial parks, while highly significant in terms of their intangible heritage of civic commemoration and personal histories, were not only physically modest designs, but were often spaces dominated by formal recreational provision. Combined with their all being relatively recent in origin, this has meant that their historic landscape interest has been undervalued at a national level and is only now being addressed.

3 Further Reading

Very little has been published on war memorial parks and gardens, and they feature little in surveys of architectural and sculptural memorials, such as Alan Borg's *War Memorials from Antiquity to the Present* (1991), Derek Boorman's *At the Going Down of the Sun* (1988) or the more easily accessible publication *War Memorials in Britain* by Jim Corke (2005). Boorman shows an appreciation for a well-tended garden, but generally memorial parks and gardens are viewed as little more than the setting for the monument.

In (2014), the Garden History Society published a special edition of *Garden History* (42: supplement 1) commemorating the First World War, which includes 'A Living Monument': Memorial Parks of the First and Second World Wars' by David Lambert. Kristine F Miller's *Almost Home: The Public Landscapes of Gertrude Jekyll*, University of Virginia Press, 2013, includes a chapter on Jekyll's designs for the Commonwealth War Graves Commission cemeteries.

The best general account of war memorialisation is given in Alex King's *Memorials of the Great War in Britain: The Symbolism and Politics of Remembrance* (1998). Hazel Conway's 'Everyday Landscapes: Public Parks from 1930 to 2000', *Garden History* 28:1 (2000), gives a useful summary of the shifting priorities in park design.

The UK War Memorials Database (<http://www.ukniwm.org.uk/>) administered by the Imperial War Museum has entries for over two hundred war memorial parks and gardens, which comprise a proforma with basic survey information and, where known, references to archival and photographic material. The North East War Memorials Project has a similarly impressive depth of local research (<http://www.newmp.org.uk>).

The War Memorials Trust, which promotes the protection and repair of all forms of war memorial, co-published with English Heritage, the Garden History Society and Historic Scotland *Conservation and Management of War Memorial Landscapes* (2012), which provides guidance on the treatment of landscape in war memorial conservation projects.

More has been written on memorial tree-planting. In the late 1990s, Paul Gough published a useful series of papers relating primarily to memorial landscapes on battlefield sites, such as 'The Sacred Turf: War Memorial Gardens as Theatres of War (and Peace)' in English Heritage, *Monuments and the Millennium* (2001), 228-36, and 'Conifers and Commemoration – the Politics and Protocol of Planting,' in *Landscape Research*, vol.21, no.1 (1996), 73-87.

A number of parks have been investigated by county gardens trusts, details of which are continuously uploaded to the database of Parks and Gardens UK (<http://www.parksandgardens.org>); a short but useful article on First World War memorial parks in Sussex was included in the 2014 *Yearbook* of the Association of Gardens Trusts. A good deal of information on individual memorial parks is included on the London Historic Parks and Gardens Trust database (<http://www.londongardensonline.org.uk>).

Some of the best historical material has been published by local historians online, where detailed accounts of some memorial parks and gardens can be found by a simple name search; for example the Fampoux Gardens in Bournemouth at <http://www.wintonforum.co.uk/fampoux.html>; Easingwold Memorial Park at http://www.easingwold.gov.uk/park_history.htm; or Earby Memorial Park at http://www.pendle.gov.uk/info/200032/deaths_funerals_and_cremations/94/bereavement_services/14. Also, a number of local authorities or Friends groups have uploaded the conservation management plan for a specific park, for example that for Herne Bay Memorial Park can be found at <https://www.canterbury.gov.uk/leisure-countryside/things-to-do-in-the-district/parks-and-gardens/memorial-park>

Many more narratives remain to be recovered, especially from local newspapers. Increasingly these are available online via the British Newspaper Archive (<http://www.britishnewspaperarchive.co.uk/>).

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We oppose the High Density and Medium Density Development in Windermere Road as residents.

We have lived in the area now for 13 years and have enjoyed the sense of community, heritage and significance in the area. We wish to preserve that going forwards.

A. What is the memorial?

1. With regard to Windermere Road and the associated other 14 avenues the first question to consider is what is the memorial?

Historical records

2. The information on the "Memorial Streets and Their Original Plantings and Dates Planted"¹ shows Windermere Road to have 64 Fraxinus Ornus planted in 1947. When considering the request it was initiated around 14 July 1943.
3. By 25 March 1946 there was a public meeting "to further the project that certain streets in the district to be planted with trees as memorials to the fallen servicemen of the district". The focus was on side streets, not likely to carry arterial traffic.² By 20 August 1946 trees were planted in five of the avenues.³
4. By 13 May 1946 Windermere Road was being considered.⁴
5. There was no mention in those reports of refining the memorial to the trees and consideration was given in the reports to the width of the road, the traffic density of the road, the minimum width of the footpath, with the focus of a Memorial Street.
6. Plaques were added to the streets by way of public subscription. The trees were paid or by "some contribution should be made forwards the costs by residents of the district"⁵

How other avenues are treated

7. Comparing other avenues such as ANZAC Avenue in Moreton Bay Queensland that Memorial Avenue included plantings of 1760 trees over the 10 miles at 1 pound per tree.⁶ When dealing with subsequent years the article provides that in the late 1950s developers first began purchasing properties for subdivision on the Anzac Memorial Avenue. The Avenue has been widened, officially been reopened in 1993, had trees removed in 2006, but the integrity of the street has been maintained.⁷ In terms of protection is provided the Avenue was listed on the Queensland Heritage register on 5 February 2009 having satisfied the criteria that
 - it was a place of importance in demonstrating the evolutionary pattern of Queensland's history,

¹ list provided

² P2 "Memorial Street Trees in Papanui" report

³ P3 "Memorial Street Trees in Papanui" report

⁴ Ref 4/1863 13 May 1946

⁵ P3 and 4 "Memorial Street Trees in Papanui"

⁶ P6 of 13 Wikipedia extract Anzac Avenue

⁷ P7 of 13 Wikipedia extract Anzac Avenue

- the place is important in demonstrating the principal characteristics of a particular cultural places,
 - the place is important because of its aesthetic significance,
 - and the place has a special association with life or work of a particular person, group or organisation of importance to Queensland's history.
8. When considering the aesthetic significance the Avenue "is important for visitors experienced while progressing along the route in the visual delight of stretches of striking plantings..."
9. Other significant memorial avenues such as King George V Avenue of Memorial English Oaks in Tamworth Australia was subject to threatened development. This was a memorial to the late King planting an avenue of English oak trees. When considering development it was found that a major subdivision of 500+ lots would cause increased traffic flow, eventual road widening, loss of trees as well as the loss of peace and tranquillity afforded by the trees and quiet location"⁸
10. There are substantial English Memorial avenues and trees. Implicit in these tree-lined streets as the quality of the avenues. When discussing "Change and the Future" :
- "like all parks and like many other war memorials, their features are vulnerable to vandalism and metal theft. In addition, many memorial parts, why highly significant in terms of their intangible heritage of civic commemoration and personal histories, were not only as a clean modest designs, but were often spaces dominated by formal recreation provision. Combined with their all being relatively recent in origin, this is meant that their historic landscape interest has been undervalued at a national level and now is only being addressed."⁹
11. New Zealand protection can be afforded under the Resource Management Act - this provides the protection of historic heritage from inappropriate subdivision, use and development.

6 Matters of national importance

In achieving the purpose of this Act New Zealand protectioning functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- (f) the protection of historic heritage from inappropriate subdivision, use, and development;
- (g) the protection of protected customary rights;
- (h) the management of significant risks from natural hazards.

⁸ P3 of 10 Wikipedia King George V memorial Avenue

⁹ P 13 War Memorial Parks and Gardens (UK Article)

B. 2016 Evidence, Submissions and Findings

12. Applying these theories to Windermere Road , in 2016 The Independent Hearing Panel considered in a full hearing the significance of Windermere Road for medium density housing. They were of the view that it was a potential historic heritage site under section 6(f) of the Act as set out below. That suggestion would make the area inappropriate for subdivision, use and development.
13. The key aspects of the decision are set out below.

Date of hearing:	4 and 5 July 2016
Date of decision:	6 September 2016
Hearing Panel:	Sir John Hansen (Chair), Environment Judge Hassan, Ms Jane Huria, Ms Sarah Dawson, Dr Phil Mitchell

DECISION 41

Chapter 14: Additional Residential Medium Density Areas for Linwood (Eastgate), Hornby and Papanui (Northlands)

Papanui South

[21] As we have noted, there was agreement relating to Papanui North and we have rezoned it RMD. Papanui South attracted a large number of submitters in opposition. Those submissions gave us a great deal of information that we had not previously received, particularly relating to the four war memorial streets in the area. The full history of these memorial streets, honouring the fallen of World War II, is set out in attachments to the evidence of Mrs Margaret Howley (RMD130) and can be found on our website.¹⁴

[22] Frankly, if we had known of this information it would have been a good reason not to require notification. That is because it at least indicates a potential matter of historic heritage to which the direction as to protection in s 6(f) of the RMA could well apply.

[23] We heard impassioned pleas from a number of submitters living in these areas and received a closing on behalf of a number of them from Mr Cleary, who did not appear on their behalf at the hearing. To a large part Mr Cleary's closing is accepted by CCC. We are 14 All documentation received by the Independent Hearings Panel for the RMD hearing can be found at <http://www.chchplan.ihp.govt.nz/hearing/additional-residential-medium-density-areas-linwoodeastgate-hornby-papanui-northlands/>. 9 Additional Residential Medium Density Areas — Chapter 14 concerned that it seems to us in the main to attempt to re-litigate matters that have already been decided by the Panel when we dealt with character overlays as part of the Stage 2 Residential proposal. We are not aware that any of these submitters appeared or submitted on that proposal. The closing seems to be a submission that all these areas, or a large part of them, should attract a character overlay. In the two areas we are concerned with, only part of St James Avenue was covered by the character overlay. We have not had full evidence in this hearing.

Despite the indications in the Council’s evidence for Decision 10: Residential — Stage 1 as to the potential fit with RMD criteria, it did not provide any evidence such that would support that as an appropriate zoning choice on this occasion. Housing New Zealand’s evidence concerning this area was highly generic, and did not disclose any particular need, on its part, for RMD zoning. Nor do we have a satisfactory s 32 analysis, nor do we have scope to revisit the whole issue of character overlay for this area. The CCC submits that, although the character exists, RS zoning is sufficient to protect it. We have already referred to the potential for s 6(f) to be relevant, and RMD rezoning could jeopardise that. In any case, in an evidential sense, we readily conclude that RMD rezoning is unwarranted and, therefore, inappropriate.

[24] There are four streets (St James, Windermere, Dormer and Perry) that are war memorials and could be compared to Memorial Avenue itself. There are plaques recognising this status, and St James Avenue hosts an annual Anzac Day Parade. As such, these streets have special significance and we are satisfied RMD zoning would denigrate that significance.

[25] There are two areas, one to the east and one to the west of the railway line. The two memorial streets, Windermere Road and St James Avenue in the western sector, effectively transect the entire area that was notified. For those east of the railway line the two streets, Dormer Street and Perry Street, transect a considerable part of the notified area.

[26] We are satisfied to attempt to apply RMD to the remaining areas of both south Papanui sectors would lead to “pepper-potting”, potentially poor streetscapes and a fractured urban setting.

[27] _____ in particular made an impassioned plea, as did others, as to the significant amenities of this area. Undoubtedly, there are amenities enjoyed by residents that are important to them. But we are not persuaded that they are unique. There are a number of other areas in Christchurch with similar urban form. 10 Additional Residential Medium Density Areas — Chapter 14

[28] However, because of the lack of evidential justification and the view we take of the importance of the four memorial streets included in these two sectors, we reaffirm the RS and RSDT zoning of these areas.

Evidence from the IHP hearing

14. The evidence that the decision was based on is a matter of public record available on the Internet. Relevant extracts from the internet of expert evidence is set out below¹⁰.
15. Dr Murray Williams provided expert evidence as a member of the Papanui Heritage group as to the has direct nature of the houses in the area. With regard to Windermere Road he confirmed Housing dates back to the 1880s and includes an eclectic mix of housing styles some dating from the late 20th century. However there are still examples of interwar bungalows and one superb example of a transitional villa at number 101 that was probably built in the late 19th century.
16. As a heritage expert at paragraph 7(m) of his evidence Dr Williams talked of the importance of the War Memorial and the uniqueness of the scope and nature of the scheme to Christchurch. To him

¹⁰ evidence of Mike Davidson, chair on behalf of Shirley/Papanui community board, P Tucker and C Winefield, M Howley, Dr Murray Williams, and other submitters is attached

“it was an effective way to beautify the suburb was suggesting themes of reflection and regeneration. Four of these streets Dormer and Perry streets, St James Avenue and Windermere Road are part of this memorial and it is obvious that the trees could be fracture dead by the proposed change in residential density. It is likely some of these trees could be removed to cater for access to smaller lots permitted under the rezoning. In my opinion if this were to occur, it would amount to a gesture of distributed respect in the war and allergist to demolishing and warm Oriel statue or obelisk”

17. His final conclusion was

“approving the recommendation would result in the eventual loss of built heritage created over a period of hundred and 30 years. This would negatively fracture the character of significant areas of Papanui”.

He makes comparisons to other areas that have had development noting

“the remaining original character of that precinct will soon be obliterated”

and this underlines the importance of retaining the areas that have been recommended for a change in zoning both quite he also praises the diversification of houses and streetscapes to provide architectural history.¹¹

18. Legal submissions filed by Mr Cleary of Anthony Harper considered that then legislative framework. At paragraph 6.12 of the submissions it is noted there is unchallenged evidence before the panel of the Papanui South range of character and amenity value. The focus of the submissions was whether the unchallenged evidence in relation to the special values of the area, including War Memorial Heritage characteristics and its existing high-quality ill perform are such that lower density RS zoning more appropriately protects and manages these values”

C. Post 2016 Intensification of Windermere Road and area

19. Since 2016 Windermere Road has come under more pressure with the rebuild of Te Ora Hau educational facility being rebuilt including increased classrooms. Significant events occur quite often.

¹¹ paragraphs 7(h), 7(m), 8 and 9 Dr Murray Williams





20. The rebuild of the substantial 2 to 3 story Bellevue retirement complex has significantly increased traffic density through staff, visitors and residents. The previous building was destroyed in the earthquakes. The photo below does not show the new wing that is being built on Windermere Road to the rear that is roughly the same size as the existing structure.

< Back

The Bellevue.

Set in the heart of leafy Papanui.

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21 Windermere Road
Papanui
Christchurch

21. The area is being impacted in other ways through density in terms of housing at 2 storey level. An example of the aesthetic clash between trees and building is set out below with development on the Harewood Road side of St James Park. This is a 2 storey development I believe. Imagine a 6 storey development and the trees and 'avenue effect'.



22.

D. What standard has CCC applied?

23. The Christchurch District Plan – Scheduled Heritage Place Heritage Assessment – Statement of Significance – Heritage Item Number 1459 as set below. In this document the matters that are of significance are the trees and plaques being of high social and historical significance.

- The “Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui district”.
- Further it is a living memorial - “the Papanui RSA have expressed their value of the memorials for the community and the city and there are regular commemorative events associated with the avenues and the trees”.
- The architectural and aesthetic significance for their landscape values.
- Housing is relevant - “the Memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style”

24. The conclusion is that: -

“the Papanui War Memorial avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on-site”¹²

25. I suggest this standard is similar to overseas views and Dr Williams and the IHP decision.

¹² P1 and to Christchurch district plan – scheduled heritage place Heritage assessment – statement of significance heritage item number 1459

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1459**

**PAPANUI WAR MEMORIAL AVENUES - ALPHA AVENUE,
CLAREMONT AVENUE, CONDELL AVENUE, DORMER STREET,
GAMBIA STREET, HALTON STREET, HARTLEY AVENUE, KENWYN
AVENUE, LANSBURY AVENUE, NORFOLK STREET, PERRY STREET,
SCOTSTON AVENUE, ST JAMES AVENUE, TILLMAN AVENUE,
TOMES ROAD, WINDERMERE ROAD, CHRISTCHURCH**



Photo- Christchurch City Council heritage files

The Papanui War Memorial Avenues are of overall High Significance to Christchurch and Banks Peninsula.

The Papanui War Memorial Avenues, 16 Streets with trees and plaques, are of high historical and social significance for their association with World War II, and its impact on Christchurch communities. The trees are associated with Harry Tillman, the Christchurch and Papanui Beautifying Associations and the Papanui Returned Services Association, who requested between 1943-1946 that Council plant memorial trees in a variety of species in Papanui streets as a living memorial to the memory of fallen soldiers. Council planted and agreed to maintain the trees, and residents of the Papanui District were required to contribute to the costs of the trees as well as the plaques. The local RSA also contributed to costs.

The Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui District. Over time they have come to be identified by parts of the community as memorials to fallen servicemen from the Christchurch District. Members of the Papanui community, and the Papanui RSA have expressed their value of the memorials for the community and the city, and there are regular commemorative events associated with the avenues and trees.

The Papanui War Memorial Avenues are of architectural and aesthetic significance for their landscape values. The different species of trees were chosen by Reserves Superintendent Maurice

Barnett for their suitability for Papanui soils. The trees create a strong aesthetic for the 16 streets due to their scale, colour, texture and seasonal change. This varies street by street due to the different species planted. Bronze plaques with the inscription 'Papanui Memorial Avenue to the fallen 1939-1945' hung from simple metal brackets mark the beginning and in some cases each end of the avenues.

The Papanui War Memorial Avenues are of technological and craftsmanship significance for the range of different species of trees that are represented in the streets, specifically chosen for their physical characteristics and the soils in the area. There is also technological value evident in the planting and maintenance methods and techniques used.

The Papanui War Memorial Avenues are of high contextual significance for the groups of tree species planted in each individual street, and for the relationship of the 16 streets to one another in terms of their proximity and similarities. The streets, plaques and trees contribute to the unique identity of this part of Papanui, and are recognised local landmarks. The memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style.

The Papanui War Memorial Avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on the site.

References – Christchurch City Council Heritage Files

REPORT DATED: 10 JUNE 2022

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CCC applied a different test

26. However CCC adopted a restricted view. Correspondence by email from CCC indicates the elements that were to be protected where the trees, the plaques and the "Avenue effect" but that high and medium density would be permitted with no protection for the avenue itself.

27. The email suggested the housing and the avenues were evaluated is not meeting the criteria required for a protection as a residential Heritage area. This is disputed.
28. This leads to 2 issues. The "Avenue effect" requires an Avenue in our submission. Looking at the precedents above and definitions above an Avenue is something that provides aesthetic significance and is dependent not only the trees and plaques but the street itself.
29. Breaking this in parts - the trees, the plaques, the housing, the architecture and aesthetic value were of importance in CCCs report above. No attempt was made in this document to segregate trees and plaques from housing, the avenues themselves or to provide a justification of how the Avenue effect would remain in place if housing, architecture, and arguably aesthetic effect no longer existed. The significance of the area was a combination of all of the elements.
30. I requested an Official Information Act request to find out more about how CCC had come to the conclusion that the trees and plaques would sit alongside high-density and medium density housing without impacting on the Avenue effect. That was requested on 27 February 2023 and no information has been provided. The assumption therefore is that this information is unchallenged. As it is placed on the CCC website with regard to identifying why Windermere Road is a heritage area this assumption seems reasonable.
31. Looking at comparisons: -
 - the steps that have been taken overseas to preserve the Avenue has included preserving the avenue along with the trees and the plaques.
 - Memorial Avenue to the airport has not been included in the development and presumably the rationale for its exclusion is its layout and Memorial status. It is similar to that of Windermere Road. It is a Memorial Avenue with an Avenue effect.
32. The criticism that the housing lacks aesthetic value – I suggest the housing is of aesthetic significance and of historical value going forwards based on expert reporting and the IHP decision.
33. We rely on the document above from CCC that concludes the Avenue, along with its housing, is or architectural significance.
34. We refer to the findings of Dr Williams. It was recorded in the submissions the Papanui evidence was unchallenged. Dr Williams expert evidence is that Windermere Road does contain housing that qualifies and in fact is important for heritage consistent with the report writer above.
35. The findings of the Independent hearing panel are relevant particular with regard to the comments around section 6(f) of the RMA.

E. What evidence is there the integrity of the memorial avenues will be maintained without protection against housing density?

36. We suggest the Avenue effect will deteriorate - with high-density development and medium density development on Windermere Road traffic will increase and car parking and congestion. It is already a through road often used by commuters to avoid Harewood Road/Grahams Road corner in the rush hour. Waimairi school traffic continues to park on the street. The loading has increased with Te Ora Hau and Bellevue retirement complex and apartments. This will increase as the retirement complex and apartments new wing is finished.
37. The sheer height and imposing nature of high density and medium density buildings will impact on the aesthetics and architectural integrity. The photo of the small St James Park development shows the impact of development against the trees. The modern housing will lack character and erode the character housing stock.
38. The impact of building works, Sewerage Works, driveway works will impact on the trees. Already with houses being built have been issues with developers wanting to remove or closely encroach on trees.
39. Quite simply, the Avenue effect will be lost. The close proximity of trees and high-density apartment blocks or multi-storey houses will be inconsistent with the memorial effect.
40. Very little has been done to date to lift profile of the significant living memorials and despite that CCC conclude there is " regular commemorative events associated with the avenues and the trees".
41. Windermere Road is a significant area. It is of value to all who have had family lost in the Wars. It has a friendly sense of community and some families have lived there for some generations. The street trees are something we as residents in our home are aware of the proud to be associated with. It would be of great benefit to know as a resident the history was being protected. It should be allowed to "live" going forwards. The pressure for development needs to be balanced with heritage as the commentary above suggests.
42. It is our submission that an avenue effect includes the trees and plaques but essential to the character is the avenue and housing that the trees rely on – without that it will be a street with some trees dwarfed by huge buildings. In my view it will irreversibly diminish the memorial. There are examples of development of 2 storey housing units that can be consistent with both increasing density and preserving character that should be a first resort.



PK Tucker and CS Winefield

**THE INDEPENDENT HEARING PANEL
AT CHRISTCHURCH**

UNDER

The Resource Management Act 1991 and
the Canterbury Earthquake (Christchurch
Replacement District Plan (Order 2014

IN THE MATTER OF

of the Residential Chapter 14 proposal -
Additional residential Medium Density areas
for Linwood (Eastgate), Hornby, Papanui
(Northlands)

SUBMITTER

MS PK TUCKER & DR CS WINEFIELD

STATEMENT OF EVIDENCE OF PK TUCKER/CS WINEFIELD

DATED THIS DAY 15TH DAY JUNE 2016

Executive Summary

1. Our property is out of the consultation zone -not "(ii) within 800 metres walkable distance of each of the facilities identified in Police 14.1.1.2(a) of the Decision Version".
2. The character of our home and our street is not suitable for RMD due to its character and amenity and open space quality
3. Redevelopment is likely to be piecemeal and sporadic based on the nature of our community
4. There are good close cheaper viable alternatives.

Specific Plan provision to which submission relates:

Residential Chapter 14 proposal - Additional residential Medium Density areas for Linwood (Eastgate), Hornby, Papanui (Northlands)

Relief sought:

That no change is made to the residential zoning of Papanui (Northlands) area that is subject to this proposal

Reasons

Policy

1. We refer to paragraph 4.3 to 4.6 of the Evidence of Ms Oliver and in particular the requirement at 4.3 that the basis for notified RMD was that "(ii) within 800 metres walkable distance of each of the facilities identified in Police 14.1.1.2(a) of the Decision Version". By Google Maps our home 1.7 kilometres from "Northlands Mall" and in our view therefore outside the consultation area as that facility is outside the 800m radius.

Character

2. We refer to paragraph 3.1 (d) of the Evidence of Ms Schroeder dated 9 June 2016. RMD is not supported on the basis of:

"the disjointed resultant urban form and the presence of character values that have been previously identified through a character assessment and are supported by submitters."
3. At paragraphs 9.2 and 9.3 Ms Schroeder sets out that there is recognisable "character and amenity" within the area including Windermere road. She confirms within Windermere Road there are a number of mature trees and "open space quality".
4. Applying this to our evidence our home is on the original section, setback from the street, with a tree lined front border with mature trees Our neighbours have mature trees as well which enhance our enjoyment of the property. (**Exhibit A**).

5. We have a Cherry Blossom half way down our drive right on the neighbours boundary - it is a mature tree of many years (**Exhibit B**). We all enjoy the beautiful tree during its seasonal cycle. It would not survive medium density housing development close to the boundary. We were advised post earthquake the roots would travel well under both houses and therefore it was secure and not in danger of falling over. The process of digging up the section next door would kill it in my view.
6. We have a significant elm tree in the backyard. (**Exhibit C**). It is proximate to the left side boundary and the rear of the section. If either St James or Windermere boundaries were to redevelop with the scale of earthworks required to implement a full medium density development the tree would likely die. Its roots must span under all 3 sections for a significant distance. The view from our balcony over the rear section is such that you can see through the back yard a vista of trees right through to St James Park. (**Exhibit D**) The open feel was a factor in purchasing the property. The monarch butterflies populate our section - probably from the St James park trees (usually holding thousands of butterflies each season).
7. The street trees provide unique character as a living war memorial. This will be discussed in other briefs but of relevance to our situation, our children attend Waimairi School (Tillman Avenue). The principle has explained to the assembly the importance of the trees and the memorial nature in the 2014 centenary celebrations as I am told by my eldest aged 11. I have seen the children often undertake significant research around ANZAC issues. Our children are aware of the significance of the trees and the plaque on our street. They are aware of the significance of the memorial rose garden in St James park and attend the Anzac parade leaving from there. St James Avenue is shut for the occasion. We have seen many other Windermere school families at these ANZAC parades. The living memorial is therefore being passed down the generations.
8. Windermere Home, retirement village, is a quiet addition to our street. The villas are inhabited post earth quake. The residents' villas have a large grass setback - many have small cottage or basket gardens. It is a quiet safe place for them to live. Increased housing density along with increased population, traffic, and associated issues may impact on their quiet enjoyment.

Valuation evidence

9. We refer paragraph 4.1 and 4.2 of the evidence of the evidence of Mr Blake dated 9 June 2016. Factors regarding properties being made available include that many residents locate to specific properties to establish a home for non financial reasons - such owners being unlikely to be motivated by financial gain. Investment in the properties is a factor against moving, and density of housing is not necessarily linked to increased value.

10. We refer to Ms Oliver's evidence at paragraph 7.4 as to rate of change and her concern even if zoned RMD "some notified areas/streets may only see very sporadic and scattered multiunit redevelopment over a long period (ie 20 years or longer)". Applying this to the properties in Windermere Road we know a number are owned by families with school age children who attend Waimairi School, then Heaton or Cobham intermediate. We have met at least 8 families within our children's narrow 2 year age band covering primary and intermediate school choices (9 - 11 yrs) in our street. Our decision was influenced by school locality rather simply economic gain. The result is a settled community in that respect. Unless there is a dramatic turn of events we are unlikely to shift during schooling years. It is then proximate to the university.
11. Regarding improvements - we have upgraded our property post earthquake particularly in terms of driveways and path, interior painting and exterior painting and roof maintenance. Our then neighbours at number 58 took the opportunity to substantially redevelop the interior living area and external deck. Two properties further to the left towards Blighs Road are building extensions. These families have pre school children. Given the investment they are unlikely to move.
12. Density and value - our home would qualify as 'well maintained family bungalow, 50 to 60 years old, on an average sized street amongst a group of similar residences" thus in terms of paragraph 4.14 (c) of Mr Blake's evidence - "very unlikely" to be redeveloped. It is a weather board/brick 1965 1 ½ storey home, developed and extended in 1983, renovated in 2004 ish.
13. We chose the area in part as it was a desirable street. The appearance and quality of the housing stock was appealing. In our view the area is 'improving' in quality. With the high level of infilling in Merivale and Fendalton, it is one of the few areas where a family home and family section, likely to improve in value, remain available without exorbitant cost. It is our view the value of our property will improve without development as it becomes a rare commodity - a true family home in a nice community. The increase in rateable value has been dramatic since we purchased 6 years ago, with a substantial increase in market value of around a 30% in terms of purchase price and potential sale price.
14. Referring to the graph at paragraph 6.9 of Mr Blake's evidence, with such a high proportion of unlikely and highly unlikely (50%) and on 7% as very likely or likely there may be an adverse impact of land banking. The other impact with such a low percentage may be sporadic development.
15. We note the concerns in Ms Oliver's evidence at paragraph 7.3 and 7.10 of slow or sporadic development - with "fewer opportunities in Papanui South East and South West for redevelopment the outcome with the adverse impact on the neighbourhood character." The trend in Auckland is for the investors to flock to cheaper suburbs (**Exhibit E**). Applying this to

our home and our understanding of our neighbours properties, this concern could apply.

16. As set out in paragraph 4.12 of Mr Blake's evidence - development is more likely to occur with large parcels of land. As set out in Ms Olliver's evidence at paragraph 3.4:-

"It is my opinion that other areas around Papanui are better suited for comprehensive redevelopments, these being the principle types of developments sought in a RMD zone."
17. Applying this to the immediate vicinity of Northlands, for example Housing New Zealand have a large holding in northern Papanui, in the streets very close to Langdons Road and Northlands - much closer than Windermere Road. Google maps places our home 1.7 kilometres to "Northlands Mall" and places those streets closer - Primrose Street 1.6km, Oaklands Street 1.4km, Morrison Avenue 1.5km, Hoani Street 1.2km, Chapel Street 800metres. The Housing New Zealand ownership component is high:
 - a. Primrose Street - 44 titles - 16 Housing New Zealand
 - b. Oakland Street - 37 titles - 22 Housing New Zealand
 - c. Morrison Avenue - 66 titles - 11 Housing new Zealand, 3 CCC
 - d. Hoani Street -100 titles - 35 Housing New Zealand, 1 rest home, 4 consecutive titles owned by two people, 2 sets of 2 consecutive titles by a group, multiple titles owned by companies or due to solicitor involvement and multiple owners - likely trusts. (Exhibit C) Perhaps evidence of land banking given proximate redevelopment on Langdons Road?
18. The Housing New Zealand section size is large on the above titles, many in consecutive ownership. The majority between 600 - 800 sq metres. In terms of development the value of a sample is dramatically lower than our Windermere Road property. Taking valuations from two properties in each street owned by Housing New Zealand the average value is around \$280,000 for 600-750 sq m sections, (**Exhibit F**) compared to \$590,000 for our 766sq m property. I do not know the details but I believe that the policy is already in place to develop Housing New Zealand houses on large sections into multiple units.
19. Referring to Ms Oliver's evidence at paragraph 3.4 - effective affordable development requires scale. A development such as Doncaster Developments Limited in Rangiora for example - ended 140-160 houses to provide affordable social housing. (**Exhibit G**) The Housing New Zealand holdings provide more scope for block development particularly by Housing New Zealand and a chance to provide affordable housing - unlikely if a comparatively expensive property is developed. The LURP housing Fact Sheet 2 highlights the need for affordable housing. (**Exhibit H**)

20. There has been recent development in Windermere Road - the properties next to Te Ora Hau - a set of nice new single storey, reasonably high density homes between Condell Ave and Windermere Road. This is in keeping with the nature of the area and is unobtrusive to the character of the street.

11 metre height limit


21. 11 metre vs 8 metre height limit - we do not agree with the proposal to change the zoning of southwest Papanui, including Windermere Road but should the proposal be accepted, we disagree with the 11 metre height limit. We consider the Christchurch City Council ("CCC") consulted us on the basis of an 8 metre height limit. We refer to the grounds filed in our Memorandum to the Hearing Panel.

22. We refer to paragraph 5.3 of the evidence of Mr Jolly dated 9 June 2016 and the specific concern of the potential abrupt change in both building height and boundary set backs between new development and adjacent existing single storey houses.

23. Applying this, our home is 1 ½ storey. It would be dramatically effected if an 11 metre building with limited set back was erected on any of our boundaries. At the front it would mean overlooking the front lawn area of our home and kitchen, at the back, it would compromise privacy substantially and limit activities freely undertaken in the backyard due to close proximity of houses. The left hand side of our property is reasonably close to a boundary fence and the cooler side of the house. An 11 metre building would over shadow our home substantially, making the side bedroom extremely dark and uninhabitable.

24. We also refer to Ms Ollvier's evidence at paragraph 7.36 - redevelopment in Papanui south is likely to be slow (7.10) . As set out above our evidence is of a stable community, improving housing quality and reasons beyond financial motivation to stay. The impact of RMD on our street would therefore be unlikely to meet the present need and therefore in our view be an unnecessary step. The change of zone by itself would have an adverse impact on the decisions to stay or purchase in the area.

Dated this 15th day of June 2016



PK Tucker

PK 

CS Winefield



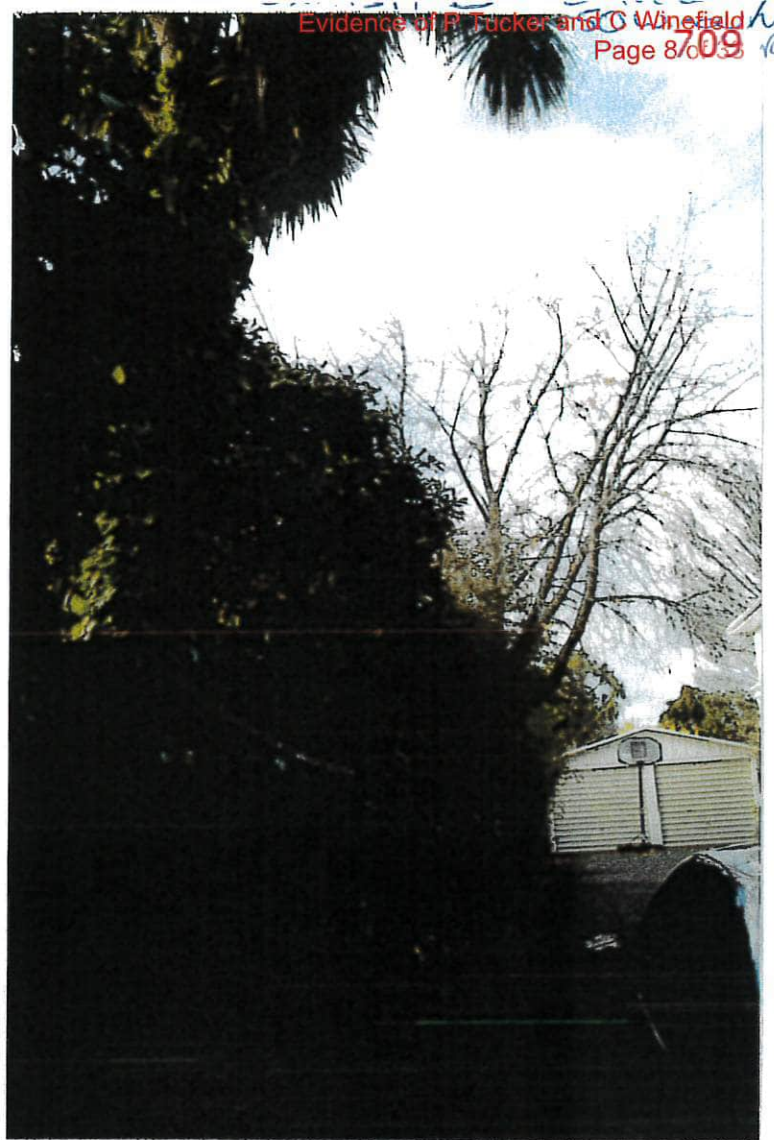
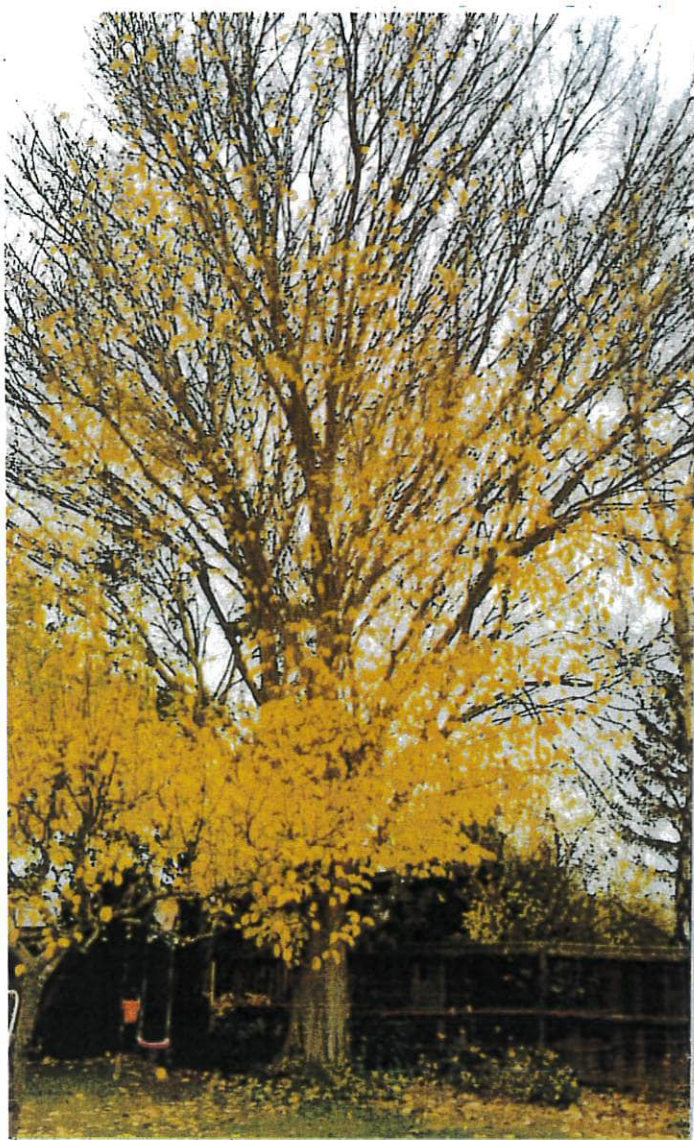


Exhibit D - St James Park view

Property

Acknowledgments.....	B6
Administration.....	B9
Adult Entertainment.....	B10
Adult Massage.....	B10
Adult Vacancies.....	B9
Appliances (White ware).....	B10
Auctions.....	B10
Auctions Livestock/Plant.....	B10
Building Supplies.....	B10
Business Opportunities.....	C7
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Businesses for Sale.....	C7
Caravans and Trailers.....	B10
Cars for Sale.....	B10
Cars under \$5000.....	B10
Cars Wanted.....	B10
Commercial & Industrial.....	C7-C10
Commercial Vehicles.....	B10
Deaths.....	B6
Educational Vacancies.....	B9
Engineering & Science.....	B9
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Escorts.....	B10
Financial.....	B10
Firewood.....	B10
Flatmates Wanted.....	C4
Funeral Directors.....	B6
Gardening, Plants.....	B10
Government.....	B9
Health Appointments.....	B9
Hospitality & Tourism.....	B9
In Memoriam.....	B6
Key Appointments.....	B8
Livestock.....	B10
Media/Entertainment.....	B9
Motoring Parts.....	B10
New Homes & Showhomes.....	C4-C5
Personal.....	B10

Investors flock to cheaper 'burbs

Some Auckland rents can't cover an investment home buyer's costs - so they're broadening their scope, writes Susan Edmunds

Property investors searching for yield are flocking to cheaper Auckland suburbs.

Data from University of Auckland property lecturer Michael Rehm and PhD student Ozgur Yildirim shows that in the first half of 2015, investors made up a significant proportion of South Auckland sales.

Eighty per cent of sales in Otara were to investors, up from 62 per cent in 2010.

That was followed by nearby Manurewa North, where 68 per cent of sales were to investors.

Apartments were also popular. Just over 80 per cent of Newmarket unit and apartment sales were to landlords in the same period. Across Auckland, investors were responsible for 54 per cent of all sales in the first half of last year, up from 40 per cent in 2010.

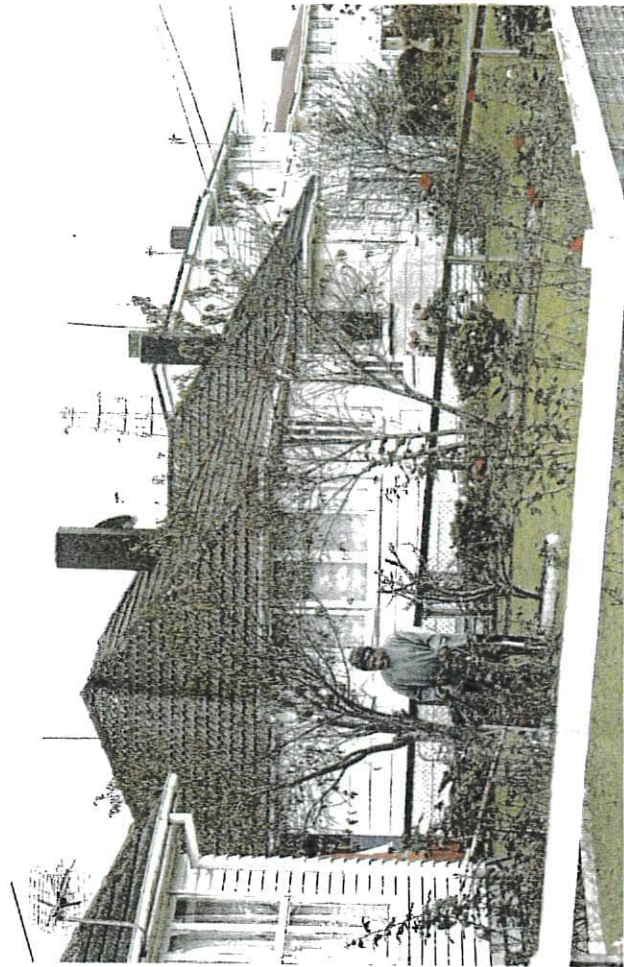
Sales to investors have been under scrutiny for some time. The Reserve Bank estimates that across Auckland, investors accounted for about 40 per cent of all residential purchases in 2015.

It has emphasised its concerns about high levels of investor participation in the market and the impact that could have on financial stability.

Rehm said he knew there would be some differences between suburbs. But he had been surprised by the level of investor activity in places such as Otara.

"In general it's homeowners who get emotionally attached and are more likely to put in a silly bid."

David Whitburn
Fuzo Property



Cheaper suburbs such as Otara offer investors better yields. Rents are not high enough in other suburbs to cover the cost of servicing the mortgage on a house in many parts of the city.

The statistic did not indicate that 80 per cent of all properties were owned by landlords - rather that 80 per cent of the turnover was going to them.

He said some could be investors selling to investors.

The median price of freestanding homes purchased by investors was \$695,000, whereas the median for owner-occupiers was \$630,000, Rehm found.

For apartments and units, the median prices for investor and owner-occupant buyers were \$470,000 and \$555,000, respectively.

David Whitburn, of Fuzo Property and former president of the Auckland Property Investors Association, said investors were driven to cheaper suburbs such as Otara looking for yield.

Rents are not high enough in other suburbs to cover the cost of servicing the mortgage on a house in many parts of the city.

Bartoot & Thompson data shows the Auckland average sale price is \$871,843 and the average rent \$512 a week. That gives a rental yield of 3.06 per cent before costs are taken into account.

guess is they are probably having an effect [on house prices]."

But Whitburn said the extent that investors would compete against home owners was limited because most investors would have a set price they were willing to go to. They would not be able to make the deal work on higher prices.

"In general it's homeowners who get emotionally attached and are more likely to put in a silly bid."

He said investors had become more active in general over recent years as banks became more willing to lend to them.

Rehm said if there was a debt-to-income ratio introduced, it would have a significant impact on investor activity.

He said he was doing work that indicated that few investors were making a good return after their costs were taken out of the equation.

He said claims that investors were not buying for capital gain were disingenuous.

"If property prices are falling, would they still invest?"

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
205274	Cassandra Phillipa Daly, Michael Robt	Live		Lot 1 Deposited Plan 350111	0.0466	Canterbury	
205275	Hong Zhang, Zhigang Song	Live		Lot 2 Deposited Plan 350111	0.0581	Canterbury	
CB12B/389	Amber Mary Pahl-Parkyn, Brian Norma	Live		Lot 1 Deposited Plan 18786	0.0774	Canterbury	
CB12B/390	Charlie George Pakira Hunia, Leigh St	Live		Lot 2 Deposited Plan 18786	0.0652	Canterbury	
CB12B/392	Peter David Davies	Live		Lot 4 Deposited Plan 18786	0.0622	Canterbury	
CB12B/394	Glen Michael Andrew	Live		Lot 6 Deposited Plan 18786	0.0650	Canterbury	
CB12B/396	Housing New Zealand Limited	Live		Lot 8 Deposited Plan 18786	0.0652	Canterbury	
CB12B/397	Alice Tumbokon Oquendo, Luther Diag	Live		Lot 9 Deposited Plan 18786	0.0677	Canterbury	
CB25K/1169	Kathryn Ann Bunton	Live		Lot 75 Deposited Plan 17738	0.0705	Canterbury	
CB29K/1139	Baldyn Joseph Waaka	Live		Lot 82 Deposited Plan 17738	0.0710	Canterbury	
CB30B/467	Mitchell William Kedg, Sarah Jayne A	Live		Lot 64 Deposited Plan 17738	0.0677	Canterbury	
CB30B/889	Alice Tumbokon Oquendo, Luther Diag	Live		Lot 3 Deposited Plan 18786	0.0622	Canterbury	
CB30K/1209	Trevor William Tait	Live		Lot 83 Deposited Plan 17738	0.0786	Canterbury	
CB32B/1022	Rowan John Moss, Sonya May Pinnel	Live		Lot 71 Deposited Plan 17738	0.0806	Canterbury	
CB36B/330	Neketini Limited	Live		Lot 7 Deposited Plan 18786	0.0650	Canterbury	
CB37A/427	Ida Clancy, Wallace George Clancy	Live		Lot 5 Deposited Plan 18786	0.0650	Canterbury	
CB44B/1219	Housing New Zealand Limited	Live		Lot 4 Deposited Plan 77426	0.0697	Canterbury	
CB44B/1220	Housing New Zealand Limited	Live		Lot 5 Deposited Plan 77426	0.0592	Canterbury	
CB44B/1221	Housing New Zealand Limited	Live		Lot 6 Deposited Plan 77426	0.0477	Canterbury	
CB44B/1222	Housing New Zealand Limited	Live		Lot 7 Deposited Plan 77426	0.0471	Canterbury	
CB44B/1223	Housing New Zealand Limited	Live		Lot 8 Deposited Plan 77426	0.0613	Canterbury	
CB4B/853	Aven Roy Placid	Live		Lot 62 Deposited Plan 17738	0.0693	Canterbury	
CB4B/854	Housing New Zealand Limited	Live		Lot 63 Deposited Plan 17738	0.0663	Canterbury	
CB4B/859	Housing New Zealand Limited	Live		Lot 68 Deposited Plan 17738	0.0850	Canterbury	
CB4B/860	Housing New Zealand Limited	Live		Lot 69 Deposited Plan 17738	0.0797	Canterbury	
CB4B/861	Housing New Zealand Limited	Live		Lot 70 Deposited Plan 17738	0.0703	Canterbury	
CB4B/863	Bruce Graham Leigh, Denise Claudett	Live		Lot 72 Deposited Plan 17738	0.0807	Canterbury	
CB4B/864	Housing New Zealand Limited	Live		Lot 73 Deposited Plan 17738	0.0658	Canterbury	
CB4B/865	Angela Maree Boskell, Brendon Leona	Live		Lot 74 Deposited Plan 17738	0.0764	Canterbury	
CB4B/867	Housing New Zealand Limited	Live		Lot 76 Deposited Plan 17738	0.0706	Canterbury	
CB4B/870	Housing New Zealand Limited	Live		Lot 79 Deposited Plan 17738	0.0794	Canterbury	
CB4B/871	Emma Gwen Bennett, Jonathan Jame	Live		Lot 80 Deposited Plan 17738	0.0792	Canterbury	
CB4B/872	Desmond Patrick McDonald, Margaret	Live		Lot 81 Deposited Plan 17738	0.0711	Canterbury	
CB4B/875	Gary Thomas Gillard	Live		Lot 84 Deposited Plan 17738	0.0706	Canterbury	
CB4B/876	Adrienne Carol Longley	Live		Lot 85 Deposited Plan 17738	0.0703	Canterbury	
CB4B/877	Housing New Zealand Limited	Live		Lot 86 Deposited Plan 17738	0.0792	Canterbury	
CB4B/878	Miaoqun Wu, Weisheng Qu	Live		Lot 87 Deposited Plan 17738	0.0746	Canterbury	
CB4B/879	Housing New Zealand Limited	Live		Lot 88 Deposited Plan 17738	0.0696	Canterbury	
CB4B/880	Kristian Reyes Carson	Live		Lot 89 Deposited Plan 17738	0.0696	Canterbury	
CB4B/881	Prom Chhom Uy, Tin Yi Theng	Live		Lot 90 Deposited Plan 17738	0.0658	Canterbury	
CB7C/1377	Housing New Zealand Limited	Live		Lot 5 Deposited Plan 24876	0.0645	Canterbury	
CB7C/1378	Housing New Zealand Limited	Live		Lot 6 Deposited Plan 24876	0.0650	Canterbury	

Primrose Street

Property Information

Property address	9 PRIMROSE ST, PAPANUI
Legal description	Lot 8 DP 77426
Property area (hectares)	
Valuation number	21921 28600
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	\$165,000
+ Value of improvements	\$90,000
= Capital value	\$255,000

Latest Property area (hectares) 0.0618

Rates information

Rate account number	73131864
Current rating year	2015/2016
Current year's rates	\$1,587.30
Current year rates instalments	Instalment 1: \$396.77 Instalment 2: \$396.77 Instalment 3: \$396.77 Instalment 4: \$396.99
Previous year's rates	\$1,488.64

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Property Information

Property address	5 PRIMROSE ST, PAPANUI
Legal description	Lot 63 DP 17738, RS 314
Property area (hectares)	
Valuation number	21921 28800
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	\$180,000
+ Value of improvements	\$90,000
= Capital value	\$270,000
Latest Property area (hectares)	0.0663

Rates information

Rate account number	73153957
Current rating year	2015/2016
Current year's rates	\$1,662.59
Current year rates instalments	Instalment 1: \$415.59 Instalment 2: \$415.59 Instalment 3: \$415.59 Instalment 4: \$415.82
Previous year's rates	\$1,558.00

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
CB23B/810	Housing New Zealand Limited	Live		Lot 2 Deposited Plan 19437	0.0725	Canterbury	
CB23B/811	Wouming Xu, Yu Quan Xu	Live		Lot 3 Deposited Plan 19437	0.0725	Canterbury	
CB23B/812	Faleaoga Mulifusi Leota, Mafafa Leota	Live		Lot 4 Deposited Plan 19437	0.0748	Canterbury	
CB23B/813	Faleaoga Mulifusi Leota, Mafafa Leota	Live		Lot 5 Deposited Plan 19437	0.0682	Canterbury	
CB23B/814	Housing New Zealand Limited	Live		Lot 6 Deposited Plan 19437	0.0662	Canterbury	
CB23B/815	Housing New Zealand Limited	Live		Lot 7 Deposited Plan 19437	0.0710	Canterbury	
CB23B/816	Ernest Allan John Galbraith, Margaret	Live		Lot 8 Deposited Plan 19437	0.0723	Canterbury	
CB23B/817	Benjamin Robert Green, Melisa Jayne	Live		Lot 9 Deposited Plan 19437	0.0710	Canterbury	
CB23B/818	Housing New Zealand Limited	Live		Lot 10 Deposited Plan 19437	0.0647	Canterbury	
CB26F/651	Diane Enid Wilson	Live		Lot 1 Deposited Plan 19437	0.0650	Canterbury	
CB27A/106	Malinda Seiha Ouk	Live		Lot 124 Deposited Plan 17738	0.0713	Canterbury	
CB33B/187	Yan Qi Shen	Live		Lot 11 Deposited Plan 55889	0.0515	Canterbury	
CB39D/37	Housing New Zealand Limited	Live		Lot 96 Deposited Plan 17738	0.0786	Canterbury	
CB40D/922	Allan Bruce Finnie	Live		Lot 96 Deposited Plan 17738	0.0698	Canterbury	
CB40D/923	Janine Anne Thompson, Jarrod Mark	Live		Lot 121 Deposited Plan 17738, Flat 1 Deposited Plan 56331 and	0.0698	Canterbury	
CB4B/852	Housing New Zealand Limited	Live		Lot 121 Deposited Plan 17738, Flat 2 Deposited Plan 70418 and	0.0698	Canterbury	
CB4B/882	Housing New Zealand Limited	Live		Lot 61 Deposited Plan 17738	0.0792	Canterbury	
CB4B/883	Housing New Zealand Limited	Live		Lot 92 Deposited Plan 17738	0.0797	Canterbury	
CB4B/884	Chunshui Hu, Hexiang Peng	Live		Lot 93 Deposited Plan 17738	0.0766	Canterbury	
CB4B/885	Housing New Zealand Limited	Live		Lot 94 Deposited Plan 17738	0.0660	Canterbury	
CB4B/887	Anna Rowena Romero, Roland Orfred	Live		Lot 95 Deposited Plan 17738	0.0711	Canterbury	
CB4B/888	Housing New Zealand Limited	Live		Lot 97 Deposited Plan 17738	0.0708	Canterbury	
CB4B/889	Housing New Zealand Limited	Live		Lot 98 Deposited Plan 17738	0.0784	Canterbury	
CB4B/890	Housing New Zealand limited	Live		Lot 99 Deposited Plan 17738	0.0706	Canterbury	
CB4B/891	Housing New Zealand Limited	Live		Lot 110 Deposited Plan 17738	0.0673	Canterbury	
CB4B/892	Housing New Zealand Limited	Live		Lot 111 Deposited Plan 17738 - <i>Valuans attached</i>	0.0749	Canterbury	
CB4B/893	Housing New Zealand Limited	Live		Lot 112 Deposited Plan 17738	0.0673	Canterbury	
CB4B/894	Housing New Zealand Limited	Live		Lot 113 Deposited Plan 17738 - <i>Valuans attached</i>	0.0749	Canterbury	
CB4B/895	Housing New Zealand Limited	Live		Lot 114 Deposited Plan 17738	0.0673	Canterbury	
CB4B/896	Darcy James Menzies Nicolson, Pene	Live		Lot 115 Deposited Plan 17738	0.0625	Canterbury	
CB4B/897	Keogh Hill Investments Limited	Live		Lot 116 Deposited Plan 17738	0.0625	Canterbury	
CB4B/898	Prestigious Property Enterprise Limited	Live		Lot 117 Deposited Plan 17738	0.0625	Canterbury	
CB4B/899	Housing New Zealand Limited	Live		Lot 118 Deposited Plan 17738	0.0625	Canterbury	
CB4B/900	Xiao Liang Liu	Live		Lot 119 Deposited Plan 17738	0.0688	Canterbury	
CB4B/902	Housing New Zealand Limited	Live		Lot 120 Deposited Plan 17738	0.0726	Canterbury	
CB4B/903	Housing New Zealand Limited	Live		Lot 122 Deposited Plan 17738	0.0685	Canterbury	
CB4B/906	Housing New Zealand Limited	Live		Lot 123 Deposited Plan 17738	0.0688	Canterbury	
				Lot 2 Deposited Plan 20670	0.0744	Canterbury	

Oakland Street

Property Information

Property address	26 OAKLAND ST, PAPANUI
Legal description	Lot 113 DP 17738, RS 314
Property area (hectares)	
Valuation number	21921 22900
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	\$190,000
+ Value of improvements	\$95,000
= Capital value	\$285,000

Latest Property area (hectares) 0.0749

Rates information

Rate account number	73132310
Current rating year	2015/2016
Current year's rates	\$1,737.89
Current year rates instalments	Instalment 1: \$434.40 Instalment 2: \$434.40 Instalment 3: \$434.40 Instalment 4: \$434.69
Previous year's rates	\$1,627.39

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

15/01/2011 JNC

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
117532	Christchurch City Council	Live		Lot 1 Deposited Plan 328776	0.0564	Canterbury	
383420	Soon Investments Limited	Live		Lot 1 Deposited Plan 396154	0.0076	Canterbury	
383421	Somi Dayal Gopal	Live		Lot 2 Deposited Plan 396154	0.0076	Canterbury	
446725		Live		Lot 2 Deposited Plan 82372	0.0517	Canterbury	
446796	Karen Amanda Ross	Live		Lot 1 Deposited Plan 412584	0.0450	Canterbury	
446797	Jan Katie Price, Mark Stephen Abraham	Live		Lot 4 Deposited Plan 412584	0.1220	Canterbury	
707145		Live		Lot 28 Deposited Plan 16706		Canterbury	
CB20A/824	Housing New Zealand Limited	Live		Lot 1 Deposited Plan 42228	0.0786	Canterbury	
CB20A/825	Danny Rajendra, Rudy Nicholas Rajer	Live		Lot 2 Deposited Plan 42228	0.0884	Canterbury	
CB22B/439	Housing New Zealand Limited	Live		Lot 10 Deposited Plan 16706	0.0928	Canterbury	
CB22B/444	Bill Reihana, Colleen Ann Sheehan	Live		Lot 17 Deposited Plan 16706	0.0834	Canterbury	
CB22B/445	Hailun Li, Xiaoling Shi	Live		Lot 18 Deposited Plan 16706	0.0834	Canterbury	
CB22B/446	Housing New Zealand Limited	Live		Lot 19 Deposited Plan 16706	0.0834	Canterbury	
CB22B/447	Ernest Kilian	Live		Lot 21 Deposited Plan 16706	0.0829	Canterbury	
CB22B/449	Christchurch City Council	Live		Lot 24 Deposited Plan 16706	0.0829	Canterbury	
CB25K/291	Lisa Jane Hoare, Lyall Fredrick Barrow	Live		Lot 29 Deposited Plan 16706	0.0832	Canterbury	
CB26B/810	Ernest Kilian	Live		Lot 22 Deposited Plan 16706	0.0794	Canterbury	
CB26K/140	Christchurch City Council	Live		Lot 4 Deposited Plan 17078	0.0829	Canterbury	
CB27K/656	Hyoung Mi Jin, Jong Tae Lee	Live		Lot 31 Deposited Plan 16706	0.0612	Canterbury	
CB29A/367	Alistair Colin Stuart	Live		Lot 56 Deposited Plan 17749	0.0829	Canterbury	
CB32F/306	Lynda Elizabeth Rae, Wayne Thomas	Live		Lot 33 Deposited Plan 16706	0.0835	Canterbury	
CB33F/1073	Mark Bruce Lawrence Smail	Live		Lot 20 Deposited Plan 16706, Flat 2 Deposited Plan 57185 and S	0.0898	Canterbury	
CB34A/1220	Kevin Andrew Poll	Live		Lot 35 Deposited Plan 16706, Flat 1 Deposited Plan 57922	0.0898	Canterbury	
CB34A/1221	Nigel Paul Jason Guest	Live		Lot 35 Deposited Plan 16706, Flat 2 Deposited Plan 57922	0.0898	Canterbury	
CB34A/1222	Glenis Dawn Guest	Live		Lot 35 Deposited Plan 16706, Flat 3 Deposited Plan 57922 and G	0.0898	Canterbury	
CB35C/623	Yuan Wan Shan	Live		Lot 20 Deposited Plan 16706, Flat 1 Deposited Plan 60715	0.0835	Canterbury	
CB36A/96	Felicity Ita O'Malley, Stephen John He	Live		Lot 27 Deposited Plan 16706	0.0829	Canterbury	
CB36D/310	Ronald James McTaggart	Live		Lot 11 Deposited Plan 16706, Flat 1 Deposited Plan 62215	0.0834	Canterbury	
CB36D/311	Gaye Leanne Shearer, Michael Patrick	Live		Lot 11 Deposited Plan 16706, Flat 2 Deposited Plan 62215	0.0834	Canterbury	
CB39C/79	Housing New Zealand Limited	Live		Lot 57 Deposited Plan 17749	0.0612	Canterbury	
CB39D/32	Housing New Zealand Limited	Live		Lot 6 Deposited Plan 17749	0.0639	Canterbury	
CB41C/1078	Aaron John Tipene Roberts, Jana Dua	Live		Lot 5 Deposited Plan 17749, Flat 1 Deposited Plan 71914 and Ga	0.0738	Canterbury	
CB41D/49	Gordon James Sarchett, Judy Ann Sa	Live		Lot 12 Deposited Plan 16706	0.0834	Canterbury	
CB42A/655	Kerry Nicholas Balk	Live		Lot 5 Deposited Plan 17749, Flat 2 Deposited Plan 72731 and Po	0.0738	Canterbury	
CB42A/927	Robert James Williams	Live		Lot 30 Deposited Plan 16706, Flat 1 Deposited Plan 72852 and G	0.0829	Canterbury	
CB42A/928	Om Lata Prasad, Surran Prasad	Live		Lot 30 Deposited Plan 16706, Flat 2 Deposited Plan 72852	0.0829	Canterbury	
CB46B/735	TAT Enterprises Limited	Live		Lot 1 Deposited Plan 80784	0.0370	Canterbury	
CB46B/736	Sandra Lesley Thomas	Live		Lot 2 Deposited Plan 80784	0.0460	Canterbury	
CB47B/1233	William Patrick Carroll	Live		Lot 1 Deposited Plan 82186	0.0387	Canterbury	
CB47C/938	Editha Quimbo Flutey	Live		Lot 1 Deposited Plan 82372	0.0501	Canterbury	
CB581/51	Christine Mavis Ormandy	Live		Lot 34 Deposited Plan 16706	0.0830	Canterbury	
CB5A/705	Somi Dayal Gopal	Live		Part Lot 1 Deposited Plan 17541	0.0116	Canterbury	
CB5B/12	Richard John Anthony Hastings, Takal	Live		Lot 7 Deposited Plan 17749	0.0655	Canterbury	
CB5B/13	Housing New Zealand Limited	Live		Lot 8 Deposited Plan 17749	0.0663	Canterbury	
CB5B/14	Justin Israel Anderson, Roriana Mary	Live		Lot 9 Deposited Plan 17749	0.0756	Canterbury	
CB5B/24	A Phong Vong, Geoffrey Childers Sau	Live		Lot 21 Deposited Plan 17749	0.0804	Canterbury	
CB5B/25	Chia-Chin Lin	Live		Lot 22 Deposited Plan 17749	0.0685	Canterbury	
CB5B/26	Housing New Zealand Limited	Live		Lot 23 Deposited Plan 17749	0.0718	Canterbury	
CB5B/27	Housing New Zealand Limited	Live		Lot 24 Deposited Plan 17749	0.0683	Canterbury	
CB5B/44	Cynthia Kristina Barrett	Live		Lot 44 Deposited Plan 17749	0.0928	Canterbury	
CB5B/46	Helen Rosalie Tyson	Live		Lot 46 Deposited Plan 17749	0.1212	Canterbury	
CB5B/47	Housing New Zealand Limited	Live		Lot 47 Deposited Plan 17749	0.0711	Canterbury	
CB5B/48	Housing New Zealand Limited	Live		Lot 48 Deposited Plan 17749	0.0713	Canterbury	

values attached
values attached

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
CB5B/50	Allan James Cassidy, Barbara Jane C	Live		Lot 50 Deposited Plan 17749	0.0754	Canterbury	
CB5B/51	Justine Lee Burt	Live		Lot 51 Deposited Plan 17749	0.0716	Canterbury	
CB5B/52	Christine Anne Reihana, Sonny Matika	Live		Lot 52 Deposited Plan 17749	0.0741	Canterbury	
CB5B/53	Housing New Zealand Limited	Live		Lot 53 Deposited Plan 17749	0.0779	Canterbury	
CB5B/55	Daniel Charles Thomas, Frances Raci	Live		Lot 55 Deposited Plan 17749	0.0706	Canterbury	
CB5B/60	Shane Isobel Herriot	Live		Lot 2 Deposited Plan 20428	0.0766	Canterbury	
CB5C/549	Richard William Walker	Live		Lot 26 Deposited Plan 16706	0.0830	Canterbury	
CB672/82	Norman Frederick Clark, Nyla Olga Chi	Live		Lot 43 Deposited Plan 17749	0.0680	Canterbury	
CB672/92	David Anderson Tait, Lorna Beryl Gard	Live		Lot 42 Deposited Plan 17749	0.0673	Canterbury	
CB696/10	B&D and B&J Limited	Part-Cancel		Lot 4-5 Deposited Plan 17541	0.0218	Canterbury	
CB737/3	B&D and B&J Limited	Part-Cancel		Lot 6 Deposited Plan 17541	0.0192	Canterbury	
CB784/58	Chi-Ju Lee, Chi-Yun Lee	Live		Lot 3 Deposited Plan 17381	0.0612	Canterbury	

Property Information

Property address	30 OAKLAND ST, PAPANUI
Legal description	Lot 111 DP 17738, RS 314
Property area (hectares)	
Valuation number	21921 23100
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	\$190,000
+ Value of improvements	\$80,000
= Capital value	\$270,000

Latest Property area (hectares) 0.0749

Rates information

Rate account number	73154490
Current rating year	2015/2016
Current year's rates	\$1,662.59
Current year rates instalments	Instalment 1: \$415.59 Instalment 2: \$415.59 Instalment 3: \$415.59 Instalment 4: \$415.82
Previous year's rates	\$1,558.00

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Property Information

Property address	42 MORRISON AVE, PAPANUI
Legal description	Lot 24 DP 17749, RS 112
Property area (hectares)	
Valuation number	21921 18100
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	\$180,000
+ Value of improvements	\$95,000
= Capital value	\$275,000

Latest Property area (hectares)	0.0683
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Rates information

Rate account number	73154542
Current rating year	2015/2016
Current year's rates	\$1,687.68
Current year rates instalments	Instalment 1: \$421.88 Instalment 2: \$421.88 Instalment 3: \$421.88 Instalment 4: \$422.04
Previous year's rates	\$1,581.12

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Property Information

Property address	44 MORRISON AVE, PAPANUI
Legal description	Lot 23 DP 17749, RS 112
Property area (hectares)	
Valuation number	21921 18200
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	\$180,000
+ Value of improvements	\$100,000
= Capital value	\$280,000

Latest Property area (hectares) 0.0718

Rates information

Rate account number	73132327
Current rating year	2015/2016
Current year's rates	\$1,712.78
Current year rates instalments	Instalment 1: \$428.15 Instalment 2: \$428.15 Instalment 3: \$428.15 Instalment 4: \$428.33
Previous year's rates	\$1,604.25

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
CB35884	Housing New Zealand Limited	Live		Lot 2 Deposited Plan 357937	0.0453	Canterbury	
CB35885	Housing New Zealand Limited	Live		Lot 3 Deposited Plan 357937	0.0513	Canterbury	
CB35861	Celia Melgazo Pura, John Lindsay W	Live		Lot 1 Deposited Plan 411117	0.0450	Canterbury	
CB35187	Guang Jie Zhang, Hui Zhang	Live		Lot 3 Deposited Plan 417423	0.0487	Canterbury	
CB37042	Housing New Zealand Limited	Live		Lot 1 Deposited Plan 419973	0.0389	Canterbury	
CB37043	Housing New Zealand Limited	Live		Lot 2 Deposited Plan 419973	0.0352	Canterbury	
CB37044	Housing New Zealand Limited	Live		Lot 3 Deposited Plan 419973	0.0463	Canterbury	
CB370120	John Douglas Tooby	Live		Lot 2 Deposited Plan 420988	0.8383	Canterbury	
CB3702954		Live		Lot 2 Deposited Plan 417423	0.0517	Canterbury	
CB48763	Golden Age Retirement Village Limited	Live		Lot 1 Deposited Plan 473883	1.0568	Canterbury	
CB31B733	Geoffrey Maxwell Haywood, Tatiana A	Live		Lot 11 Deposited Plan 16540	0.0711	Canterbury	
CB30A/40	Iain Grant Fyfe, Jethro Malcolm Robin	Live		Lot 23 Deposited Plan 16540	0.0779	Canterbury	
CB31A/380	Dawn Margaret McLaughlan, Garry P	Live		Lot 9 Deposited Plan 16540	0.0698	Canterbury	
CB339/77	Barbara Johns	Live		Lot 30 Deposited Plan 587	0.0769	Canterbury	
CB33A/600	Jeremy Jack Pickles	Live		Lot 4 Deposited Plan 16858	0.0918	Canterbury	
CB33B/1034	Blockhouse Bay Trustee Limited	Live		Lot 31 Deposited Plan 587, Flat 1 Deposited Plan 56471	0.0976	Canterbury	
CB33B/1035	Malcolm Lutton, Pamela Margaret Litt	Live		Lot 31 Deposited Plan 587, Flat 2 Deposited Plan 56471	0.0976	Canterbury	
CB33B/458	Anneliese Jagau, Hans Jagau	Live		Lot 1 Deposited Plan 36934, Flat 1 Deposited Plan 54023	0.0455	Canterbury	
CB33B/459	Anneliese Jagau, Hans Jagau	Live		Lot 1 Deposited Plan 36934, Flat 2 Deposited Plan 54023	0.0455	Canterbury	
CB33B/460	Anneliese Jagau, Hans Jagau	Live		Lot 2 Deposited Plan 36934, Flat 3 Deposited Plan 54024	0.0627	Canterbury	
CB33B/461	Anneliese Jagau, Hans Jagau	Live		Lot 2 Deposited Plan 36934, Flat 4 Deposited Plan 54024	0.0627	Canterbury	
CB34C/477	Melody-Ann Cole, Michael Craig Cole	Live		Lot 12 Deposited Plan 13886, Flat 1 Deposited Plan 58630 and G	0.0875	Canterbury	
CB34C/478	Son Thanh Bui	Live		Lot 12 Deposited Plan 13886, Flat 2 Deposited Plan 58630	0.0875	Canterbury	
CB35A/124	Jeffrey David Lamb, Misako Lamb	Live		Lot 29 Deposited Plan 17738	0.0708	Canterbury	
CB35B/1246	Nicol and Company Limited	Live		Lot 11 Deposited Plan 13886, Flat 1 Deposited Plan 60180 and G	0.0878	Canterbury	
CB35B/1247	Margot Lee White, Richard Dean Clap	Live		Lot 11 Deposited Plan 13886, Flat 2 Deposited Plan 60180	0.0878	Canterbury	
CB35B/923	Leslie Allan Gourdie, Susanne Linda G	Live		Lot 18 Deposited Plan 15090	0.0920	Canterbury	
CB35D/210	Robert Hughburn Newth, Taupuru Ran	Live		Lot 1 Deposited Plan 16858	0.0725	Canterbury	
CB363/37	Cyril Payne, Jean Maxwell Payne	Live		Lot 10 Deposited Plan 587	0.1012	Canterbury	
CB36A/178	Blockhouse Bay Trustee Limited, Will	Live		Lot 1 Deposited Plan 61316	0.0453	Canterbury	
CB36B/873	Darren Robert Pierce	Live		Lot 2 Deposited Plan 61316, Flat 1 Deposited Plan 61831	0.0953	Canterbury	
CB36B/874	Debra Jane Mountray	Live		Lot 2 Deposited Plan 61316, Flat 2 Deposited Plan 61831	0.0953	Canterbury	
CB36B/875	Pauline Eleanor McGurrell	Live		Lot 2 Deposited Plan 61316, Flat 3 Deposited Plan 61831	0.0953	Canterbury	
CB37C/157	Housing New Zealand Limited	Live		Lot 1 Deposited Plan 64044	0.0732	Canterbury	
CB37C/158	Housing New Zealand Limited	Live		Lot 2 Deposited Plan 64044	0.0478	Canterbury	
CB37C/159	Housing New Zealand Limited	Live		Lot 3 Deposited Plan 64044	0.3913	Canterbury	
CB38C/478	Amanda Rae Lindebaum, Rory John D	Live		Lot 16 Deposited Plan 17738	0.0779	Canterbury	
CB39D/171	Emma Marie Dewhirst, Shaun Barry G	Live		Lot 2 Deposited Plan 55618	0.0501	Canterbury	
CB39D/172	Housing New Zealand Limited	Live		Lot 3 Deposited Plan 55618	0.0752	Canterbury	
CB39D/173	Erez Damri	Live		Lot 5 Deposited Plan 55618	0.0500	Canterbury	
CB403/168	Paul Godfrey Burbury, Roger James B	Live		Lot 7 Deposited Plan 8720	0.0526	Canterbury	
CB41/1293	Paul Godfrey Burbury, Roger James B	Live		Lot 5 Deposited Plan 8720	0.0516	Canterbury	
CB412/77	Catherine Joy Shanks, Charles Peter S	Live		Lot 4 Deposited Plan 8720	0.0511	Canterbury	
CB413/244	Anatori Investments Limited	Live		Lot 3 Deposited Plan 8720	0.0506	Canterbury	
CB41A/30	Hayley Rachel Remnant, Matthew Jc	Live		Lot 57 Deposited Plan 16540	0.0683	Canterbury	
CB42D/933	Kee Sing Wong, Sew Yung Chai	Live		Lot 17 Deposited Plan 15090, Flat 1 Deposited Plan 74294 and G	0.0830	Canterbury	
CB44A/40	Housing New Zealand Limited	Live		Lot 3 Deposited Plan 76425	0.0417	Canterbury	
CB44A/41	Housing New Zealand Limited	Live		Lot 4 Deposited Plan 76425	0.0410	Canterbury	
CB44A/42	Housing New Zealand Limited	Live		Lot 5 Deposited Plan 76425	0.0483	Canterbury	
CB44C/384	Amanda Jane Robertson	Live		Lot 17 Deposited Plan 15090, Flat 2 Deposited Plan 77538 and G	0.0830	Canterbury	
CB45B/182	Mikhail Ivanovich Sych	Live		Lot 1 Deposited Plan 55099, Flat 1 Deposited Plan 78753 and Ga	0.0561	Canterbury	
CB45B/183	Mikhail Ivanovich Sych	Live		Lot 1 Deposited Plan 55099, Flat 2 Deposited Plan 78753, Garage	0.0561	Canterbury	
CB463/211	David John King, Susanne King	Live		Lot 11 Deposited Plan 587	0.1012	Canterbury	

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
CB48B/838	Housing New Zealand Limited	Live		Lot 8 Deposited Plan 83496	0.0337	Canterbury	
CB48B/839	Housing New Zealand Limited	Live		Lot 9 Deposited Plan 83496	0.0377	Canterbury	
CB48B/922/278	Allan Gough, Purnell Creighton Trustee	Live		Lot 1 Deposited Plan 12833	0.0607	Canterbury	
CB48B/726	Duncan Richard Clayton, Fern Every	Live		Lot 2 Deposited Plan 16858	0.0997	Canterbury	
CB48B/801	Rotary Trustee Limited, Ung Kim Moh	Live		Lot 9 Deposited Plan 17738	0.0842	Canterbury	
CB48B/802	Anantharajan Kasi Rathnam, Pei-Ling L	Live		Lot 10 Deposited Plan 17738	0.0706	Canterbury	
CB48B/803	Anne Barnes, Robert Charles Barnes	Live		Lot 11 Deposited Plan 17738	0.0744	Canterbury	
CB48B/804	Lise Jane Merritt Rangimarie Lana De	Live		Lot 12 Deposited Plan 17738	0.0723	Canterbury	
CB48B/805	Benjamin Gerald Carrington, Nicola M	Live		Lot 13 Deposited Plan 17738	0.0731	Canterbury	
CB48B/806	Dale Wellings Priest, Lynette Janice P	Live		Lot 14 Deposited Plan 17738	0.0749	Canterbury	
CB48B/809	Housing New Zealand Limited	Live		Lot 17 Deposited Plan 17738	0.0789	Canterbury	
CB48B/810	Dennise Kathleen Head	Live		Lot 18 Deposited Plan 17738	0.0799	Canterbury	
CB48B/811	Michelle McClelland	Live		Lot 19 Deposited Plan 17738	0.0792	Canterbury	
CB48B/812	Jarrett Trustee Services Limited	Live		Lot 20 Deposited Plan 17738	0.0766	Canterbury	
CB48B/813	Housing New Zealand Limited	Live		Lot 21 Deposited Plan 17738	0.0731	Canterbury	
CB48B/814	Housing New Zealand Limited	Live		Lot 22 Deposited Plan 17738	0.0754	Canterbury	
CB48B/815	Housing New Zealand Limited	Live		Lot 23 Deposited Plan 17738	0.0774	Canterbury	
CB48B/816	Housing New Zealand Limited	Live		Lot 24 Deposited Plan 17738	0.0847	Canterbury	
CB48B/817	Housing New Zealand Limited	Live		Lot 25 Deposited Plan 17738	0.0771	Canterbury	
CB48B/818	Housing New Zealand Limited	Live		Lot 26 Deposited Plan 17738	0.0792	Canterbury	
CB48B/819	Housing New Zealand Limited	Live		Lot 27 Deposited Plan 17738	0.0703	Canterbury	
CB48B/820	Dale Wellings Priest, Lynette Janice P	Live		Lot 28 Deposited Plan 17738	0.0703	Canterbury	
CB48B/822	Housing New Zealand Limited	Live		Lot 30 Deposited Plan 17738	0.0718	Canterbury	
CB48B/823	Housing New Zealand Limited	Live		Lot 31 Deposited Plan 17738	0.0708	Canterbury	
CB48B/824	Housing New Zealand Limited	Live		Lot 32 Deposited Plan 17738	0.0751	Canterbury	
CB48B/825	Jody John Robinson	Live		Lot 19 Deposited Plan 15090	0.0921	Canterbury	
CB48B/826	Kapungiri Trustee Limited	Live		Lot 21 Deposited Plan 15090	0.0921	Canterbury	
CB48B/827	Huihe Wu, Ruijie Wu, Songyi Wu	Live		Lot 22 Deposited Plan 15090	0.0921	Canterbury	
CB48B/828	Ning Li, Zhipeng Huang	Live		Lot 4 Deposited Plan 21236	0.0961	Canterbury	
CB48B/829	Xu Ji Li	Live		Lot 38 Deposited Plan 16540	0.0658	Canterbury	
CB5D/580	Housing New Zealand Limited	Live		Lot 8 Deposited Plan 16540	0.0706	Canterbury	
CB5D/582	Heather Lee Bennetts	Live		Lot 10 Deposited Plan 16540	0.0711	Canterbury	
CB5D/583	Housing New Zealand Limited	Live		Lot 12 Deposited Plan 16540	0.0698	Canterbury	
CB5D/584	Housing New Zealand Limited	Live		Lot 13 Deposited Plan 16540	0.0711	Canterbury	
CB5D/588	Housing New Zealand Limited	Live		Lot 22 Deposited Plan 16540	0.0756	Canterbury	
CB5D/590	Housing New Zealand Limited	Live		Lot 24 Deposited Plan 16540	0.0938	Canterbury	
CB5D/591	Housing New Zealand Limited	Live		Lot 25 Deposited Plan 16540	0.0792	Canterbury	
CB5D/592	Housing New Zealand Limited	Live		Lot 26 Deposited Plan 16540	0.0771	Canterbury	
CB5D/599	Xiaoli He	Live		Lot 35 Deposited Plan 16540	0.0830	Canterbury	
CB5D/600	Peter Richard Evans, Vera Elizabeth E	Live		Lot 36 Deposited Plan 16540	0.0708	Canterbury	
CB5D/601	Housing New Zealand Limited	Live		Lot 37 Deposited Plan 16540	0.0708	Canterbury	
CB5D/602	Housing New Zealand Limited	Live		Lot 39 Deposited Plan 16540	0.0706	Canterbury	
CB5D/611	Housing New Zealand Limited	Live		Lot 56 Deposited Plan 16540	0.0782	Canterbury	
CB772/16	Feng Xia Guo	Live		Lot 3 Deposited Plan 16858	0.0688	Canterbury	
CB802/2	Beatrice Gertrude Mayell	Live		Lot 2 Deposited Plan 20548	0.0938	Canterbury	
CB802/3	Max Rate Investments Limited	Live		Lot 1 Deposited Plan 20548	0.0617	Canterbury	

Property Information

Property address	82 HOANI ST, PAPANUI
Legal description	Lot 8 DP 16540, PT RS 112
Property area (hectares)	
Valuation number	21921 9800
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	\$180,000
+ Value of improvements	\$105,000
= Capital value	\$285,000
Latest Property area (hectares)	0.0706

Rates information

Rate account number	73154560
Current rating year	2015/2016
Current year's rates	\$1,737.89
Current year rates instalments	Instalment 1: \$434.40 Instalment 2: \$434.40 Instalment 3: \$434.40 Instalment 4: \$434.69
Previous year's rates	\$1,627.39

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Property Information

Property address	88 HOANI ST, PAPANUI
Legal description	Lot 30 DP 17738, RS 314
Property area (hectares)	
Valuation number	21921 10100
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	\$180,000
+ Value of improvements	\$90,000
= Capital value	\$270,000

Latest Property area (hectares) 0.0718

Rates information

Rate account number	73132391
Current rating year	2015/2016
Current year's rates	\$1,662.59
Current year rates instalments	Instalment 1: \$415.59 Instalment 2: \$415.59 Instalment 3: \$415.59 Instalment 4: \$415.82
Previous year's rates	\$1,558.00

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

CT	Owner	Status	Potentially Maori Land	Legal Description	Indicative Area	Land District	Timeshare Week
648763	Golden Age Retirement Village Limited	Live		Lot 1 Deposited Plan 473883	1.0568	Canterbury	
CB11K/1447	Umu Limited	Live		Lot 1 Deposited Plan 30282	0.0672	Canterbury	
CB16B/161	Dorothy Beatrice Clarke, Ivan James	Live		Lot 2 Deposited Plan 30282, Flat 1 Deposited Plan 35542 and Ga	0.0913	Canterbury	
CB16B/162	Rachel Vanessa ARMON	Live		Lot 2 Deposited Plan 30282, Flat 2 Deposited Plan 35542 and Ga	0.0913	Canterbury	
CB330/176	Andrew Barry John Thompson, Dorothy	Live		Lot 4 Deposited Plan 5589	0.0296	Canterbury	
CB392/57	The Board of Administration of the Met	Live		Part Rural Section 203	0.4047	Canterbury	
CB416/224	Erin Joy Holmes	Live		Lot 1 Deposited Plan 8720	0.0506	Canterbury	
CB423/284	Katherine Joan Bradley, Marcus Vizza	Live		Lot 2 Deposited Plan 8720	0.0506	Canterbury	
CB632/61	Me Jung Park, Seong Hwan You	Live		Lot 4 Deposited Plan 17555	0.0604	Canterbury	

Chapel Street

Property Information

Property address	35 CHAPEL ST, PAPANUI
Legal description	Lot 4 DP 17555
Property area (hectares)	
Valuation number	22182 6100
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	\$180,000
+ Value of improvements	\$180,000
= Capital value	\$360,000

Latest Property area (hectares) 0.0604

Rates information

Rate account number	73114817
Current rating year	2015/2016
Current year's rates	\$2,114.39
Current year rates instalments	Instalment 1: \$528.55 Instalment 2: \$528.55 Instalment 3: \$528.55 Instalment 4: \$528.74
Previous year's rates	\$1,974.26

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Property Information

Property address	27 CHAPEL ST, PAPANUI
Legal description	Lot 1 DP 8720
Property area (hectares)	
Valuation number	22182 3800
Differential category	Residential

Rating valuation as valued on 1/11/2013*

Land value	\$170,000
+ Value of improvements	\$155,000
= Capital value	\$325,000

Latest Property area (hectares)	0.0506
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Rates information

Rate account number	73114680
Current rating year	2015/2016
Current year's rates	\$1,938.67
Current year rates instalments	Instalment 1: \$484.62 Instalment 2: \$484.62 Instalment 3: \$484.62 Instalment 4: \$484.81
Previous year's rates	\$1,812.35

*** Your rates will be based on this valuation until 30 June 2016.**

Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

COMMENTS ON THE LAND USE RECOVERY PLAN REVIEW

TO: Environment Canterbury
Christchurch

By email only: LURP@ecan.govt.nz

Name: **Doncaster Developments Ltd**


Contact Address: PO Box 13-349
Christchurch

Phone Number: 03 3663729

Email: watson@sel.kiwi

Topic Area: Communities and Housing

Dated this 29th day of May 2015.


name **Kim SANDERS**

For Doncaster Developments Ltd

COMMENTS ON THE LAND USE RECOVERY PLAN REVIEW

– COMMUNITIES AND HOUSING

Introduction

The parties are the owner of approximately 7.8 hectares of land situated at the northern end of Lehmans Road on the north-west edge of Rangiora. The land is zoned for rural-residential development at a permitted density of approximately one house per 5000 square metres (Res 4A zone in the Waimakariri District Plan). It is also subject to the north-west Rangiora Outline Development Plan (District Planning Map 155). The submitter is also the owner and developer of the adjacent residential land in north-west Rangiora, which now includes an area of medium density townhouse development, a shopping centre, pre school, church and off street storage for medium density housing.

The subject land is situated on the east side of Lehmans Road, south of the Rangiora racecourse and north-west of a line of electricity transmission lines. The land is physically well suited to development for housing and can be serviced. Road, pedestrian and cycle connectivity and open space are provided for in the Outline Development Plan.

The circumstances of the land and its suitability for medium density housing has changed since the preparation of the land use recovery plan. The land was previously seen as suitable for rural-residential density being on what was then the periphery of Rangiora and remote from services and amenities. The locality has undergone significant change and the subject land is now situated alongside residential development including medium density housing and generally constrained from becoming ad hoc urban growth by the established boundaries of Lehmans Road and the racecourse. It now links (and is within five minutes walking and cycling distance) of proposed open space, shops, restaurants, preschool, church and the area of medium density residential development and associated support facilities.

Consideration

The parties have been aware of the LURP provisions which support and encourage new opportunities for medium density and affordable housing. The parties have also assessed the provisions of the LURP which provide for exemplar housing projects, Action 8. No such projects were identified in the Waimakariri District and the comment is that the proposed land and its circumstances make it an outstanding and appropriate location for such. In particular it can satisfy the expected outcomes or criteria as follows.

(1) High quality, safe and accessible residential environments that address the neighbourhood context

The site is generally confined by residential development (medium and standard density) and can integrate well with the north Rangiora community. It is located along the 'urban' boundary but largely exists as part of the Rangiora urban area.

In addition a range of other features and amenities are now being established alongside the subject land.

(2) Well-built and energy efficient

The parties have already demonstrated the ability to develop to Home star 6 standards by reference to the medium density development alongside the site (50 affordable houses built or under construction).

(3) Innovation and comprehensive development

The land area is large enough to provide a significant contribution to the affordable housing market and can be designed as a comprehensive development of between 140 – 160 dwellings all with linkages to, and as part of the established community. The opportunity will be available for a range of ownership tenures, building styles, materials within neighbourhood communities or groups of 15-20 dwellings at a time.

(4) Appropriate to the locality

The site provides an outstanding opportunity to establish and utilise the potential of an area of land which is already a part of the north Rangiora urban community. Development of the land in the manner outlined will support and consolidate the local community and the service based activities either existing or consented for the area. The services (infrastructure) are available and the land is suitable in terms of geotechnical assessment.

(5) Diversity and Affordability

The parties have a demonstrated record of developing a range of house and section types and sizes which will deliver

- 2, 3 and 4 bedroom homes across a range of prices
- homes that are comfortable and affordable
- provision for a range of tenures
- a significant percentage of dwellings in the affordable market as set out in the LURP
- an ability to work with the local authority and finance institutions to achieve these outcomes and
- a range of house and land price packages
-

(6) Medium Density

The parties can provide for a range of densities appropriate to the Rangiora residential area and its role as a key Activity Centre, and have already demonstrated that ability with the adjoining and surrounding mixed housing density and community centre development.

COMMUNITIES AND HOUSING – WHAT MORE NEEDS TO BE DONE:

The parties to these comments have taken note of the matters raised in the Review Consultation Pamphlet (Communities and Housing). The opportunity identified in these comments will:

- Provide for medium density and affordable housing at a range of sizes to buy or rent
- Can be designed as a comprehensive development integrated into the existing residential community with a high level of connectivity be it pedestrian, cycle or public transport
- Will support establishing community services and facilities in the area, a number of which have been initiated by the submitting parties and supported by the Council, and
- is located on an area of land, the development opportunities for which have changed significantly over the last two years.

The circumstances of the land and the best use thereof represent an opportunity to introduce a number of sustainable and beneficial changes to the Rangiora area. These will support housing opportunity, house affordability and investment in the community, be it local services, expansion of amenities (open space) and a neighbourhood designed around a high level of connectivity for all modes of transport.

The action sought is to work with Environment Canterbury and Waimakariri District Council (and the rest of the partnership) to develop the provisions suitable for the land to be identified for an Exemplar Housing and subdivision brief. This would address all issues from

- House and section sizes
- Servicing and urban design
- Affordability
- Process
- Engagement with all interested authorities and any incentives or instruments of the designated affordable housing units.

The outcome would be the inclusion of the appropriate provision within the LURP when reviewed in August/September 2015.

Attachments:

- (1) Site Plans
- (2) Correspondence

Preliminary Draft

Land Use Recovery Plan

Te Mahere Whakahaumanu Tāone

FACT SHEET 2

Housing

Of the approximately 190,000 dwellings in greater Christchurch, around 91% were damaged as a result of the earthquakes. Thousands of houses and sections are either permanently or temporarily uninhabitable, creating a large demand for other existing houses, for rental accommodation, including social housing, and for new sections. The growing rebuild workforce is further increasing demand for housing. Some displaced households are encountering challenging circumstances trying to find affordable houses.

Housing supply

Housing demand is being met through the construction of new homes, households sharing homes or taking in boarders, residents leaving Christchurch permanently, and purpose-built worker accommodation, and other commercial accommodation.

Under a medium household growth scenario, greater Christchurch will need to accommodate an additional 36,150 households by 2028. The potential Greenfield housing supply (zoned and serviced) during this period is 42,606 Greenfield sections.

This indicates an abundance of Greenfield supply compared with the expected household growth, particularly because some of the household growth is likely to be provided for through infill and higher density housing development.

However, there is a real risk of a significant shortfall of temporary housing for workers and displaced households to 2016/17 as the residential rebuild gathers momentum.

Despite considerable areas of land being zoned for housing and provided with infrastructure, conversion of this land to sections and building of houses is not keeping pace with anticipated demand. There is a need to facilitate delivery of sections and housing through the Land Use Recovery Plan.

Housing choice

As a result of the earthquakes there has been a reduction in housing types available, particularly medium-density types of housing (such as terraces and townhouses) in the CBD and eastern suburbs. A larger proportion of new housing following the earthquakes is low-density Greenfield development. Incentives will be needed to encourage a range of housing types.



Medium-density housing in existing urban areas, particularly around Key Activity Centres, is an economically efficient form of urban development, utilising existing underground infrastructure, public transport and facilities and services.

There has been a significant loss of more affordable housing, social and rental accommodation. Christchurch City Council and Housing New Zealand own or lease more than 8,500 properties in Christchurch. Ninety-five per cent of these properties were damaged, requiring urgent repairs and replacement.

Housing quality

Greater Christchurch needs to remain a desirable place to live, work and visit. Vibrant, enjoyable and comfortable living environments will play an important role in the recovery. Examples include infrastructure and development layouts that promote active transport, inbuilt green technologies such as rainwater tanks, solar-water heating and small-scale energy generation, and biodiversity and attractive landscaping.

New and repaired buildings, and the spaces around them, should promote a distinctive sense of character and identity informed by the environment and local history, including cultural heritage and Ngāi Tahu values.

Challenges for housing

This Recovery Plan and the work arising from it therefore needs to:

- Maintain an overview of Christchurch housing demand and supply
- Increase certainty and reduce risk to shorten decision-making timeframes and reduce costs and prices
- Develop a better understanding of the issues that prevent sufficient supply to the housing market
- Address issues that are not or will not otherwise be addressed by the housing market
- Consider unintended consequences that may arise from decisions or actions that could be taken.

Responding to the housing challenge

The availability and choice of housing and quality of residential areas, limited or inappropriate housing choices for both permanently and temporarily displaced residents, as well as the temporary workforce, are issues that need resolving through a combination of the 15 responses to the three priorities.

Priority 5 – Increase housing supply to meet demand.

R17. Statutory Direction: Amendment as set out in R1 (see Fact Sheet 1) and District Plan amendments.

R18. Statutory Direction: Provide proposed Greenfield land-zoning provisions to the CER Minister in a manner that is aligned with the provision of core public and private infrastructure and services as set out in Annual Plans, Three Year Plans, Long Term Plans and the Canterbury Regional Land Transport Programme.

Selwyn District Outline Development Plan and rezoning provisions for Helpet Park (ODP Area 7), East Maddisons / Goulds Road (ODP Area 10) and Branthwaite Drive (ODP Area 11) to be provided to the CER Minister in 2013.

R19. Territorial authorities review existing residential density and development provisions to identify possible impediments to uptake of current intensification opportunities. Recommend process to the CER Minister to amend provisions to facilitate broader uptake of intensified development.

R20. Establish a process to work collaboratively with housing developers to identify ways to ensure that the timing of supply of sections matches demand (to address land banking), while ensuring associated public and private core infrastructure is provided as it is needed.

R21. Identify suitable government and council-owned land and initiate exemplar projects for redevelopment, especially medium density and/or Brownfield developments, and as a means to incentivise and promote such opportunities to developers and the housing market including through opportunities enabled by associated density provision amendments. This may focus on the 6,000 properties owned and leased by Housing New Zealand, and joint ventures as part of a package to deliver quality social and affordable housing.

Priority 6 – Increase housing choice to support the recovery.

R22. District Councils and CERA to identify and implement methods, in collaboration with developers, that incentivise development of undeveloped land in suitable existing urban areas (such as underwriting development), Infill areas and Greenfield areas (such as plan rules which nullify restrictive covenants), and also consider amending rating policies. This will include assessing the potential for affordable and social housing and the provision of permanent units that can be used for temporary accommodation in the short term.

R23. Statutory Direction: District Councils to review (including costs and opportunities) and provide to the CER Minister any changes to development contributions, policies and provisions to incentivise the delivery of a range of housing types in existing urban areas, particularly as part of comprehensive redevelopment of Brownfield land.

R24. Complete a housing market assessment (in collaboration with MBIE) to better understand present and future housing market supply and demand, to identify the appropriate mix and diversity of housing provision which will assist the prioritisation of existing zoned land and the consideration of whether to increase the density of suitable land.

R25. District Councils to identify and implement programmes through Annual Plans, Long Term Plans and Three Year Plans for public facilities, services and amenity improvements required to enhance redevelopment opportunities around targeted Key Activity Centres.

R26. Work in partnership with local and central government, not-for-profit organisations and the private sector to undertake developments (possibly as public/private partnerships and joint venture projects) that demonstrate economically viable and well-designed medium density housing in appropriate suburban locations.

R27. Statutory Direction: Provide proposed residential or mixed use District Plan provisions to the CER Minister that enable comprehensive developments in existing urban areas, including Brownfield sites on the basis of their size and/or location. Introduce a 'Floating' Zone for comprehensive redevelopments.

R28. Promote cost effective and innovative design, construction and development solutions to enable and support rebuilding.

R29. Statutory Direction: Review and, where necessary, amend District Plan policies and rules to provide for housing options on historic Māori Reservations, particularly Māori Reservation 873 (Tuahiwi).

R30. Statutory Direction: Review and where necessary provide to the CER Minister amended District Plan policies and rules to provide for housing options on historic Māori Reservations, particularly Māori Reservation 875 (Rāpaki).

Priority 7 – Restore and enhance the quality and sustainability of housing areas.

R31. Review existing guidance on urban design to ensure it provides clear, comprehensive guidance, and then ensure all development and redevelopment of housing considers such urban design that is made available by the local authority.

For more information
Email lurp@ecan.govt.nz
or visit www.developingchoices.org.nz

**THE INDEPENDENT HEARING PANEL
AT CHRISTCHURCH**

UNDER

The Resource Management Act 1991 and
the Canterbury Earthquake (Christchurch
Replacement District Plan (Order 2014

IN THE MATTER OF

of the Residential Chapter 14 proposal -
Additional residential Medium Density areas
for Linwood (Eastgate), Hornby, Papanui
(Northlands)

SUBMITTER

RMD 76

STATEMENT OF EVIDENCE OF CATH CHRISTIE

DATED THIS DAY OF 15th JUNE 2016

1. Executive Summary

I am opposed to the Residential Chapter 14 proposal.

2. Specific Plan provision to which submission relates:

- a. Residential Chapter 14 proposal - Additional residential Medium Density areas for Linwood (Eastgate), Hornby, Papanui (Northlands)

3. Relief sought:

- a. that no change is made to the residential zoning of Papanui (Northlands) area that is subject to this proposal

4. Reasons

- (a) The medium density housing will have a detrimental effect on the community
- (b) The amenity value will be lost being the architecture existing & the trees of the area & change of lifestyle
- (c) Development will lessen the parking areas diminishing street parking for residents.

Cath Christie

Name

Date 15 June 2016

Attachments

1.
2.
3.

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CHRISTCHURCH REPLACEMENT DISTRICT PLAN

HEARINGS ON THE RESIDENTIAL CHAPTER 14 PROPOSAL ADDITIONAL RESIDENTIAL MEDIUM DENSITY AREAS FOR LINWOOD (EASTGATE), HORNBY, PAPANUI (NORTHLANDS)

STATEMENT IN SUPPORT OF MARGARET ANN HOWLEY RMD 130

PREPARED ON BEHALF OF THE ABOVE SUBMITTER BY SELF,

DATE 15th JUNE 2016

Specific Plan provision to which the submission relates: *Rezoning of the following areas to a Residential Medium Density (RMD) Zone*

- (a) Papanui – including the whole or parts of the following streets:
- i. (Papanui North) Vagues Road, Meadow Street, Apollo Place, Shearer Avenue and Main North Road;
 - ii. (Papanui South East) Rayburn Avenue, Dormer Street, Perry Street, Paparoa Street, Blighs Road and Watford Street and
 - iii. (Papanui South West) Windermere Road, Dalriada Street, Bellvue Avenue and St James Avenue

Relief sought: *We seek the removal of Papanui South-east and Papanui South West from the proposed rezoning to Residential Medium Density and that those areas are then zoned Residential Suburban.*

: Rezoning of the following areas to a Residential Medium Density (RMD) Zone

- (a) *Papanui – including the whole or parts of the following streets:*
- i. *(Papanui North) Vagues Road, Meadow Street, Apollo Place, Shearer Avenue and Main North Road;*
 - ii. ~~*(Papanui South East) Rayburn Avenue, Dormer Street, Perry Street, Paparoa Street, Blighs Road and Watford Street and*~~
 - iii. ~~*(Papanui South West) Windermere Road, Dalriada Street, Bellvue Avenue and St James Avenue*~~

Reasons:

1. **This area of Papanui has a strong vibrant community with a well-developed local identity and a strong sense of belonging. This gives the residents a strong sense of wellbeing one they take with them and share with others during their daily lives.**
2. **St James Avenue has a Resident's Association that is active over the wider area of South Papanui and has taken the lead over recent years to protect the community from activity that was causing harm and distress to not only St James Residents but the wider community as well. Other streets in the area maintain email networks that work in with the Residents Association to keep the community informed. The email networks are a quick instant way for residents to communicate, not only for serious issues like this but for the mundane such as lost or found pets.**

3. **As a community it has developed organisations such as the Papanui Youth Development Trust which works alongside the traditional education system to foster a strong sense of self believe in our young. It aims to give them a strong set of guidelines so they can take their place in any community as fully achieving well rounded young adults that respect the communities within which they live. They do this well.**

4. **Papanui has residents that have been here for decades as well as young families that have recently moved here. The area is revitalising on its own, there is infill housing taking place at a rate that the community can adapt and adjust to and older housing being upgraded to modern standards to provide warm comfortable homes. The community takes great joy in the young families making their homes with us.**

5. **Within Papanui there is a network of 15 streets planted with avenues of trees shortly after WWII to form living memorials to the fallen. These trees were planted after the RSA Papanui wrote to the Christchurch City Council requesting this happen. There are 15 streets in all each bearing plaques at each end dedicating them to the fallen of WWII. The main avenue is St James and from here promptly at 9.30am every ANZAC day the Papanui RSA ANZAC Parade marches from the street. People from all areas of Christchurch and overseas visitors line the street as the Parade leaves then fall in after it. The number of citizens that do this is often several thousand.**

6. **The Memorial Streets in the proposed zone are Windermere Street, St James Avenue, Dormer and Perry Street. These trees currently have scant protection and it is feared that they will fall to the developer's chainsaws to make way for access to new developments. This will amount to authorised vandalism; it is hard to imagine anywhere else that such a War Memorial would be placed at risk. This living memorial network is now part of the identity of Papanui. New residents to the area are very clear that they are one of the reasons they seek out this area.**

7. **There are numerous large mature trees in Papanui and these coupled with the street trees make it a pleasant place to be, the trees muffle the road noise, absorb pollution and provide homes for a large bird and insect population. We are very privileged to have in St James Park a large tree that the monarch butterfly has chosen to make its winter home in such numbers that at times it looks clothed in orange leaves. This tree is only one of a large number of stately trees in this park**

8. **The built amenity, Papanui housing, is of a style and nature that generally has an intimate relationship with the street making those streets usually tree lined very pleasing to be in. People garden here, take a pride in their homes, the large grass road berms are well kept. The houses are well maintained and show a pride in belonging. It simply put is a great place to be which is why people move here and stay for decades. Papanui housing shows the history of its settlement, one that started at the same time as Christchurch. The character of this housing is**

mainly intact and with the loss of much of Christchurch's built heritage this makes this suburbs special character of greater importance to the city than previously.

9. The Memorial Trees in St James Avenue were a significant factor in my husband and me choosing to live in Papanui. We jumped at the chance in 2009 of being able to buy an early kauri villa. We had nearly completed a significant renovation on it when the 2010 Earthquake struck. We were struck dumb with disbelief when we realised that our treasured home was broken. The community that surrounded us took us in and supported us. When the decision was made that the home was unsafe and needed demolition and on building insurance we were left with a significant loss. We never considered moving elsewhere even though rebuilding meant depleting our life savings at retirement age. We made a considerable investment in building a home that could cope with my inevitable need of a wheel chair and all that goes with that. We also decided to build as kind to the environment as possible and have one very expensive eco house that is easy for me to live in. It is doubtful if we would have been able to invest family trust monies as well so heavily in Papanui if it was known that the zoning of the area was up for possible change.
10. The LURP states that 'Recovery is concerned with all aspects of the wellbeing of communities including the social, cultural, economic and environmental aspects that contribute to the quality of life for residents and visitors. This is not limited to earthquake damaged areas but is also concerned with restoring and enhancing greater Christchurch to achieve recovery from the earthquakes in all respects. Therefore it is difficult to understand the desire to rezone this area and destroy what the LURP is trying so hard to achieve.

Signed:



Date: 15th June 2016

**BEFORE THE CHRISTCHURCH REPLACEMENT DISTRICT PLAN HEARINGS
PANEL**

UNDER The Resource Management Act 1991 and the Canterbury
Earthquake (Christchurch Replacement District Plan) Order 2014

AND

IN THE MATTER of the Residential Chapter 14 Proposal – Additional Residential
Medium Density areas for Linwood (Eastgate), Hornby and
Papanui (Northlands)

**SUBMISSIONS ON BEHALF OF MARGARET HOWLEY, PHILLIPA TUCKER & ORS
15 JULY 2016**

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Introduction

- 1 These submissions are filed on behalf of the following submitters on the Additional RMD Proposal for Papanui:
 - Stuart Crichton (RMD114);
 - Michael Hillard (RMD93);
 - Jeanette Spencer (RMD93);
 - Valarie Sykes (RMD111);
 - Neil Davidson (RMD85);
 - Anna Hall (Group submission RMD 82)
 - Christopher Winefield and Philippa Tucker (RMD89);
 - Susan Dawber (Group submission RMD82);
 - Mary Scales (RMD129);
 - Leah Scales (RMD102);
 - Graeme Keeley (RMD70);
 - Margaret Howley (RMD130); and
 - Paul Scott (FS27).

(Collectively the "Papanui Residents")
- 2 The Papanui Residents have been financially constrained as to the extent of evidence and legal assistance they could provide at the recent hearing. Effectively, their case has been limited to the expert evidence of Dr. Williams, together with the lay evidence of a number of the Papanui Residents themselves. The Panel will no doubt have noted the extent of local knowledge contained within this well-informed lay evidence.
- 3 The Papanui Residents have engaged in prior consultation with the Council on the appropriateness of RMD zoning for Papanui and have been involved in mediation on the current proposal.
- 4 The general position of the Papanui Residents is that they oppose the RMD Zoning for Papanui South and Papanui South West (together "Papanui South"). As such, they support the recommendations of Ms Oliver in her evidence in chief and rebuttal.
- 5 The case for the Papanui Residents can be summarised as follows:
 - 5.1 The Objectives and Policies of Chapter 6 of the Regional Policy Statement do not require the Panel to rezone Papanui South as RMD;

- 5.2 When read as a whole, the Strategic Directions and Residential Objectives and Police make it neither necessary nor more appropriate to rezone Papanui South as RMD.
- 5.3 The locational criteria for supporting the establishment of new RMD Zones in Policy 14.1.1.2 are a starting point for a decision on whether it is appropriate to rezone Papanui South. A further granular assessment is required. In that respect:
- (a) The Papanui Residents agree with the assessments by Ms Oliver and Ms Schroeder that the character and amenity values of Papanui South make an RMD zone inappropriate.
 - (b) The valuation analysis of Papanui undertaken by Mr. Blake is inadequate as it fails to address relevant matters identified in evidence for the Residential Stage 1 hearing. As a consequence, there is a high probability that Mr. Blake's evidence overstates the likelihood of redevelopment for medium density within Papanui South ;
- 5.4 On the basis of significant new information, the Panel can find that Papanui South has values which are worthy of identification, and which are more appropriately managed by the Residential Suburban Zoning.
- 5.5 If the Panel decide to rezone part or all of Papanui South as RMD, the Papanui Residents support the amended map identifying Langdons Road as an appropriate location from which to apply the 800m locational criterion.
- 5.6 The Papanui Residents oppose the 11 metre height limit overlay sought by Housing New Zealand.

6 **GIVING EFFECT TO THE INTENSIFICATION PROVISIONS OF CHAPTER 6 OF THE CANTERBURY REGIONAL POLICY STATEMENT**

- 6.1 Objective 6.2.2 – *Urban Form and settlement pattern* sets a goal of consolidation and intensification of existing urban areas, by amongst others:
- (1) aiming to achieve the following targets for intensification as a proportion of overall growth*
- through the period of recovery:*
- (a) 35% averaged over the period between 2013 and 2016*
 - (b) 45% averaged over the period between 2016 to 2021*
 - (c) 55% averaged over the period between 2022 and 2028;*
- (2) providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around*

the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas and brownfield sites;

6.2 "Intensification" for the purposes of this Objective is identified as: "an increase in the residential household yield within existing urban areas. For the purposes of the Replacement Plan, the Objective therefore applies (at least) across all residential zones, Residential Suburban and Residential Suburban Density Transition included.

6.3 Priority areas for achieving higher density living environments are in and around the Central City, Key Activity Centres, larger neighbourhood centres, and in greenfield priority areas and brownfield sites.

6.4 In respect of greenfield priority areas, the Panel has yet to make a decision on whether to enable higher densities within, for example, the North Halswell Residential New Neighbourhood Zone. From counsel's involvement on behalf of another client, it is understood there is no opposition to this enablement, at least in a policy sense.

6.5 It is also understood that the ability to provide for higher densities within greenfield priority areas has not been factored into any of intensification capacity analysis undertaken for the Residential Stage 1 hearing. It is suggested therefore that, if the Panel is minded to remove Papanui South from the proposed RMD area, any potential reduction in medium density zoning capacity is likely to be compensated for in North Halswell, if not elsewhere.¹

6.6 Objective 6.2.3 *Sustainability* relevantly states that recovery and rebuilding is undertaken in a way that *retains identified areas of special amenity and heritage values*. The explanation states:

Intensification and consolidation of residential development in Christchurch needs to protect areas of special amenity and historic heritage value, as these contribute to the areas's identity and character. For Greater Christchurch particular attention should be paid to the provision of open space, maintenance and promotion of a sense of identity and character, and the availability of community and recreation facilities and appropriately located business centres, so as to ensure the maintenance and/ or provision of high quality living environments.

6.7 Policy 6.3.1 *Development within the Greater Christchurch area* repeats that Key Activity Centres provide a focus for commercial activities and residential intensification. This focus is broadened in a subsequent Policy 6.3.7 - *Residential location, yield and intensification* to refer to the other areas identified in Objective 6.2.2. Methods of implementation include a

¹ For example, and subject to resolving the issue of scope, other areas identified in submissions may well compensate for the potential reduction.

requirement on Council to identify areas in district plans that are suitable for urban intensification, including brownfield redevelopment.

- 6.8 The principal reasons and explanation for Policy 6.3.7 include the following:
-Further work will be required to increase intensification, and work towards accommodating future growth. Certain areas in Christchurch City have been identified for more intensive residential use for many years. Other suitable areas may be identified, including the redevelopment of brownfields sites for residential or mixed-use activities.*
- 6.9 Applying all of the above to the present circumstances, it is submitted that in order to give effect to the RPS, there is no mandatory requirement in the Replacement Plan to rezone Papanui South even if it were to be geographically described as being "around" the Papanui KAC. By way of simple comparison, areas for intensification have not been specifically identified unlike residential Greenfield Priority Areas (Map A), which must be rezoned in the Replacement Plan to give effect to the RPS and the companion Land Use Recovery Plan (LURP).
- 6.10 In contrast to, for example, the language of avoidance used prolifically within Chapter 6, the "aim to achieve" wording of Objective 6.2.2 in respect of intensification targets is far from prescriptive. Rather, the wording can be described as aspirational as indeed are the targets themselves. Similarly, the implementing Policy 6.3.7 does not state that new areas of intensification must be identified; rather, other suitable areas may be identified.
- 6.11 Furthermore, Objective 6.2.3 makes it clear that intensification is not to be achieved at all costs; rather it must protect areas that have special amenity character and heritage. Intensification is therefore likely to be inappropriate in locations where protection of these values is not achievable.
- 6.12 The unchallenged evidence before the Panel is of course that Papanui South has a range of character and amenity values that, in my submission, make a Residential Suburban zoning more appropriate than a RMD zoning for this area. Understandably, the Panel has commented adversely on the timing of receipt of this evidence i.e it should have been produced by the Council at the Residential Stage 1 hearing. As is discussed below, this belated receipt of important new evidence is not fatal to the case for the Papanui Residents.

7 **OBJECTIVES AND POLICIES OF THE STRATEGIC DIRECTIONS AND RESIDENTIAL CHAPTERS**

- 7.1 Relevant Objectives within the Strategic Directions Chapter include Objective 3.3.4 and 3.3.7:

3.3.4 Objective - Housing capacity and choice

(a) For the period 2012 to 2028, an additional 23,700 dwellings are enabled through a combination of residential intensification, brownfield and greenfield development; and

(b) There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including:

(i) a choice in housing types, densities and locations; and

(ii) affordable, community and social housing and papakāinga.

3.3.7 Objective Urban growth, form and design

A well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that:

(a) Is attractive to residents, business and visitors; and

(b) Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and

...

(d) Increases the housing development opportunities in the urban area to meet the intensification targets specified in the Canterbury Regional Policy Statement, Chapter 6, Objective 6.2.2 (1); particularly:

(i) In and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), larger neighbourhood centres, and nodes of core public transport routes; and

(ii) in those parts of Residential Greenfield Priority Areas identified in Map A, Chapter 6 of the Canterbury Regional Policy Statement; and

(iii) in suitable brownfield areas; and

(e) Maintains and enhances the Central City, Key Activity Centres and Neighbourhood Centres as community focal points; and

(f) Identifies opportunities for, and supports, the redevelopment of brownfield sites for residential, business or mixed use activities; and

...

- 7.2 Within the Residential Chapter, relevant objectives and policies include of course Objective 14.1.1 relating to housing supply. This Policy is to be implemented by, amongst others, Policy 14.1.12 *Establishment of New Medium Density Residential Areas*:

14.1.1.2 Policy - Establishment of new medium density residential areas

a. Support establishment of new residential medium density zones to meet demand

for housing in locations where the following amenities are available within 800 metres walkable distance of the area:

- i. a bus route;*
- ii. a Key Activity Centre or larger suburban commercial centre;*
- iii. a park or public open space with an area of at least 4000m²; and*
- iv. a public full primary school, or a public primary or intermediate school.*

- 7.3 Also of relevance is Objective 14.1.4:

14.1.4 Objective - High quality residential environments

a. High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect the Ngāi Tahu heritage of Ōtautahi.

- 7.4 The above Objective is supported by a range of policies, including Policy 14.1.4.2 relevant to medium density development.

14.1.4.2 Policy - High quality, medium density residential development

a. Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands, and provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character), through:

- i. consultative planning approaches to identifying particular areas for residential intensification and to defining high quality, built and urban design outcomes for those areas;*
- ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas;*
- iii. providing design guidelines to assist developers to achieve high quality, medium density development;*
- iv. considering input from urban design experts into resource consent applications;*
- v. promoting incorporation of low impact urban design elements, energy and water efficiency, and life-stage inclusive and adaptive design; and*
- vi. recognising that built form standards may not always support the best design and efficient use of a site for medium density development, particularly for larger sites.*

7.5 In addition, there are a range of further policies dealing with specific intensification mechanism and also provision of housing opportunities for the aged. All of these other policies are positively implemented by rules that are vastly more permissive than the previous City Plan.

7.6 At the hearing, witnesses on behalf of Housing New Zealand (HNZ) were questioned on HNZ's base position that areas which meet the locational criteria in Policy 14.1.1.2 must be zoned as RMD.² The answers provided by both Ms. Rennie or Ms Styles did not support their client's position:

MS SCOTT: No, sir. If I can turn you, Ms Rennie, to the policy 14.1.1.2. So sub clause (a) that sets out what we call the locational criteria. The first words of that policy, they say, the policy uses the words "support establishment of new Residential Medium Density zones", do you see those words there?

MS RENNIE: Yes.

MS SCOTT: They don't say, do they, that the Council must rezone all land that meets that criteria?

MS RENNIE: No, that is not what it says. It says "support establishment of new residential density zoned to meet demand for housing within 800 metres" of those range of considerations.

² Opening submissions on behalf of Housing New Zealand at paragraph 29

MS SCOTT: So do you agree with me that policy 14.1.1.2(a) is not the only relevant consideration that the Council must take into account when rezoning land to RMD?

MS RENNIE: This is the policy which enables the establishment of new residential medium density areas.

MS SCOTT: Yes, and then the Council must consider other relevant objectives and policies in both chapter 3, the strategic directions, and elsewhere in chapter 14, do you agree with that?

MS RENNIE: This is one of a number of policies, yes.³

....

MS SCOTT: And Mr Jolly for the Council. You understand that the Council's position is that the locational criteria should not be the sole driver for rezoning to RMD but that all relevant objectives and policies must be considered and balanced. You understand that is the Council's position?

MS STYLES: I understand.

MS SCOTT: The section 32 evaluation requires as to zoning further consideration in terms of detailed matters of urban form, effects on character and amenity and the specific needs of local communities by way of example?

MS STYLES: Yes.

....

MS SCOTT: Thank you, so in terms of the Panel's decision-making on the appropriate zoning the locational criteria are not the only relevant factor, it must go beyond that policy and consider other relevant objectives and policies, correct?

MS STYLES: I believe that a hierarchical approach needs to be taken looking at the objectives and policies from the strategic objectives down through, but that policy 14.1.1.2 provides the locational criteria where RMD should or should not be depending on which part of that policy you are looking at. Beyond that there are a whole range of other considerations but that is the primary focus on location.⁴

- 7.7 Consistent with the approach adopted by the Council in opening and through its cross-examination, it is submitted that the concessions made by HNZ's

³ Transcript at Page 107

⁴ Transcript at Page 122

witnesses that a range of other factors and policies must be considered as part of the s 32 & 32AA analysis is appropriate.

7.8 The s 32 analysis must take into account factors such as the appropriateness of a chosen location in terms of feasibility and efficiency of a proposed rezoning. Matters such as the special characteristics and heritage and amenity of a candidate area must also be addressed, otherwise a decision-maker is left within incomplete information as to whether or not a proposed RMD zoning is the most appropriate method for implementing all relevant objectives and policies. The results of the consultation process undertaken by the Council must also be considered, as is anticipated by Policy 14.1.4.2. In that respect, the views expressed by those most directly affected do not support the change to the character of the Papanui South area that would be wrought by an RMD zoning.

7.9 Objective 3.3.7 recognises the need for a high quality urban environment, one that appropriately manages areas of special character and amenity (3.3.7 b). As such, the values associated with Papanui South should be taken into account in deciding whether or not a RMD zoning for Papanui South is more appropriate than the Residential Suburban Zone in implementing this Objective. To repeat, the unchallenged evidence regarding the special values of this area, including its war memorial heritage characteristics and its existing high quality built form, are such that the lower density RS zoning more appropriately protects or manages these values.

7.10 Equally, it is submitted that there is no evidence, persuasive or otherwise, that the Residential Suburban zoning of Papanui South will in any way compromise the housing supply Objective 3.3.4. Nor is there evidence that the monitoring requirements in Chapter 14 will not address any negligible reduction in RMD capacity should the relatively limited area that is Papanui South be zoned as Residential Suburban.

7.11 Further, the acceptance by Ms Rennie that Policy 14.1.1.2 does not mean that the Panel must rezone Papanui South must also be correct. The wording of that particular Policy is not couched in directive terms, rather it refers to supporting the establishment of RMD zones to meet demand for housing.

8 **ADEQUACY OF VALUATION ANALYSIS TO SUPPORT THE LIKELIHOOD OF REZONING AT PAPANUI**

8.1 The Panel has of course already heard substantial evidence on the issue of intensification, in particular for the Residential Stage 1 hearing. All the

evidence concluded that, for a whole host of reasons, delivering medium to high-density residential development is certainly challenging.⁵

- 8.2 A consideration of what areas should be identified for intensification involves a filtering exercise, to adopt the term used by Mr. Schellekens on behalf of the Crown. Mr. Schellekens' high-level evidence provided just such a filtering exercise. Given his particular expertise, this analysis was based on feasibility considerations, as opposed to a planning analysis of locational factors.
- 8.3 A particularly important factor identified in Mr. Schellekens' evidence was the extent of on-site capitalisation which would make acquisition for redevelopment non-viable. On that, Mr. Schellekens was of the opinion that if the value of improvements on an otherwise developable site exceeded 25% (later adjusted by agreement with Dr. Fairgray to 27.5%) of the capital values, this would directly impact on and strain already challenging development economics.
- 8.4 Mr. Schellekens' evidence included a number of area specific case studies for, amongst others, Riccarton and Papanui.
- 8.5 As to Papanui, he first commented on its demographics⁶:

Characteristics of Papanui

Despite being only 2kms further away from the CBD than Riccarton, Papanui has a significantly different demographic profile. According to the 2013 census, the median age is 42.0 years (compared to 38.6 years in Christchurch City). 20.1% of people in Papanui are aged 65 years and over, compared with 15.0% in Christchurch City.

Couples with children make up 44.2% of all families in Papanui, (compared to 39.8% of all families Christchurch City) and 67.3% of households own their dwelling compared to 64.8% in Christchurch City.

These statistics imply materially fewer renters than in Riccarton, and an older and more family dominated market. This drives a different demand which is more likely to support lower density townhouse typologies. In relative terms, standalone dwellings on their own sites will be preferred in this market.

The sales data I have analysed supports this conclusion. Since Sept 2012, there have been no sales of new multi-unit developments and significant subdivisions in Papanui. Of the 10 sales recorded of buildings built after 2010,

⁵ See, for example evidence of Mr. Schellekens at para 4.9 : " I conclude in the CBRE Report that there are many challenges associated with medium to high density residential development feasibility reflecting a complex matrix of issues associated with land cost, construction costs and market acceptability of built product.

⁶ Appendix JBJS3 of Evidence of John Schellekens at page 44

all were developed on individual freehold vacant lots. The average lot size was 485sqms implying an achieved density of 20.6h/ha. The average sale price for each stand-alone dwelling was \$691,000 incl. GST and the average floor area was 185sqms.

8.6 This was followed by an analysis of 10 newly constructed dwellings in Papanui, Mr. Schellekens concluding that the available data for Papanui *...does highlight the challenge of feasibly building even freestanding homes (for which there is strong demand) in already established locations where land is scarce prices [sic] accordingly⁷.*

8.7 Mr. Mitchell, another witness for the Crown, referred to the need to consult with the development community. He also emphasised the apparent futility of zoning areas as RMD unless this was in locations that could be profitably developed:

MR MITCHELL: Well in that context no, it does not, because I suppose I am looking at it from the point of view of if you actually want intensification to occur you have to ensure it is in locations where developers can make a profit. So if the developers cannot make a profit they will not go there and they will not build anything. So you can have all the RMD zone you want in locations spread across the city, but unless you put it in locations which can be profitably developed, nothing is going to happen.⁸

8.8 The above evidence indicates, firstly, that from an economic feasibility perspective Papanui South is likely to be too challenging economically to be considered as an appropriate candidate for RMD zoning. Mr. Schellekens evidence is effectively saying that there is no market demand for intensified development in Papanui; the demographics show a dominance of a family market and there are feasibility challenges associated with the high land values within this area.

8.9 Secondly, it is submitted that in assessing the appropriateness or otherwise of Papanui South, there has been a failure to date to engage with development community in order to identify locations that can be profitably developed to use Mr. Mitchell's words.

8.10 Finally, nowhere in the evidence of Mr. Blake is there any explicit regard paid to the key factor of on-site capitalisation of land i.e whether the ratio of value of improvements is more or less than the 27.5% figure agreed by Fairgray and Schellekens. This factor should have been readily ascertainable. Its absence represents a significant gap in the evidence.

⁷ Evidence of John Schellekens at paragraph 17.11

⁸ Residential Stage 1 Transcript at 353

9 **BELATED NATURE OF THE EVIDENCE RECEIVED ON THE VALUES OF PAPANUI SOUTH**

9.1 During the hearing, the Panel Chair commented on a number of occasions regarding the belated nature of evidence in respect of the values of Papanui South.

9.2 For example:

SJH: Ms Scott, I indicated earlier that we had never heard any of this history until we got to this Hearing. Has any consideration been given to some effigies as long as they align with the objectives and policies we must give effect to with these sorts of areas?

It seems to me that some of this has arisen by the insistence that heritage and character get split apart and treated separately which I still struggle – can some consideration be given to this? Because if we had been told all of this right at residential one, only speaking for myself, I am not quite sure we would have been here about this area today.

9.3 The Papanui Residents agree with the sentiment expressed by the Chair that had earlier consideration being given to the values of the Papanui South, the extent of potential RMD zoning for Papanui is likely to have been reduced to take into account the particular values and characteristics of the area.⁹

9.4 In terms of the reference to "effigies" in the transcript, this is interpreted as suggesting some form of identification of the values associated with Papanui South in the Replacement Plan.

9.5 The Panel has already made a decision on the St James Avenue Character Area, a decision which was open to it on the evidence available at the time of the Residential Stage 1 hearing, albeit in hindsight it is clear the evidence leading to this decision was far from complete.

9.6 It is submitted that, notwithstanding this earlier decision, it remains open to the Panel to nevertheless exclude Papanui South from RMD zoning on the basis of its recognised values. This would align with the higher order Objective 6.2.3 of Chapter 6 and Objective 3.3.7 (b).

9.7 A residual question, and one which is open to interpretation, is whether for the purposes of Objective 3.3.7 (b) these values must be already identified in the Replacement Plan before a decision is made as to whether or not a particular form of zoning is more appropriate?

⁹ I am informed by my clients that evidence on the war memorial nature of a number of the streets in Papanui South was made available during the earlier consultation exercise which Council undertook prior to the notification of Residential Stage 1.

- 9.8 There can be no argument that the uncontested values of the Papanui South area have been identified in real terms. More particularly, they have been identified in the evidence now before you, which in turn forms part of your s 32AA analysis. It is submitted accordingly that where areas with special characteristics are identified as part of this analysis, this is sufficient for the purposes of Objective 3.3.7 (b).
- 9.9 Moreover, the ultimate obligation of the Panel is to make a decision that accords with Part II of the Act, a decision that engages the provisions of section 7 in respect of maintenance of amenity values and the quality of the environment.
- 9.10 It remains open for the Panel to direct that a further additional proposal be notified to enable the specific identification of Papanui South as a character area. Equally, the Council could initiate the same on its own initiative. Neither step is however necessary should the Panel simply decide to retain the Residential Suburban Zone as originally notified for the area in Stage 1: Residential. At a later date, the Council could then choose to undertake a plan change exercise to further enhance the protection of the values of Papanui.

10 **THE ALTERNATIVE MAP - MEASURING THE 800M CRITERION FROM LANGDONS ROAD**

- 10.1 At the request of His Honour, Judge Hassan, the Council has prepared and circulated an updated map identifying Langdons Road as the centre point for measuring the 800m criterion under Policy 14.1. The Papanui Residents agree that this is a more logical starting point given that it is adjacent to Northlands Mall.
- 10.2 If the Panel's decision is to rezone part of Papanui South as RMD (which is opposed), the Papanui Residents partially support this alternative map. They request the following changes:
- (a) Exclusion of the portion of St James Avenue. This small front section of the street shown in the map prepared by the Council is where the ANZAC Parade has always traditionally begun and contains the trees planted as memorial in 1947;
 - (b) The areas of Dormer and Perry Street should also be removed out of respect for their war memorial status;
 - (c) The area shown as including Watford Street should be removed. It would represent an isolated and small RMD area and would not lead to a cohesive zoning; and
 - (d) Bellevue Avenue between St James Avenue and the railway underpass should be removed as it would represent an inconsistent and isolated RMD.

- 10.3 A map identifying the above requested changes is attached to these Submissions.
- 11 **THE APPROPRIATENESS OF THE 11 HEIGHT OVERLAY SOUGHT BY HOUSING NEW ZEALAND**
- 11.1 It is submitted that HNZ has not established a compelling case that an 11 metre height limit is necessary in order to achieve the 30 households/per hectare density average set out in Policy 6.3.7(4)(b) of Chapter 6 RPS for intensification development outside the Central City.
- 11.2 Appendix B to Ms Oliver's evidence gave the perfect example of Riccarton where densities in the order of 40 households per hectare have been achieved even with an 8m height limit.
- 11.3 It is submitted that common sense would indicate that the primary planning tool for achieving the specified density would invariably be minimum allotment size, which in the case of the RMD zoning is specified as 200m². Simple mathematics applied, it is submitted that this creates the potential for a household/per hectare average that is well in excess of 30, even accounting for other built form standards such as setbacks and access.
- 11.4 The Papanui Residents consider that if the Panel's decision is to rezone Papanui South as RMD (which is opposed), an 8m height limit would be a more appropriate method of achieving the objectives and policies, when considered in the round. An 8m height limit would more appropriately recognise and provide for the special characteristics of the Papanui South area.
- 11.5 In respect of Papanui South, the Papanui Residents do not support Ms Oliver's suggested alternative of an 11 metre height limit for sites in excess of 1500m², as buildings of this scale would be incongruous with the values of Papanui South. Further, the evidence regarding existing allotment size indicates that this height bonus would apply to very few, if any, sites. The height bonus would therefore be futile absent amalgamation of sites.
- 11.6 If minded, it is of course open to the Panel to have a mixed overlay for Papanui with areas other than Papanui South having a higher 11 metre height limit.

G J Cleary
On behalf of the Papanui Residents
15 July 2016



Christchurch City Council
 District Plan Review
Papanui
 Land parcels within 800 metre walkable distance from the intersection of Langdons Road and Main North Road

Scale: 1:5000
 Date: 1 July 2015

CHRISTCHURCH REPLACEMENT DISTRICT PLAN

HEARINGS ON THE RESIDENTIAL CHAPTER 14 PROPOSAL – ADDITIONAL RESIDENTIAL MEDIUM DENSITY AREAS FOR PAPANUI

Shirley/Papanui Community Board Submission RMD 61

STATEMENT OF EVIDENCE OF MIKE DAVIDSON, CHAIR, ON BEHALF OF THE SHIRLEY/PAPANUI COMMUNITY BOARD.

15 JUNE 2016

Relief Sought

The Shirley/Papanui Community Board requests that the three Residential Medium Density zones identified within the Papanui area of Chapter 14 of the Proposed District Plan be removed from the Proposed District Plan and that the zoning of these areas remain as it is within the existing District Plan.

Reasons

The Shirley/Papanui Community Board wishes to support the submissions from the community that noted:

- The special character of St James Avenue (Special Amenity Area, SAM 16)
- St James Avenue as a green belt along with St James Park
- Loss of tree cover and reduction in vegetation due to increased section coverage
- The historical significance of heritage architecture and war memorial trees in St James Avenue and links to St James Church
- A substantial portion of St James Avenue is a 'Floor level and Fill Management Area' (Natural Hazard Planning Map 24, Stage 3) where Dudley Creek crosses St James Avenue.
- Increased on-street parking demand on streets in Papanui, especially those within walking distance of Northlands Mall

The Shirley/Papanui Community Board (SPCB) wishes to support the following points from Statements of Evidence.

1. Likelihood of Development

The SPCB supports the points noted in the Statement of Evidence (William Blake on behalf of CCC) on Valuations the RMD zone in Papanui is already substantially developed with existing

housing that has a remaining economic life. The houses and flats within this area represent the highest and best use of the land. The end price received for any development of this land would probably not justify the removal of demolition of existing improvements.

The Papanui area has few vacant sections or properties with dilapidated buildings.

The analysis supplied in the Valuations evidence shows that only 7% of Papanui South West (10 properties), 15% of Papanui North (25 properties) and 3% of Papanui South East (5 properties) is likely or very likely to be redeveloped.

In all, only 40 properties were identified as likely or very likely to be developed. It should also be noted that in all of the areas identified above there has been some intensification already with some larger sections already subdivided and new houses or units built.

The SPCDB notes that this type of development is already allowed for the current Council District Plan.

2. **Papanui West (Northlands area)**

The SPCB supports the exemption from the RMD zone of properties affected by the 200-year floodplain (as listed in the Statement of Evidence on Urban Design by Josephine Schroder on behalf of CCC) due to the filling and development of these properties affecting other low-lying properties in the area.

The SPCB also supports the exemption of the Papanui West (from the Urban Design Evidence) from the proposed RMD zoning and notes the number of submissions asking for St James Avenue and surrounding streets to the west be exempted due to their amenity value and character.

3. **Papanui South East (West of Papanui Road)**

The SPCB notes that further investigation is needed to determine which parts of this area would benefit from a RMD zone e.g. Papanui Road. Areas such as the east side of Papanui Road with a special character (small bungalows in garden settings) should retain their existing zoning (Statement of Evidence Urban Design by Josephine Schroder on behalf of CCC and Statement of Evidence Planning by Sarah-Jane Oliver on behalf of CCC).

Papanui South West (East of Papanui Road)

The SPCB agrees that this is an area with a defined character of bungalows in garden settings and street tree plantings and to retain these qualities the proposed RMD zoning should be rejected and the existing RSZ and RSDT zonings should be retained (Statement of Evidence Urban Design by Josephine Schroder on behalf of CCC).

4. Parking Issues

The SPCB notes the number of requests made from the community for the changing of all-day parking on residential streets in Papanui to a mixture of all-day parking and 120 minute parking due to the unavailability of parking on the residential streets due to parking by workers at nearby businesses including:

- Papanui Cluster area - installation of 12 areas of P120 parking and 4 sections of no stopping
- Matsons Ave - installation of 3 areas of P120 parking and no stopping at the intersection
- Sawyers Arms Road - removal of P30 parking opposite Couplands Bakery
- Shearer Street - Installation of 2 sections of P120 parking and no stopping at the end of the road to provide a turning area
- Blair Avenue - Installation of No stopping at the end of the road to provide a turning area
- Sails Street - Out for consultation for the installation of 2 P120 parking areas
- St James Ave - Soon will be out for consultation on the installation of 3 P120 parking areas.

Any increase in housing intensification within the Papanui area will result in an increase in demand for on-street parking.

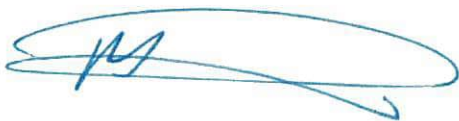
In Conclusion

The SPCB rejects the RMD proposal to rezone large areas of Papanui to an RMD zone. This blanket approach does not allow for the careful consideration of areas of special amenity and character (e.g. St James Avenue) and their exemption from the RMD zoning.

The Board also notes that the existing District Plan zoning in Papanui allows some intensification as the opportunity arises and given the figures above showing the low likelihood of properties being available for redevelopment this existing zoning is appropriate.

I wish to speak at the hearing in support of this Statement.

Signed



Mike Davidson

Chair, Shirley/Papanui Community Board

16 June 2016

**THE INDEPENDENT HEARING PANEL
AT CHRISTCHURCH**

UNDER

The Resource Management Act 1991 and
the Canterbury Earthquake (Christchurch
Replacement District Plan (Order 2014

IN THE MATTER OF

of the Residential Chapter 14 proposal -
Additional residential Medium Density areas
for Linwood (Eastgate), Hornby, Papanui
(Northlands)

EXPERT EVIDENCE OF DR MURRAY WILLIAMS

DATED THIS 13TH DAY OF JUNE 2016
16

Executive Summary

- My belief is that the current proposal to change the zoning of specified areas in Papanui, specifically South West Papanui and South East Papanui from Residential Suburban to Medium Density will change the nature of these areas, a process that will be irreversible.
- These areas contain well maintained exemplars of built heritage ranging from the classic square houses of the late 1890s to *circa* 1905, the bay villas of the period *circa* 1910-1916, the Californian bungalows of the 1920s, the English bungalows of the 1930s and the more individual modern architectural designs over the last 20 years.
- The loss of these buildings would destroy much of the rich character that makes Papanui such a popular suburb. Character, in this context means the presence of distinctive qualities that make it worthwhile to preserve these examples of built heritage for the appreciation and edification of present and future generations.
- The proposal will also have a negative effect on four memorial streets that currently contribute to the historical context for the area.

Specific Plan provision to which evidence relates:

Residential Chapter 14 proposal - Additional residential Medium Density areas for Linwood (Eastgate), Hornby, Papanui (Northlands)

Expert qualifications

1. I believe I have the background necessary to establish that I have expertise with regards to the above issue.
2. Most of my life has been spent living in or on the fringes of Papanui. I was educated at Paparoa Street Primary and Papanui High School.
3. I have been a member of the Papanui Heritage Group since 2006 and Chairman since 2015. This group has a strong focus on the researching and publication of matters of local historical interest.
4. I have written three booklets published by the PHG, two on historic houses in Papanui and one on the changes to the structure of local government in the area. I also write a monthly column in the *Nor'west News* featuring items of general historical interest. I have recently completed *Timber Town to City*

Suburb: an illustrated history of Papanui, the first general history written about this suburb. Publication date is September 2016.

5. I have an academic interest in architectural history and hold two post graduate degrees in Art History from the University of Canterbury BA (Hons) and a Ph.D. both specialising in architectural history. I also hold the degree of MA (Hons) in History.

Expert Evidence Comments

6. In accordance with the Code of Conduct as relates to Expert Witnesses, section 7 - Environment Court of New Zealand: Practice Note 2014 I make the following comments. The ambit of the evidence given is within my expertise. The data and information and facts have been obtained from research I have undertaken as set out above. My assumptions are based on that information. I have not omitted to consider material facts known to me that might alter or detract from my evidence. The literature I rely on is based on my own extensive booklets and research. In obtaining information I have visited the affected streets, obtained relevant photographs. I was contacted by Mrs Howley of the St James Residents Association to volunteer to provide this opinion.

Evidence

7. My observations of the evidence are:
 - a. St James Avenue is the key street in the area designated as South West Papanui that runs west of the northern railway line (south of St James' Park) to Windermere Road. St James Avenue predates the development of St James' Park but provides an ideal south-western frame for this popular amenity that was established in 1924.
 - b. The street retains some excellent examples of square houses, so termed for their square or, more accurately, rectangular footprint. These dwellings were constructed of timber with a corrugated iron roof and featured verandas trimmed with cast iron 'fretwork'. The central front

door led off the veranda to a passage way that bisected the house. Examples can be seen at numbers 73 and 97. **Exhibit 1 & Exhibit 2**

- c. Bay villas featured tall gables accentuated with timber shingles or weatherboard panel work and were also constructed of timber with corrugated iron roofs. Builders of these houses used plan books that featured a large number of subtle variations on the basic model. This allowed for some differentiation in presentation based on the generic design. The best examples are at numbers 74 and 109. **Exhibit 3 & Exhibit 4**

- d. Inter-war bungalows are also represented in this street. The vernacular materials, timber and corrugated iron were still in evidence. The Californian style featured a gabled roof and retained the use of timber cladding highlighted by the use of wooden shingles. These houses featured deep porches that were attractive and functional and the previous fixation that the front door should always face the street was relaxed in some versions. Again, differentiation was achieved the by use of plan books. **Exhibit 5 & Exhibit 6**

- e. The lower profile English bungalow of the 1930s featured a hipped roof system rather than gables and distinctive fenestration with liberal use of box windows of varying sizes. **Exhibit 7**

- f. St James Avenue also features modern houses constructed from the 1980s to the present day. Some of these have referenced the vernacular building materials and they have been designed to complement the existing housing stock in the neighbourhood without descending to slavish imitation. **Exhibit 8**

- g. St James Avenue is already recognised as a Special Amenity Area on the CCC Plan. New work should reflect the character of the street and includes a requirement to consider placement of garages, types of fences and set back from the road.

- h. Windermere Road also dates to the 1880s and also includes an eclectic mix of housing styles, some dating from the late twentieth century. There are some examples of post-earthquake construction. However there are still examples of inter-war bungalows and one superb example of a transitional villa at number 101 that was probably built in the late nineteenth century.
- i. An especially interesting feature of this street is the site once occupied by Loreto College (1930-78) a preparatory school for boys who continued their education at St Bede's College. The school was associated with a convent staffed by the Sisters of Mercy, a well-known teaching order. Some of this site is now occupied by the Te Ora Hou Trust but evidence of the original buildings of this complex still exists, for example, the villa that was used as the convent and a timber chapel which features Gothic fenestration and an apse. **Exhibit 9.**
- j. The second area of concern in Papanui is designated as South East Papanui. It is broadly delineated by the south side of Blighs Road from the railway to Rayburn Avenue and includes blocks on both sides of Papanui Road along a southern boundary broadly defined by Hawthorne Street and Paparoa Street.
- k. The segment to the east of Papanui Road is impressive for its array of inter-war bungalows in streets developed in the 1920s, especially Perry and Dormer Streets and Rayburn Avenue. In most cases, these houses have been superbly maintained and when modified have been altered sensitively. Examples are the English bungalow and its Californian precursor at numbers 33 and 28 Dormer Street respectively. **Exhibit 10.** In the few cases, when there has been redevelopment, sound architectural design has resulted in referencing the existing style of the neighbourhood an indication of the extent to which property owners value the existing character of the street. **Exhibit 11**

- l. The west side of Papanui Road, the south side of Blighs Road and the northern most block of Watford Street include a range of styles popular over the last 140 years and are generally well maintained. The buildings on the south side of Blighs Road provide a counterpoint to two impressive art-deco houses on the north side of this street. (NB the north side of this street is not in the area recommended for re-classification)
- m. Immediately after World War Two, a movement led by individual members of the Papanui community and the RSA, lobbied for the introduction of a unique type of memorial to those who had made the ultimate sacrifice. The concept was that a selection of Papanui streets would be planted in kerb-side trees so that they would effectively become living memorials. Eventually 15 streets were chosen, each of them marked by a bronze plaque.
- n. The scope and nature of this scheme is certainly unique to Christchurch and it was an effective way to beautify the suburb while suggesting themes of reflection and regeneration. Four of these streets, Dormer and Perry Streets, St James Avenue and Windermere Road are part of this memorial and it is obvious that the trees could be affected by the proposed change in residential density. It is likely some of these trees could be removed to cater for access to the smaller lots permitted under the re-zoning. In my opinion, if this were to occur, it would amount to a gesture of disrespect for those killed in the war analogous to demolishing a memorial statue or obelisk.
- o. The plaque on St James Avenue, a street planted in scarlet oaks in 1947 from the corner of Harewood Road to the point where the street turns south. **Exhibit 12.** Approximately 20% of these trees would be under threat if the recommendation were to be accepted.
- p. Windermere Road was planted with *Fraxinus Ornus* (ash) in 1947. Most of these trees would be at risk with the exception of the south

east portion of the street that terminates just north of the intersection of St James Avenue and a short part of the west side of the street at the intersection with Dalriada Street. Dormer Street was planted in Liquid Amber and Acer Saccharinum (Maple) in 1947. All the trees in this street would be under threat. Perry Street was planted with Ginkgo and Quercus Lusitanica (a species of oak) 1945-47, the western portion of this street down to the intersection with Rayburn Avenue would be under threat. (Evidence of original planting from CCC Minutes 1947, Bk 4)

Summary.

8. Approving the recommendation would result in the eventual loss of built heritage created over a period of 130 years. This would negatively affect the character of significant areas of Papanui.
9. The only other part of this suburb that fulfilled a similar function was the original 'Horner block', i.e. the streets bounded by Horner and Proctor Streets and Grants and Papanui Roads. Since the turn of this century, developers have begun to transform this area into one dominated by infill housing, small apartments and town houses. It seems fair to assume that the remaining original character of that precinct will soon be obliterated and this underlines the importance of retaining the areas that have been recommended for a change in zoning.
10. The diversity of houses and streetscapes of these neighbourhoods offer the opportunity to present and future citizens to appreciate that architectural history is a route to learning about wider social change, a process reinforced by the existence of the memorial streets. The re-zoning of these areas would result in the increasing blandness and homogenisation of a suburb that is as old as the city of Christchurch itself.



Dr Murray Williams

16/6/16.

Date

F:\wp\PT\D\N0340d2.doc

Photographs: by Graeme Keeley taken Monday 6 June 2016

Exhibit 1



73 St James Ave

Exhibit 2



97 St James Ave

M.Williams/exhibits to support submission re Papanui to the IHP/July 2016

Exhibit 3



74 St James Ave

Exhibit 4



109 St James Ave

Exhibit 5



29 St James Ave

Exhibit 6



63 St James Ave

Exhibit 7



41 St James Ave

Exhibit 8



66 St James Ave

Exhibit 9



77 Windemere Rd

M.Williams/exhibits to support submission re Papanui to the IHP/July 2016

Exhibit 10



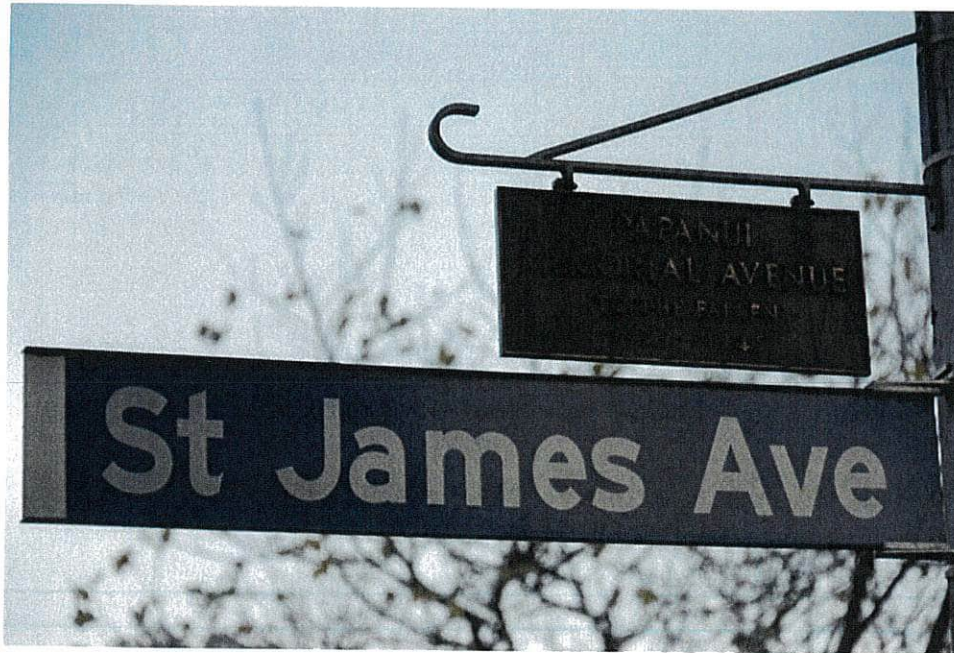
38 Dormer St

Exhibit 11



11 Dormer St

Exhibit 12



St James Ave Memorial Plaque

Save time and do it online

ccc.govt.nz/haveyoursay

Have your say

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

Clause 6 of Schedule 1 Resource Management Act 1991

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* P Tucker and C WineheadAddress* (Confidential - 50 Wardenwood Rd) Postcode* _____Email pk.tucker@hotmail.com Phone no. _____

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 [Signature] Date 12.5.23

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.)

Chapter 13 - Amend } Residential Heritage Area.
 Chapter 14 - Oppose } please see attached
 HRZ } submission and
 MRZ } annexures.

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.)

We wish to amend Chapter 13 and oppose Chapter 14. We live in Windermere Rd. We believe the street should have the status of S6(F) RMA based on previous IHP decision. Increased densing will destroy the character of the Papanui street but also devalue and minimise the war memorial status.

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.)

1. Chapter 13 - extend protection to include the entire of Windermere Road as a place of significant heritage protection.
2. Chapter 14 - no change to current zoning or housing density

Have your say

Heritage Plan Change 13

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

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

To extend protection of Windermere Road from trees/plaques to the avenue itself - to retain the integrity of a war memorial.

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.)

Please see attached.

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.)

To extend Plan change 13
Sub chapn 9.3
Historic Heritage Statements

to extend scope of protection on what we believe is trees/plaques in Windermere Road to the entire street and houses making HRZ/MRZ inappropriate.

Submissions:

We have lived in the area now for 13 years and have enjoyed the sense of community, heritage and significance in the area. We wish to preserve that going forwards.

We wish to amend Chapter 13 to include Windermere Road as a significant heritage area including the avenue, housing trees and plaques and believe it should have the protection analogous to section 6(f) Resource Management Act.

We oppose chapter 14 with the selection of Windermere Road for a high density/medium density. We do not consider it is appropriate given our distance from Northlands – exceeding the 600metres. The character of the neighbourhood, the history and significance if it, the housing stock, make it unsuitable for commercial development on this scale. We oppose any change in housing density.

We are not alone and refer to the IHP decision, previous expert evidence and submissions, overseas management of tree lined memorial avenues, CCC heritage advice and the RMA. The CCC approach is inconsistent with these findings in our submission.

We oppose the High Density and Medium Density Development in Windermere Road as residents.

A. What is the memorial?

1. With regard to Windermere Road and the associated other 14 avenues the first question to consider is what is the memorial?

Historical records

2. The information on the "Memorial Streets and Their Original Plantings and Dates Planted"¹ shows Windermere Road to have 64 Fraxinus Ornus planted in 1947. When considering the request it was initiated around 14 July 1943.
3. By 25 March 1946 there was a public meeting "to further the project that certain streets in the district to be planted with trees as memorials to the fallen servicemen of the district". The focus was on side streets, not likely to carry arterial traffic.² By 20 August 1946 trees were planted in five of the avenues.³
4. By 13 May 1946 Windermere Road was being considered.⁴
5. There was no mention in those reports of refining the memorial to the trees and consideration was given in the reports to the width of the road, the traffic density of the road, the minimum width of the footpath, with the focus of a Memorial Street.
6. Plaques were added to the streets by way of public subscription. The trees were paid or by "some contribution should be made forwards the costs by residents of the district"⁵

¹ list provided

² P2 "Memorial Street Trees in Papanui" report

³ P3 "Memorial Street Trees in Papanui" report

⁴ Ref 4/1863 13 May 1946

⁵ P3 and 4 "Memorial Street Trees in Papanui"

How other avenues are treated

7. Comparing other avenues such as ANZAC Avenue in Moreton Bay Queensland that Memorial Avenue included plantings of 1760 trees over the 10 miles at 1 pound per tree.⁶ When dealing with subsequent years the article provides that in the late 1950s developers first began purchasing properties for subdivision on the Anzac Memorial Avenue. The Avenue has been widened, officially been reopened in 1993, had to trees removed in 2006, but the integrity of the street has been maintained.⁷ In terms of protection is provided the Avenue was listed on the Queensland Heritage register on 5 February 2009 having satisfied the criteria that
 - it was a place of importance in demonstrating the evolutionary pattern of Queensland's history,
 - the place is important in demonstrating the principal characteristics of a particular cultural places,
 - the place is important because of its aesthetic significance,
 - and the place has a special association with life or work of a particular person, group or organisation of importance to Queensland's history.

8. When considering the aesthetic significance the Avenue "is important for visitors experienced while progressing along the route in the visual delight of stretches of striking plantings..."

9. Other significant memorial avenues such as King George V Avenue of Memorial English Oaks in Tamworth Australia was subject to threatened development. This was a memorial to the late King planting an avenue of English oak trees. When considering development it was found that a major subdivision of 500+ lots would cause increased traffic flow, eventual road widening, loss of trees as well as the loss of peace and tranquillity afforded by the trees and quiet location"⁸

10. There are substantial English Memorial avenues and trees. Implicit in these tree-lined streets as the quality of the avenues. When discussing "Change and the Future" :

"like all parks and like many other war memorials, their features are vulnerable to vandalism and metal theft. In addition, many memorial parts, why highly significant in terms of their intangible heritage of civic commemoration and personal histories, were not only as a clean modest designs, but were often spaces dominated by formal recreation provision. Combined with their all being relatively recent in origin, this is meant that their historic landscape interest has been undervalued at a national level and now is only being addressed."⁹

11. New Zealand protection can be afforded under the Resource Management Act - this provides the protection of historic heritage from inappropriate subdivision, use and development.

⁶ P6 of 13 Wikipedia extract Anzac Avenue

⁷ P7 of 13 Wikipedia extract Anzac Avenue

⁸ P3 of 10 Wikipedia King George V memorial Avenue

⁹ P 13 War Memorial Parks and Gardens (UK Article)

6 Matters of national importance

In achieving the purpose of this Act, ^{New Zealand protection}ising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- (f) the protection of historic heritage from inappropriate subdivision, use, and development;
- (g) the protection of protected customary rights;
- (h) the management of significant risks from natural hazards.

B. 2016 Evidence, Submissions and Findings

12. Applying these theories to Windermere Road , in 2016 The Independent Hearing Panel considered in a full hearing the significance of Windermere Road for medium density housing. They were of the view that it was a potential historic heritage site under section 6(f) of the Act as set out below. That suggestion would make the area inappropriate for subdivision, use and development.
13. The key aspects of the decision are set out below.

Date of hearing:	4 and 5 July 2016
Date of decision:	6 September 2016
Hearing Panel:	Sir John Hansen (Chair), Environment Judge Hassan, Ms Jane Huria, Ms Sarah Dawson, Dr Phil Mitchell

DECISION 41

Chapter 14: Additional Residential Medium Density Areas for Linwood (Eastgate), Hornby and Papanui (Northlands)

Papanui South

[21] As we have noted, there was agreement relating to Papanui North and we have rezoned it RMD. Papanui South attracted a large number of submitters in opposition. Those submissions gave us a great deal of information that we had not previously received, particularly relating to the four war memorial streets in the area. The full history of these memorial streets, honouring

the fallen of World War II, is set out in attachments to the evidence of Mrs Margaret Howley (RMD130) and can be found on our website.¹⁴

[22] Frankly, if we had known of this information it would have been a good reason not to require notification. That is because it at least indicates a potential matter of historic heritage to which the direction as to protection in s 6(f) of the RMA could well apply.

[23] We heard impassioned pleas from a number of submitters living in these areas and received a closing on behalf of a number of them from Mr Cleary, who did not appear on their behalf at the hearing. To a large part Mr Cleary's closing is accepted by CCC. We are 14 All documentation received by the Independent Hearings Panel for the RMD hearing can be found at <http://www.chchplan.ihp.govt.nz/hearing/additional-residential-medium-density-areas-linwoodeastgate-hornby-papanui-northlands/>. 9 Additional Residential Medium Density Areas — Chapter 14 concerned that it seems to us in the main to attempt to re-litigate matters that have already been decided by the Panel when we dealt with character overlays as part of the Stage 2 Residential proposal. We are not aware that any of these submitters appeared or submitted on that proposal. The closing seems to be a submission that all these areas, or a large part of them, should attract a character overlay. In the two areas we are concerned with, only part of St James Avenue was covered by the character overlay. We have not had full evidence in this hearing. Despite the indications in the Council's evidence for Decision 10: Residential — Stage 1 as to the potential fit with RMD criteria, it did not provide any evidence such that would support that as an appropriate zoning choice on this occasion. Housing New Zealand's evidence concerning this area was highly generic, and did not disclose any particular need, on its part, for RMD zoning. Nor do we have a satisfactory s 32 analysis, nor do we have scope to revisit the whole issue of character overlay for this area. The CCC submits that, although the character exists, RS zoning is sufficient to protect it. We have already referred to the potential for s 6(f) to be relevant, and RMD rezoning could jeopardise that. In any case, in an evidential sense, we readily conclude that RMD rezoning is unwarranted and, therefore, inappropriate.

[24] There are four streets (St James, Windermere, Dormer and Perry) that are war memorials and could be compared to Memorial Avenue itself. There are plaques recognising this status, and St James Avenue hosts an annual Anzac Day Parade. As such, these streets have special significance and we are satisfied RMD zoning would denigrate that significance.

[25] There are two areas, one to the east and one to the west of the railway line. The two memorial streets, Windermere Road and St James Avenue in the western sector, effectively transect the entire area that was notified. For those east of the railway line the two streets, Dormer Street and Perry Street, transect a considerable part of the notified area.

[26] We are satisfied to attempt to apply RMD to the remaining areas of both south Papanui sectors would lead to "pepper-potting", potentially poor streetscapes and a fractured urban setting.

[27] _____ in particular made an impassioned plea, as did others, as to the significant amenities of this area. Undoubtedly, there are amenities enjoyed by residents that are important to them. But we are not persuaded that they are unique. There are a number of other areas in Christchurch with similar urban form. 10 Additional Residential Medium Density Areas — Chapter 14

[28] However, because of the lack of evidential justification and the view we take of the importance of the four memorial streets included in these two sectors, we reaffirm the RS and RSDT zoning of these areas.

Evidence from the IHP hearing

14. The evidence that the decision was based on is a matter of public record available on the Internet. Relevant extracts from the internet of expert evidence is set out below¹⁰.
15. Dr Murray Williams provided expert evidence as a member of the Papanui Heritage group as to the has direct nature of the houses in the area. With regard to Windermere Road he confirmed Housing dates back to the 1880s and includes an eclectic mix of housing styles some dating from the late 20th century. However there are still examples of interwar bungalows and one superb example of a transitional villa at number 101 that was probably built in the late 19th century.
16. As a heritage expert at paragraph 7(m) of his evidence Dr Williams talked of the importance of the War Memorial and the uniqueness of the scope and nature of the scheme to Christchurch. To him

“it was an effective way to beautify the suburb was suggesting themes of reflection and regeneration. Four of these streets Dormer and Perry streets, St James Avenue and Windermere Road are part of this memorial and it is obvious that the trees could be fracture dead by the proposed change in residential density. It is likely some of these trees could be removed to cater for access to smaller lots permitted under the rezoning. In my opinion if this were to occur, it would amount to a gesture of distributed respect in the war and allergist to demolishing and warm Oriel statue or obelisk”

17. His final conclusion was

“approving the recommendation would result in the eventual loss of built heritage created over a period of hundred and 30 years. This would negatively fracture the character of significant areas of Papanui”.

He makes comparisons to other areas that have had development noting

“the remaining original character of that precinct will soon be obliterated”

and this underlines the importance of retaining the areas that have been recommended for a change in zoning both quite he also praises the diversification of houses and streetscapes to provide architectural history.¹¹

18. Legal submissions filed by Mr Cleary of Anthony Harper considered that then legislative framework. At paragraph 6.12 of the submissions it is noted there is unchallenged evidence before the panel of the Papanui South range of character and amenity value. The focus of the submissions was whether the unchallenged evidence in relation to the special values of the area, including War Memorial Heritage characteristics and its existing high-quality ill perform are such that lower density RS zoning more appropriately protects and manages these values”

¹⁰ evidence of Mike Davidson, chair on behalf of Shirley/Papanui community board, P Tucker and C Winefield, M Howley, Dr Murray Williams, and other submitters is attached

¹¹ paragraphs 7(h), 7(m), 8 and 9 Dr Murray Williams


C. Post 2016 Intensification of Windermere Road and area

19. Since 2016 Windermere Road has come under more pressure with two significant developments in one small street. The rebuild of Te Ora Hau educational facility including increased substantial classrooms has had impact. Significant events occur quite often.





20. The rebuild of the substantial 2 to 3 story Bellevue retirement complex has significantly increased traffic density through staff, visitors and residents and is only half built. The photo below does not show the new wing that is being built on Windermere Road to the rear that is roughly the same size as the existing structure.

< Back


The Bellevue.

Set in the heart of leafy Papanui.

The Bellevue offers a premium option for aged care and retirement living, with beautifully-finished independent living apartments and luxury Care Suites providing retirement complex Rest Home and Hospital care.

Aged Care Living
 Village Living

Get in touch

(03) 354 6317

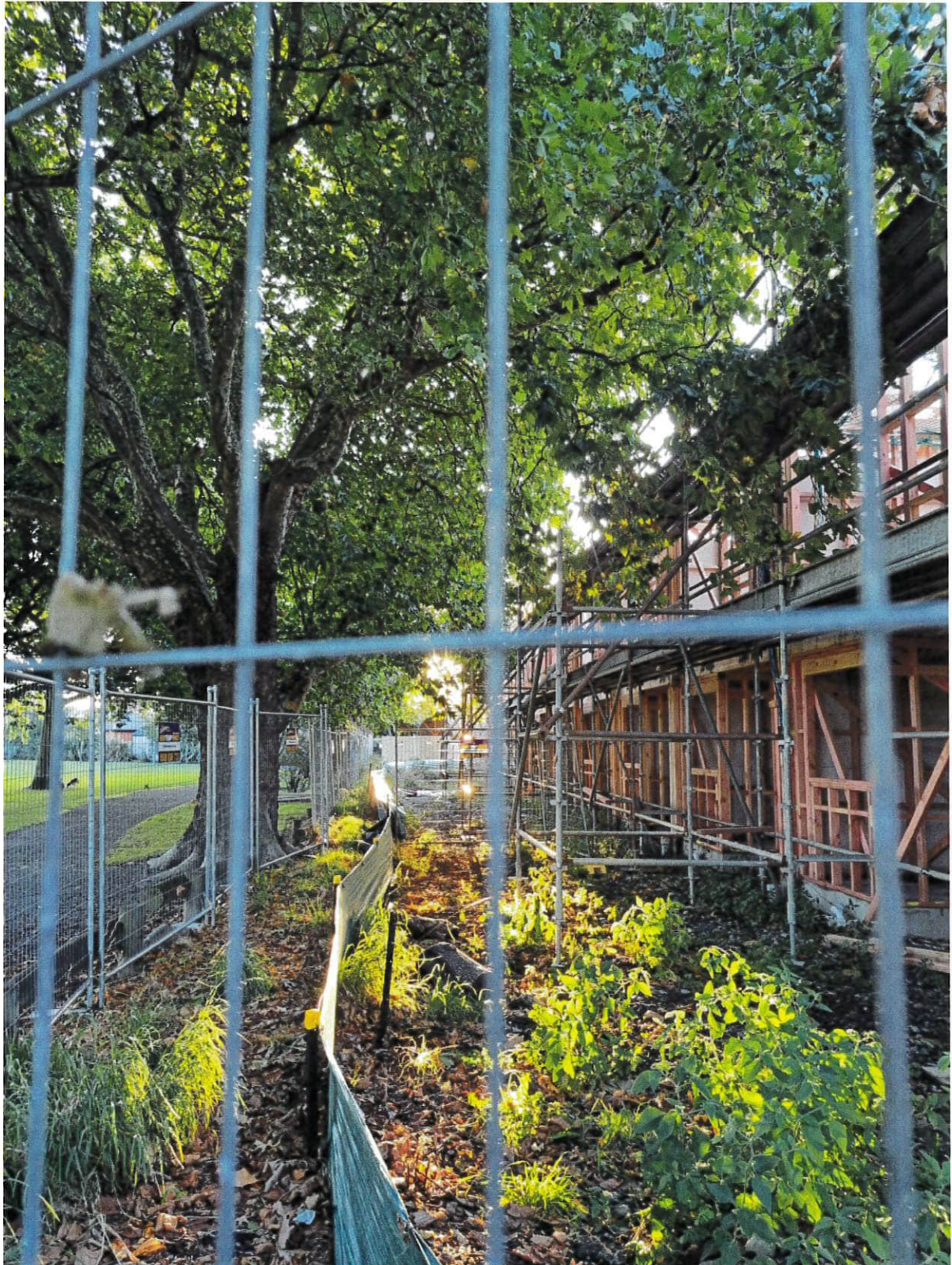
Email us

Request a sales appointment

Request an information pack

Village Living address
21 Windermere Road
Papanui
Christchurch

21. The area is being impacted in other ways through density in terms of housing at 2 storey level. An example of the aesthetic clash between trees and building is set out below with development on the Harewood Road side of St James Park. This is a 2 storey development I believe. With only this height the impact is quite substantial but imagine a 6 storey development and the trees and 'avenue effect'.



22.



D. What standard has CCC applied?

23. The Christchurch District Plan – Scheduled Heritage Place Heritage Assessment – Statement of Significance – Heritage Item Number 1459 as set below. In this document the matters that are of significance are the trees and plaques being of high social and historical significance.

- The “Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui district”.
- Further it is a living memorial - “the Papanui RSA have expressed their value of the memorials for the community and the city and there are regular commemorative events associated with the avenues and the trees”.
- The architectural and aesthetic significance for their landscape values.
- Housing is relevant - “the Memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style”

24. The conclusion is that: -

“the Papanui War Memorial avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on-site”¹²

25. I suggest this standard is similar to overseas views and Dr Williams and the IHP decision.

¹² P1 and to Christchurch district plan – scheduled heritage place Heritage assessment – statement of significance heritage item number 1459

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1459**

**PAPANUI WAR MEMORIAL AVENUES - ALPHA AVENUE,
CLAREMONT AVENUE, CONDELL AVENUE, DORMER STREET,
GAMBIA STREET, HALTON STREET, HARTLEY AVENUE, KENWYN
AVENUE, LANSBURY AVENUE, NORFOLK STREET, PERRY STREET,
SCOTSTON AVENUE, ST JAMES AVENUE, TILLMAN AVENUE,
TOMES ROAD, WINDERMERE ROAD, CHRISTCHURCH**



Photo- Christchurch City Council heritage files

The Papanui War Memorial Avenues are of overall High Significance to Christchurch and Banks Peninsula.

The Papanui War Memorial Avenues, 16 Streets with trees and plaques, are of high historical and social significance for their association with World War II, and its impact on Christchurch communities. The trees are associated with Harry Tillman, the Christchurch and Papanui Beautifying Associations and the Papanui Returned Services Association, who requested between 1943-1946 that Council plant memorial trees in a variety of species in Papanui streets as a living memorial to the memory of fallen soldiers. Council planted and agreed to maintain the trees, and residents of the Papanui District were required to contribute to the costs of the trees as well as the plaques. The local RSA also contributed to costs.

The Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui District. Over time they have come to be identified by parts of the community as memorials to fallen servicemen from the Christchurch District. Members of the Papanui community, and the Papanui RSA have expressed their value of the memorials for the community and the city, and there are regular commemorative events associated with the avenues and trees.

The Papanui War Memorial Avenues are of architectural and aesthetic significance for their landscape values. The different species of trees were chosen by Reserves Superintendent Maurice

Barnett for their suitability for Papanui soils. The trees create a strong aesthetic for the 16 streets due to their scale, colour, texture and seasonal change. This varies street by street due to the different species planted. Bronze plaques with the inscription 'Papanui Memorial Avenue to the fallen 1939-1945' hung from simple metal brackets mark the beginning and in some cases each end of the avenues.

The Papanui War Memorial Avenues are of technological and craftsmanship significance for the range of different species of trees that are represented in the streets, specifically chosen for their physical characteristics and the soils in the area. There is also technological value evident in the planting and maintenance methods and techniques used.

The Papanui War Memorial Avenues are of high contextual significance for the groups of tree species planted in each individual street, and for the relationship of the 16 streets to one another in terms of their proximity and similarities. The streets, plaques and trees contribute to the unique identity of this part of Papanui, and are recognised local landmarks. The memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style.

The Papanui War Memorial Avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on the site.

References – Christchurch City Council Heritage Files

REPORT DATED: 10 JUNE 2022

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CCC applied a different test

26. However CCC adopted a restricted view. Correspondence by email from CCC indicates the elements that were to be protected where the trees, the plaques and the "Avenue effect" but that high and medium density would be permitted with no protection for the avenue itself.

27. The email suggested the housing and the avenues were evaluated is not meeting the criteria required for a protection as a residential Heritage area. This is disputed.
28. This leads to 2 issues. The "Avenue effect" requires an Avenue in our submission. Looking at the precedents above and definitions above an Avenue is something that provides aesthetic significance and is dependent not only the trees and plaques but the street itself.
29. Breaking this in parts - the trees, the plaques, the housing, the architecture and aesthetic value were of importance in CCCs report above. No attempt was made in this document to segregate trees and plaques from housing, the avenues themselves or to provide a justification of how the Avenue effect would remain in place if housing, architecture, and arguably aesthetic effect no longer existed. The significance of the area was a combination of all of the elements.
30. I requested an Official Information Act request to find out more about how CCC had come to the conclusion that the trees and plaques would sit alongside high-density and medium density housing without impacting on the Avenue effect. That was requested on 27 February 2023 and no information has been provided. The assumption therefore is that this information is unchallenged. As it is placed on the CCC website with regard to identifying why Windermere Road is a heritage area this assumption seems reasonable. I would like to chance to respond to any information I do receive with an updated submission.
31. Looking at comparisons: -
 - the steps that have been taken overseas to preserve the Avenue has included preserving the avenue along with the trees and the plaques.
 - Memorial Avenue to the airport has not been included in the development and presumably the rationale for its exclusion is its layout and Memorial status. It is similar to that of Windermere Road. It is a Memorial Avenue with an Avenue effect.
32. The criticism that the housing lacks aesthetic value – I suggest the housing is of aesthetic significance and of historical value going forwards based on expert reporting and the IHP decision.
33. We rely on the document above from CCC that concludes the Avenue, along with its housing, is or architectural significance.
34. We refer to the findings of Dr Williams. It was recorded in the submissions the Papanui evidence was unchallenged. Dr Williams expert evidence is that Windermere Road does contain housing that qualifies and in fact is important for heritage consistent with the report writer above.
35. The findings of the Independent hearing panel are relevant particular with regard to the comments around section 6(f) of the RMA. Section 6 (f) is similar to findings of others above that the development including subdivision and integrity of the memorial are inconsistent. I am not aware this has been addressed.

E. What evidence is there the integrity of the memorial avenues will be maintained without protection against housing density?

36. We suggest the Avenue effect will deteriorate - with high-density development and medium density development on Windermere Road traffic will increase and car parking and congestion. It is already a through road often used by commuters to avoid Harewood Road/Grahams Road corner in the rush hour. Waimairi school traffic continues to park on the street. The loading has increased with Te Ora Hau and Bellevue retirement complex and apartments. This will increase as the retirement complex and apartments new wing is finished.
37. The sheer height and imposing nature of high density and medium density buildings will impact on the aesthetics and architectural integrity. The photo of the small St James Park development shows the impact of development against the trees. The modern housing will lack character and erode the character housing stock.
38. The impact of building works, Sewerage Works, driveway works will impact on the trees. Already with houses being built have been issues with developers wanting to remove or closely encroach on trees.
39. Quite simply, the Avenue effect will be lost. The close proximity of trees and high-density apartment blocks or multi-storey houses will be inconsistent with the memorial effect.
40. Very little has been done to date to lift profile of the significant living memorials and despite that CCC conclude there is "regular commemorative events associated with the avenues and the trees".
41. Windermere Road is a significant area. It is of value to all who have had family lost in both first and second World Wars. It is part of a sequence linking the cemetery, St James park trees and memorial rose garden to the wider Papanui Avenues with their specific plantings. Windermere Road has a friendly sense of community and some families have lived there for some generations. The street trees are something we as residents we are aware of, and road to be associated with. It would be of great benefit to know, as residents, the history was being protected, retained and enhanced. It should be allowed to "live" going forwards. The pressure for development needs to be balanced with heritage as the commentary above suggests.
42. It is our submission that an avenue effect includes the trees and plaques but essential to the character is the avenue and housing that the trees rely on – without that it will be a street with some trees dwarfed by huge buildings. In my view it will irreversibly diminish the memorial and is inconsistent with the duty to preserve our heritage. There are examples of development of 2 storey housing units that can be consistent with both increasing density and preserving character that should be a first resort



PK Tucker and CS Winefield

Have your say

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

Clause 6 of Schedule 1 Resource Management Act 1991

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

Gender: Male Female Non-binary/another gender

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

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

** Required information*

Name* P Tucker and C Winehead

Address* (Confidential - 50 Wardenwood Rd) Postcode* _____

Email pk.tucker@hotmail.com Phone no. _____

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 [Handwritten Signature] Date 12.5.23

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.)

Chapter 13 - Amend } Residential Heritage Area.
Chapter 14 - Oppose } please see attached
HRZ } submission and
MRZ } annexures.

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.)

We wish to amend Chapter 13 and oppose Chapter 14. We live in Windermere Rd. We believe the street should have the status of S6(F) RMA based on previous IHP decision. Increased densing will destroy the character of the Papanui street but also devalue and minimise the war memorial status.

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.)

1. Chapter 13 - extend protection to include the entire of Windermere Road as a place of significant heritage protection.
2. Chapter 14 - no change to current zoning or housing density

Have your say Heritage Plan Change 13

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

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

To extend protection of Windermere Road from trees/plaques to the avenue itself - to retain the integrity of a war memorial.

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.)

Please see attached.

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.)

To extend Plan change 13
Sub chapn 9.3
Historic Heritage Statements

to extend scope of protection on what we believe is trees/plaques in Windermere Road to the entire street and houses making HRZ/MRZ inappropriate.

Submissions:

We have lived in the area now for 13 years and have enjoyed the sense of community, heritage and significance in the area. We wish to preserve that going forwards.

We wish to amend Chapter 13 to include Windermere Road as a significant heritage area including the avenue, housing trees and plaques and believe it should have the protection analogous to section 6(f) Resource Management Act.

We oppose chapter 14 with the selection of Windermere Road for a high density/medium density. We do not consider it is appropriate given our distance from Northlands – exceeding the 600metres. The character of the neighbourhood, the history and significance if it, the housing stock, make it unsuitable for commercial development on this scale. We oppose any change in housing density.

We are not alone and refer to the IHP decision, previous expert evidence and submissions, overseas management of tree lined memorial avenues, CCC heritage advice and the RMA. The CCC approach is inconsistent with these findings in our submission.

We oppose the High Density and Medium Density Development in Windermere Road as residents.

A. What is the memorial?

1. With regard to Windermere Road and the associated other 14 avenues the first question to consider is what is the memorial?

Historical records

2. The information on the "Memorial Streets and Their Original Plantings and Dates Planted"¹ shows Windermere Road to have 64 Fraxinus Ornus planted in 1947. When considering the request it was initiated around 14 July 1943.
3. By 25 March 1946 there was a public meeting "to further the project that certain streets in the district to be planted with trees as memorials to the fallen servicemen of the district". The focus was on side streets, not likely to carry arterial traffic.² By 20 August 1946 trees were planted in five of the avenues.³
4. By 13 May 1946 Windermere Road was being considered.⁴
5. There was no mention in those reports of refining the memorial to the trees and consideration was given in the reports to the width of the road, the traffic density of the road, the minimum width of the footpath, with the focus of a Memorial Street.
6. Plaques were added to the streets by way of public subscription. The trees were paid or by "some contribution should be made forwards the costs by residents of the district"⁵

¹ list provided

² P2 "Memorial Street Trees in Papanui" report

³ P3 "Memorial Street Trees in Papanui" report

⁴ Ref 4/1863 13 May 1946

⁵ P3 and 4 "Memorial Street Trees in Papanui"

How other avenues are treated

7. Comparing other avenues such as ANZAC Avenue in Moreton Bay Queensland that Memorial Avenue included plantings of 1760 trees over the 10 miles at 1 pound per tree.⁶ When dealing with subsequent years the article provides that in the late 1950s developers first began purchasing properties for subdivision on the Anzac Memorial Avenue. The Avenue has been widened, officially been reopened in 1993, had to trees removed in 2006, but the integrity of the street has been maintained.⁷ In terms of protection is provided the Avenue was listed on the Queensland Heritage register on 5 February 2009 having satisfied the criteria that
 - it was a place of importance in demonstrating the evolutionary pattern of Queensland's history,
 - the place is important in demonstrating the principal characteristics of a particular cultural places,
 - the place is important because of its aesthetic significance,
 - and the place has a special association with life or work of a particular person, group or organisation of importance to Queensland's history.
8. When considering the aesthetic significance the Avenue "is important for visitors experienced while progressing along the route in the visual delight of stretches of striking plantings..."
9. Other significant memorial avenues such as King George V Avenue of Memorial English Oaks in Tamworth Australia was subject to threatened development. This was a memorial to the late King planting an avenue of English oak trees. When considering development it was found that a major subdivision of 500+ lots would cause increased traffic flow, eventual road widening, loss of trees as well as the loss of peace and tranquillity afforded by the trees and quiet location"⁸
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- (g) the protection of protected customary rights;
- (h) the management of significant risks from natural hazards.

B. 2016 Evidence, Submissions and Findings

12. Applying these theories to Windermere Road, in 2016 The Independent Hearing Panel considered in a full hearing the significance of Windermere Road for medium density housing. They were of the view that it was a potential historic heritage site under section 6(f) of the Act as set out below. That suggestion would make the area inappropriate for subdivision, use and development.
13. The key aspects of the decision are set out below.

Date of hearing:	4 and 5 July 2016
Date of decision:	6 September 2016
Hearing Panel:	Sir John Hansen (Chair), Environment Judge Hassan, Ms Jane Huria, Ms Sarah Dawson, Dr Phil Mitchell

DECISION 41

Chapter 14: Additional Residential Medium Density Areas for Linwood (Eastgate), Hornby and Papanui (Northlands)

Papanui South

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the fallen of World War II, is set out in attachments to the evidence of Mrs Margaret Howley (RMD130) and can be found on our website.¹⁴

[22] Frankly, if we had known of this information it would have been a good reason not to require notification. That is because it at least indicates a potential matter of historic heritage to which the direction as to protection in s 6(f) of the RMA could well apply.

[23] We heard impassioned pleas from a number of submitters living in these areas and received a closing on behalf of a number of them from Mr Cleary, who did not appear on their behalf at the hearing. To a large part Mr Cleary's closing is accepted by CCC. We are 14 All documentation received by the Independent Hearings Panel for the RMD hearing can be found at <http://www.chchplan.ihp.govt.nz/hearing/additional-residential-medium-density-areas-linwoodeastgate-hornby-papanui-northlands/>. 9 Additional Residential Medium Density Areas — Chapter 14 concerned that it seems to us in the main to attempt to re-litigate matters that have already been decided by the Panel when we dealt with character overlays as part of the Stage 2 Residential proposal. We are not aware that any of these submitters appeared or submitted on that proposal. The closing seems to be a submission that all these areas, or a large part of them, should attract a character overlay. In the two areas we are concerned with, only part of St James Avenue was covered by the character overlay. We have not had full evidence in this hearing. Despite the indications in the Council's evidence for Decision 10: Residential — Stage 1 as to the potential fit with RMD criteria, it did not provide any evidence such that would support that as an appropriate zoning choice on this occasion. Housing New Zealand's evidence concerning this area was highly generic, and did not disclose any particular need, on its part, for RMD zoning. Nor do we have a satisfactory s 32 analysis, nor do we have scope to revisit the whole issue of character overlay for this area. The CCC submits that, although the character exists, RS zoning is sufficient to protect it. We have already referred to the potential for s 6(f) to be relevant, and RMD rezoning could jeopardise that. In any case, in an evidential sense, we readily conclude that RMD rezoning is unwarranted and, therefore, inappropriate.

[24] There are four streets (St James, Windermere, Dormer and Perry) that are war memorials and could be compared to Memorial Avenue itself. There are plaques recognising this status, and St James Avenue hosts an annual Anzac Day Parade. As such, these streets have special significance and we are satisfied RMD zoning would denigrate that significance.

[25] There are two areas, one to the east and one to the west of the railway line. The two memorial streets, Windermere Road and St James Avenue in the western sector, effectively transect the entire area that was notified. For those east of the railway line the two streets, Dormer Street and Perry Street, transect a considerable part of the notified area.

[26] We are satisfied to attempt to apply RMD to the remaining areas of both south Papanui sectors would lead to "pepper-potting", potentially poor streetscapes and a fractured urban setting.

[27] _____ in particular made an impassioned plea, as did others, as to the significant amenities of this area. Undoubtedly, there are amenities enjoyed by residents that are important to them. But we are not persuaded that they are unique. There are a number of other areas in Christchurch with similar urban form. 10 Additional Residential Medium Density Areas — Chapter 14

[28] However, because of the lack of evidential justification and the view we take of the importance of the four memorial streets included in these two sectors, we reaffirm the RS and RSDT zoning of these areas.

Evidence from the IHP hearing

14. The evidence that the decision was based on is a matter of public record available on the Internet. Relevant extracts from the internet of expert evidence is set out below¹⁰.
15. Dr Murray Williams provided expert evidence as a member of the Papanui Heritage group as to the has direct nature of the houses in the area. With regard to Windermere Road he confirmed Housing dates back to the 1880s and includes an eclectic mix of housing styles some dating from the late 20th century. However there are still examples of interwar bungalows and one superb example of a transitional villa at number 101 that was probably built in the late 19th century.
16. As a heritage expert at paragraph 7(m) of his evidence Dr Williams talked of the importance of the War Memorial and the uniqueness of the scope and nature of the scheme to Christchurch. To him

“it was an effective way to beautify the suburb was suggesting themes of reflection and regeneration. Four of these streets Dormer and Perry streets, St James Avenue and Windermere Road are part of this memorial and it is obvious that the trees could be fracture dead by the proposed change in residential density. It is likely some of these trees could be removed to cater for access to smaller lots permitted under the rezoning. In my opinion if this were to occur, it would amount to a gesture of distributed respect in the war and allergist to demolishing and warm Oriel statue or obelisk”

17. His final conclusion was

“approving the recommendation would result in the eventual loss of built heritage created over a period of hundred and 30 years. This would negatively fracture the character of significant areas of Papanui”.

He makes comparisons to other areas that have had development noting

“the remaining original character of that precinct will soon be obliterated”

and this underlines the importance of retaining the areas that have been recommended for a change in zoning both quite he also praises the diversification of houses and streetscapes to provide architectural history.¹¹

18. Legal submissions filed by Mr Cleary of Anthony Harper considered that then legislative framework. At paragraph 6.12 of the submissions it is noted there is unchallenged evidence before the panel of the Papanui South range of character and amenity value. The focus of the submissions was whether the unchallenged evidence in relation to the special values of the area, including War Memorial Heritage characteristics and its existing high-quality ill perform are such that lower density RS zoning more appropriately protects and manages these values”

¹⁰ evidence of Mike Davidson, chair on behalf of Shirley/Papanui community board, P Tucker and C Winefield, M Howley, Dr Murray Williams, and other submitters is attached

¹¹ paragraphs 7(h), 7(m), 8 and 9 Dr Murray Williams

C. Post 2016 Intensification of Windermere Road and area

19. Since 2016 Windermere Road has come under more pressure with two significant developments in one small street. The rebuild of Te Ora Hau educational facility including increased substantial classrooms has had impact. Significant events occur quite often.





20. The rebuild of the substantial 2 to 3 story Bellevue retirement complex has significantly increased traffic density through staff, visitors and residents and is only half built. The photo below does not show the new wing that is being built on Windermere Road to the rear that is roughly the same size as the existing structure.

< Back

The Bellevue.

Set in the heart of leafy Papanui.

The Bellevue offers a premium option for aged care and retirement living, with beautifully-finished independent living apartments and luxury Care Suites providing retirement complex Rest Home and Hospital care.

Aged Care Living
 Village Living

Get in touch

(03) 354 6317

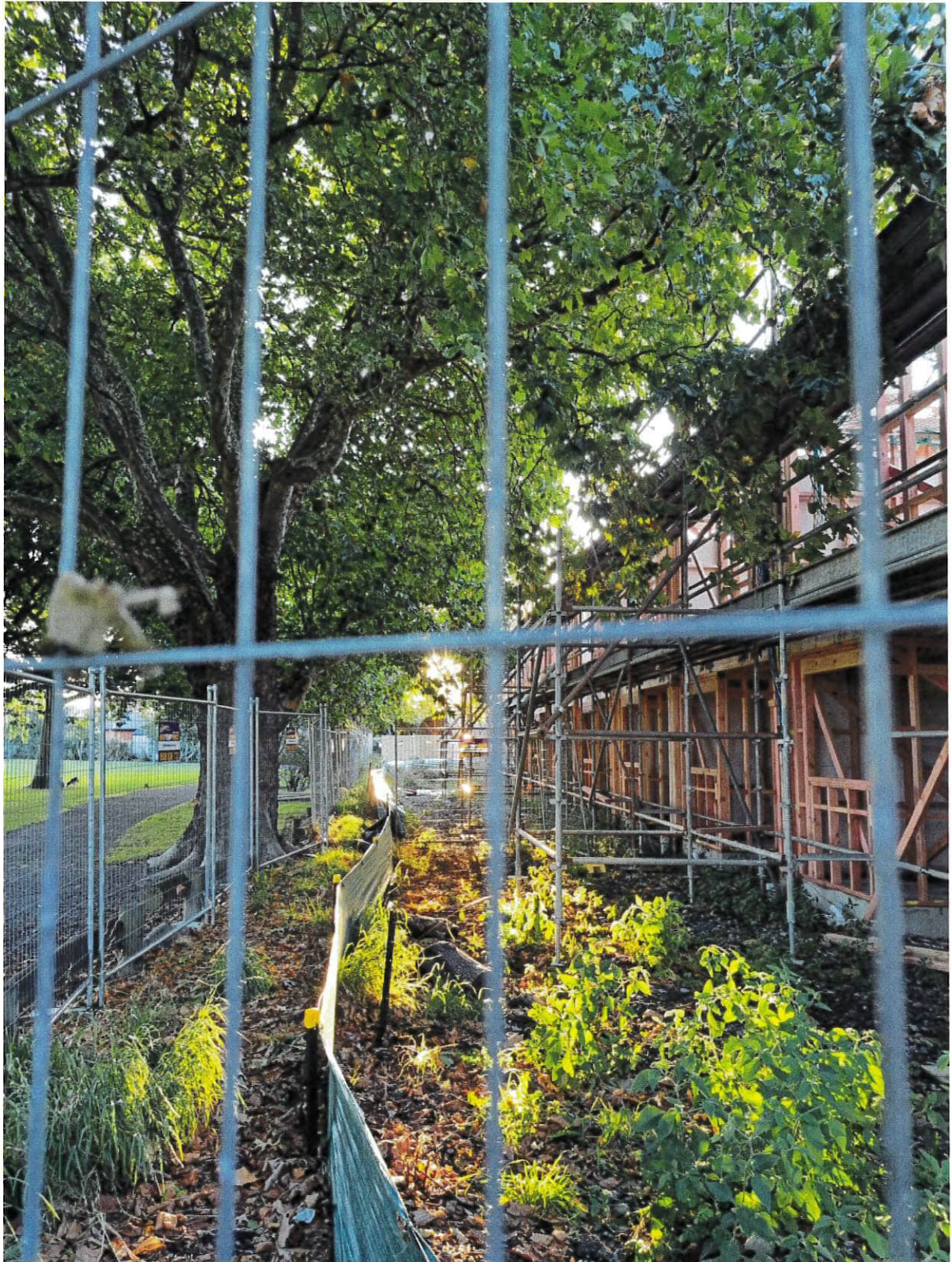
Email us

Request a sales appointment

Request an information pack

Village Living address
21 Windermere Road
Papanui
Christchurch

21. The area is being impacted in other ways through density in terms of housing at 2 storey level. An example of the aesthetic clash between trees and building is set out below with development on the Harewood Road side of St James Park. This is a 2 storey development I believe. With only this height the impact is quite substantial but imagine a 6 storey development and the trees and 'avenue effect'.



22.



D. What standard has CCC applied?

23. The Christchurch District Plan – Scheduled Heritage Place Heritage Assessment – Statement of Significance – Heritage Item Number 1459 as set below. In this document the matters that are of significance are the trees and plaques being of high social and historical significance.

- The “Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui district”.
- Further it is a living memorial - “the Papanui RSA have expressed their value of the memorials for the community and the city and there are regular commemorative events associated with the avenues and the trees”.
- The architectural and aesthetic significance for their landscape values.
- Housing is relevant - “the Memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style”

24. The conclusion is that: -

“the Papanui War Memorial avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on-site”¹²

25. I suggest this standard is similar to overseas views and Dr Williams and the IHP decision.

¹² P1 and to Christchurch district plan – scheduled heritage place Heritage assessment – statement of significance heritage item number 1459

**CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1459**

**PAPANUI WAR MEMORIAL AVENUES - ALPHA AVENUE,
CLAREMONT AVENUE, CONDELL AVENUE, DORMER STREET,
GAMBIA STREET, HALTON STREET, HARTLEY AVENUE, KENWYN
AVENUE, LANSBURY AVENUE, NORFOLK STREET, PERRY STREET,
SCOTSTON AVENUE, ST JAMES AVENUE, TILLMAN AVENUE,
TOMES ROAD, WINDERMERE ROAD, CHRISTCHURCH**



Photo- Christchurch City Council heritage files

The Papanui War Memorial Avenues are of overall High Significance to Christchurch and Banks Peninsula.

The Papanui War Memorial Avenues, 16 Streets with trees and plaques, are of high historical and social significance for their association with World War II, and its impact on Christchurch communities. The trees are associated with Harry Tillman, the Christchurch and Papanui Beautifying Associations and the Papanui Returned Services Association, who requested between 1943-1946 that Council plant memorial trees in a variety of species in Papanui streets as a living memorial to the memory of fallen soldiers. Council planted and agreed to maintain the trees, and residents of the Papanui District were required to contribute to the costs of the trees as well as the plaques. The local RSA also contributed to costs.

The Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui District. Over time they have come to be identified by parts of the community as memorials to fallen servicemen from the Christchurch District. Members of the Papanui community, and the Papanui RSA have expressed their value of the memorials for the community and the city, and there are regular commemorative events associated with the avenues and trees.

The Papanui War Memorial Avenues are of architectural and aesthetic significance for their landscape values. The different species of trees were chosen by Reserves Superintendent Maurice

Barnett for their suitability for Papanui soils. The trees create a strong aesthetic for the 16 streets due to their scale, colour, texture and seasonal change. This varies street by street due to the different species planted. Bronze plaques with the inscription 'Papanui Memorial Avenue to the fallen 1939-1945' hung from simple metal brackets mark the beginning and in some cases each end of the avenues.

The Papanui War Memorial Avenues are of technological and craftsmanship significance for the range of different species of trees that are represented in the streets, specifically chosen for their physical characteristics and the soils in the area. There is also technological value evident in the planting and maintenance methods and techniques used.

The Papanui War Memorial Avenues are of high contextual significance for the groups of tree species planted in each individual street, and for the relationship of the 16 streets to one another in terms of their proximity and similarities. The streets, plaques and trees contribute to the unique identity of this part of Papanui, and are recognised local landmarks. The memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style.

The Papanui War Memorial Avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on the site.

References – Christchurch City Council Heritage Files

REPORT DATED: 10 JUNE 2022

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CCC applied a different test

26. However CCC adopted a restricted view. Correspondence by email from CCC indicates the elements that were to be protected where the trees, the plaques and the "Avenue effect" but that high and medium density would be permitted with no protection for the avenue itself.

-
27. The email suggested the housing and the avenues were evaluated is not meeting the criteria required for a protection as a residential Heritage area. This is disputed.
28. This leads to 2 issues. The "Avenue effect" requires an Avenue in our submission. Looking at the precedents above and definitions above an Avenue is something that provides aesthetic significance and is dependent not only the trees and plaques but the street itself.
29. Breaking this in parts - the trees, the plaques, the housing, the architecture and aesthetic value were of importance in CCCs report above. No attempt was made in this document to segregate trees and plaques from housing, the avenues themselves or to provide a justification of how the Avenue effect would remain in place if housing, architecture, and arguably aesthetic effect no longer existed. The significance of the area was a combination of all of the elements.
30. I requested an Official Information Act request to find out more about how CCC had come to the conclusion that the trees and plaques would sit alongside high-density and medium density housing without impacting on the Avenue effect. That was requested on 27 February 2023 and no information has been provided. The assumption therefore is that this information is unchallenged. As it is placed on the CCC website with regard to identifying why Windermere Road is a heritage area this assumption seems reasonable. I would like to chance to respond to any information I do receive with an updated submission.
31. Looking at comparisons: -
- the steps that have been taken overseas to preserve the Avenue has included preserving the avenue along with the trees and the plaques.
 - Memorial Avenue to the airport has not been included in the development and presumably the rationale for its exclusion is its layout and Memorial status. It is similar to that of Windermere Road. It is a Memorial Avenue with an Avenue effect.
32. The criticism that the housing lacks aesthetic value – I suggest the housing is of aesthetic significance and of historical value going forwards based on expert reporting and the IHP decision.
33. We rely on the document above from CCC that concludes the Avenue, along with its housing, is or architectural significance.
34. We refer to the findings of Dr Williams. It was recorded in the submissions the Papanui evidence was unchallenged. Dr Williams expert evidence is that Windermere Road does contain housing that qualifies and in fact is important for heritage consistent with the report writer above.
35. The findings of the Independent hearing panel are relevant particular with regard to the comments around section 6(f) of the RMA. Section 6 (f) is similar to findings of others above that the development including subdivision and integrity of the memorial are inconsistent. I am not aware this has been addressed.

E. What evidence is there the integrity of the memorial avenues will be maintained without protection against housing density?

36. We suggest the Avenue effect will deteriorate - with high-density development and medium density development on Windermere Road traffic will increase and car parking and congestion. It is already a through road often used by commuters to avoid Harewood Road/Grahams Road corner in the rush hour. Waimairi school traffic continues to park on the street. The loading has increased with Te Ora Hau and Bellevue retirement complex and apartments. This will increase as the retirement complex and apartments new wing is finished.
37. The sheer height and imposing nature of high density and medium density buildings will impact on the aesthetics and architectural integrity. The photo of the small St James Park development shows the impact of development against the trees. The modern housing will lack character and erode the character housing stock.
38. The impact of building works, Sewerage Works, driveway works will impact on the trees. Already with houses being built have been issues with developers wanting to remove or closely encroach on trees.
39. Quite simply, the Avenue effect will be lost. The close proximity of trees and high-density apartment blocks or multi-storey houses will be inconsistent with the memorial effect.
40. Very little has been done to date to lift profile of the significant living memorials and despite that CCC conclude there is "regular commemorative events associated with the avenues and the trees".
41. Windermere Road is a significant area. It is of value to all who have had family lost in both first and second World Wars. It is part of a sequence linking the cemetery, St James park trees and memorial rose garden to the wider Papanui Avenues with their specific plantings. Windermere Road has a friendly sense of community and some families have lived there for some generations. The street trees are something we as residents we are aware of, and road to be associated with. It would be of great benefit to know, as residents, the history was being protected, retained and enhanced. It should be allowed to "live" going forwards. The pressure for development needs to be balanced with heritage as the commentary above suggests.
42. It is our submission that an avenue effect includes the trees and plaques but essential to the character is the avenue and housing that the trees rely on – without that it will be a street with some trees dwarfed by huge buildings. In my view it will irreversibly diminish the memorial and is inconsistent with the duty to preserve our heritage. There are examples of development of 2 storey housing units that can be consistent with both increasing density and preserving character that should be a first resort


PK Tucker and CS Winefield

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

Submitter Details

Submission Date: 12/05/2023

First name: Michelle **Last name:** Trusttum

Preferred method of contact Email

Postal address: 12 Selwyn Street

Suburb: Somerfield

City: Christchurch

Country: New Zealand

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Email: michelle@trusttum.com

Daytime Phone: 0210597735

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

I ask the CCC to widen its application of the sunlight qualifying matters to include the orientation of neighbouring heritage properties in established character areas and increase the set-back provisions from neighbouring northern boundaries in MDRS areas OR extend the heritage/character area designation to include Somerfield, one of the oldest residential areas in Christchurch.

My submission is that

I refer to the sunlight qualifying matter as applied to character/older residential neighbourhoods now zoned MDRS. Aligning the sunlight qualifying matter with the actual latitude of Christchurch to ensure an equitable outcome with Auckland and other tier one cities is commendable, but it still fails our older, established character residential areas, many of which have been oriented east-west along northern boundaries.

This exacerbates sunlight and dominance issues and there needs to be provision made for healthy homes and the wellbeing of people living in these properties.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Andrea **Last name:** Williams

Preferred method of contact Email

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City: Christchurch

Country: New Zealand

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Daytime Phone: 0273921676

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

I oppose high density housing in Hornby.

I am opposed because of increase in traffic, also our infrastructure would struggle with increase in wastage,

getting to a doctor will be near impossible, as it is a struggle to get to see a doctor, most times you will have to wait a week to get an appointment. This causes health concerns and individuals not getting needed treatment. Pressure on schools, more demands on teachers to teach a bigger class. Congested traffic is a concern as the roads are already congested this will add more congestion adding more car emissions into the atmosphere creating more smog and risks of more accidents on the road due to the congestion and also the impatience of motorists. We do not have adequate public transport that is quick and efficient like other parts of the world. We do not have subways etc so catching a bus is not really a quick solution as it is faster to get to places driving my car than catching a bus. Also with increased vehicles parked on the road this will increase crime. Hornby is still recovering from the earthquakes with migration of residents residing in Hornby. Also 3-6 storey housing will invade individuals privacy, where someone in a 3 storey building can see into other residents properties which also increases the risk of crime, such as theft and other crimes and therefore becomes a safety issue.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: robyn **Last name:** pollock

Preferred method of contact Email

Postal address: 11 Brynley Street, Hornby,
christchurch 8042

Suburb: Hornby

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: robynpollock800@gmail.com

Daytime Phone: 03 9426569

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

--

My submission is that

I feel there are enough people living in the Hornby area now without adding to the number by housing more

people in buildings six stories high, which I feel would detract from the overall impression of the area. The streets in the main shopping area are congested now without adding to it, especially at times like Xmas. It would be unfortunate for those in a single storey house, to have a higher building built next to them where the residents could look down over their outdoor activities. I think that rather than scatter 6 story type buildings among older established suburbs, it would be good to have them built in their own particular area with a bus service for them provided if cars were going to be done away with.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Girish **Last name:** Ramlugun

Preferred method of contact Email

Postal address: 16C Spencer Street

Suburb: Addington

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: girish.ramlugun@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

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: 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 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: 13.3

- 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: 13.4

- 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: 12/05/2023

First name: Russell **Last name:** Stewart

Preferred method of contact Email

Postal address: 39 Stanbury Avenue

Suburb: Somerfield

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: rusty.m.stewart@me.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: 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

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: 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

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: 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

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 Plan Change (14)

Submitter Details

Submission Date: 12/05/2023

First name: Sara **Last name:** Campbell

On behalf of:

Preferred method of contact Email

Postal address: 20 Gilmour Terrace

Suburb:

City: Lyttelton

Country: New Zealand

Postcode: 8082

Email: sarasski@hotmail.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: 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: 12/05/2023

First name: Wigram Lodge (2001) Limited **Last name:** Wigram Lodge (2001) Limited

Organisation: Wigram Lodge (2001) Limited

Preferred method of contact: Email

Postal address: PO Box 35

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8140

Email: anita@townplanning.co.nz

Daytime Phone: 021 568 335

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

Plan Change 14 Submission-Wigram Lodge FINAL

Form 5
Submission on notified proposal for a Plan Change
Clause 6 of Schedule 1, Resource Management Act 1991

To: **Christchurch District Council**

Name of Submitter: **Wigram Lodge (2001) Limited**

Background

1. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**) requires the Christchurch City Council (**Council**) to include Medium Density Residential Standards (**MDRS**) and to give effect to the National Policy Statement on Urban Development 2020 (**NPS-UD**) in its District Plan. The Council has sought to give effect to this requirement through the notification of Plan Change 14 - Housing and Business Choice (**PC14**) and Plan Change 13 - Heritage (**PC13**).
2. With respect to residential zones, the Amendment Act requires that:
 - (a) every residential zone in an urban environment of a specified territorial authority must give effect to policy 3 of the NPS-UD in that zone; and
 - (b) a territorial authority may create new residential zones or amend existing residential zones.
3. With respect to non-residential zones, the Amendment Act further requires that:
 - (a) the territorial authority must ensure that the provisions in its district plan for each urban non-residential zone within the authority's urban environment give effect to the changes required by policy 3 of the NPS-UD; and
 - (b) a territorial authority may create new urban non-residential zones or amend existing urban non-residential zones.
4. The public notice states that the changes proposed for PC14 are "extensive" and include:
 - (a) increasing height limits in and around the central city, and in suburban centres;
 - (b) changes to rules within commercial zones to ensure high quality urban environments and be more enabling of activities without the need for resource consent;
 - (c) medium and high density residential zones with new rules are being introduced across all urban residential areas;

- (d) rezoning of industrial areas near the central city for housing and mixed-use activities;
- (e) introducing qualifying matters to reduce the scale and density of buildings enabled by the MDRS and NPS-UD is reduced; and
- (f) amending objectives, policies, and other provisions throughout the District Plan.

Introduction

- 5. Wigram Lodge (2000) Limited (“**the submitter**”) owns various properties in Christchurch (“**the properties**”).
- 6. A number of the Submitter’s properties are within the High and Medium Density Residential Zone.

Specific provisions of the plan change that this submission relates to

- 7. The submitter has an interest in the plan change as a whole and therefore this submission relates to all provisions and zonings of the plan change. The submitter has a specific interest in all provisions and zoning that relate to the properties they own.

Submission

- 8. The submitter **supports** the plan change as notified. More specifically the Submitter supports the intensification of housing and urban form in the district, particularly near the city and commercial centres, and supports any provisions or changes to the District Plan that will achieve this outcome. Conversely, the Submitter opposes any provisions or changes that will adversely affect this outcome.

Relief Sought

- 9. The submitter seeks the following relief:
- 10. Primarily, the Submitter seeks that the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district.
- 11. The submitter seeks any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanations that will give effect to the matters raised in this submission and the relevant planning legislation.

Other

- 12. The submitter could not gain an advantage in trade competition through this submission.
- 13. The submitter does not wish to be heard in support of their submission.

14. If others make similar submissions, the submitter will consider presenting a joint case at any hearing.

DATED 12 May 2023

pp.  _____

Wigram Lodge (2001) Limited

Address for Service: Town Planning Group
PO Box 2559
Queenstown

Contact Person: Anita Collie
Cell: 021 568 335
E-mail: anita@townplanning.co.nz

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

Submitter Details

Submission Date: 12/05/2023

First name: Jonty **Last name:** Coulson

Preferred method of contact Email

Postal address: 10 Radbrook Street

Suburb: Avonhead

City: Christchurch

Country: New Zealand

Postcode: 8042

Email: jonty.coulson@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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Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 17.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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

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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: 12/05/2023

First name: Gareth **Last name:** Holler

Preferred method of contact Email

Postal address: 36 Hartley Avenue

Suburb: Strowan

City: Christchurch

Country: New Zealand

Postcode: 8052

Email: garethholley@gmail.com

Daytime Phone:

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Consultation Document Submissions

Original Submitter:

Original Point:

Points: 18.1

- Support
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I seek the following decision from the Council

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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.

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Original Point:

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Original Submitter:

Original Point:

Points: 18.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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My submission is that

A blanket approach to housing intensification is brazenly wrong. On a case-by-case basis and likely following a thorough consultation process, areas of the city could and should be made available for this type of housing. In the meantime, there are so many empty, ugly spaces within the Four Avenues, that this should be the absolute focus in terms of housing intensification. Development of a range of high-density housing / apartment options to varying specifications should be encouraged in the CBD and not suburbia.

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Andrew **Last name:** Cockburn

Preferred method of contact Email

Postal address: 20 Gilmour Terrace

Suburb:

City: Lyttelton

Country: New Zealand

Postcode: 8082

Email: andy.cockburn@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: 19.1

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- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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Original Submitter:
Original Point:

Points: 19.2

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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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

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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: 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: 12/05/2023

First name: Mitchell **Last name:** Coll

Preferred method of contact Email

Postal address: 402A Madras Street

Suburb: Christchurch Central

City: Christchurch

Country: New Zealand

Postcode: 8013

Email: mitchell@fabricarchitecture.co.nz

Daytime Phone: 0212230113

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.

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 20.1

- Support
- Oppose
- Seek Amendment

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

Implement a requirement to have all residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple.

This will enforce an entity (the body corporate) to oversee the maintenance of all units as a whole and be a single point of contact for managing the property's future use.

My submission is that

Currently there are many units being built on good commercial land which, over time, will become dilapidated.

At this stage there is no mechanism for all owners to come together to sell a property as a whole for further development. This will mean it will be very difficult, if not impossible, for the site to be developed at the density and use required by the city in the future.

This will seriously hamper Christchurch's growth in the mid to long-term future.

Moreover, individual ownership of attached dwellings leads to a slow degradation in the maintenance and upkeep, and therefore the quality, of these types of dwellings

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***

Subclause (f) requires further clarification. Is this the area in plan, or the vertical surface area of a retaining wall?

Subclause (o) requires further definition about the definition of the word 'roofed'. Does 'roofed', for example, include a louvre, pergola or shade sail structure over a deck? Does it include bike park spaces? Does it include stormwater attenuation tanks?

My submission is that**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***

That the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

My submission is that

Clause 5.1(e)(ix) defines one of the natural hazards that must be accounted for as , “*exacerbation of some of the hazards above through climate change and sea level rise...*”

andnbsp;

Buildings contribute 20% of New Zealand’s greenhouse gas emissions[1].

[1] <https://www.thinkstep-anz.com/resrc/reports/the-carbon-footprint-of-new-zealands-built-environment/>

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

Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone

My submission is that

The maximum height of buildings community based activities is generally less than that of the surrounding zone.

This will result in buildings that are out of scale in the surrounding neighbourhood.

Original Submitter:

Original Point:

Points: 20.5

- 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

Amend Table 7.5.7.1(a) back to 3m for minimum legal width, and 2.7m for minimum formed width.

My submission is that

The change in minimum legal driveway width in Table 7.5.7.1 from 3m to 4m, and formed driveway width of from 2.7m to 3m for residential activities will result in less space being available for planted verges to driveways, and more site space being taken up unnecessarily by vehicle accessways.

Original Submitter:

Original Point:

Points: 20.6

- 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

We recommend increasing the limits to a much higher level, or at least streamlining the process for these simple Resource Consents.

My submission is that

The current earthworks rule limit of 20m³ of volume or 600mm of depth creates unnecessary Resource Consent applications.

The effect of this rule is that almost every project that includes a driveway requires a Resource Consent for earthworks; this is an unnecessary burden and cost.

Original Submitter:

Original Point:

Points: 20.7

- 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

Recommendations

1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.
2. Within each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.

My submission is that

Chapter 14.5 - Medium Density Residential Zone

Street Facing Facades

Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape.

The current proposed rules will allow tall, blank street facades.

Original Submitter:

Original Point:

Points: 20.8

- 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

Recommendation

If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.

My submission is that

Garages

There is no requirement for a minimum size for a garage, should one be provided.

Original Submitter:

Original Point:

Points: 20.9

- 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

Recommendation

1. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.

My submission is that

Rule 14.5.1.3 – Restricted Discretionary Activities

Currently the Residential Design Principles are only required to be considered when there are more than four units.

Original Submitter:

Original Point:

Points: 20.10

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Add a subclause (b) to read, “*Unless c. applies, buildings must not exceed 12 metres in height above ground level, except that 50% of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 30° or more, as shown on the following diagram.*”

My submission is that

Rule 14.5.2.3 – Building Height and Maximum Number of Storeys

Christchurch has a prominent architectural style that is well understood and celebrated across the city. A key component of this architectural style is steep roof pitches.

To ensure the continuity of the dominant Christchurch architectural aesthetic, steeper roof pitches should be encouraged.

This amended rule works to achieve Objective 3.3.8 (a) that aims for, “...a high quality urban environment...”

Original Submitter:

Original Point:

Points: 20.11

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Rewrite subclause (c) to, “Eaves, roof overhangs and / or guttering up to a total of 300mm (300mm or 500mm?) in width from the outside extent of a building shall not be included in the building coverage calculation.”

My submission is that

Rule 14.5.2.4 (c) - Site Coverage

Subclause (c) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the site coverage calculation; we believe this is not the intent.

Original Submitter:

Original Point:

Points: 20.12

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. To ensure the amenity of Residential Suburban, Residential Suburban Density Transition or Residential Hills sites that abut MRZ zones, the more restrictive recession planes should apply along the shared boundary of the MRZ site.

My submission is that

Rule 14.5.2.6 - Height in Relation to Boundary

In many parts of the city the MRZ abuts a Residential Suburban, Residential Suburban Density Transition or Residential Hills zone, both of which have more restrictive Height in Relation to Boundary standards.

Original Submitter:

Original Point:

Points: 20.13

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration to remove ambiguity.

My submission is that

Rule 14.5.2.6 (b) - Height in Relation to Boundary

Further to our commentary on Urban Context, this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language.

This can easily be addressed in part with this rule.

Original Submitter:

Original Point:**Points:** 20.14

- Support
- Oppose
- Seek Amendment

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

Amend subclause (c)(i) to, “A boundary with a road where the property boundary across the road is further than .

My submission is that

Rule 14.5.2.6 (b) - Height in Relation to Boundary

Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances.

On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.

Original Submitter:**Original Point:****Points:** 20.15

- Support
- Oppose
- Seek Amendment

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

Add a further subclause to restrict garage doors to those that do not extend past the property boundary.

My submission is that

Rule 14.5.2.7 (a)(i) - Minimum Building Setbacks

When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.

Original Submitter:**Original Point:****Points:** 20.16

- Support
- Oppose
- Seek Amendment

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

1. Subclause (a)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.
2. Rewrite subclause (a)(iii) to, “*Only road boundary: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building.*”

My submission is that

Original Submitter:**Original Point:****Points:** 20.17

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council***If seeking to make changes to a specific site or sites, please provide the address or identify the area****Rewrite the rule to, "Only for side and rear boundaries where the building/s shall be no greater than 3 metres in height above ground level, and have a total length that does not exceed 6.2m."***My submission is that**

Rule 14.5.2.7 (a)(iv) - Minimum Building Setbacks

This rule allows a 3m high garage that is 10.1m long to be erected hard against a neighbour's boundary, significantly impacting on a neighbour's amenity.

Original Submitter:**Original Point:****Points:** 20.18

- Support
- Oppose
- Seek Amendment

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

1. Add a further subclause to subclause (i) reading, "be contained within the property boundaries."

My submission is that

Rule 14.5.2.8 (i) - Outlook Space per Unit

This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property's building.

Original Submitter:**Original Point:****Points:** 20.19

- Support
- Oppose
- Seek Amendment

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

1. Rewrite the subclause to, "be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and"

My submission is that

Rule 14.5.2.8 (i)(i) Outlook Space per Unit

This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion.

Original Submitter:
Original Point:

Points: 20.20

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Rewrite the rule to, “Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.” This one would have a large impact on the existing sections which could be surrounded by 2.8m high fencing if new development all around. Would council have some recommendations on some middle ground here.

2. Rewrite the rule heading to, “Fencing and Screening”.

My submission is that

Rule 14.5.2.9 (a) - Street Scene Amenity and Safety - Fences

This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.

The heading of the rule is also ambiguous; it appears to be a rule about street fencing but the rule is for fencing on all boundaries.

Original Submitter:
Original Point:

Points: 20.21

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Amend subclause (c) from 12m to 6m
2. The area is measured on the visible interior faces of walls. This is the area of wall that occupants experience so it is a more realistic measure.
3. The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?
4. That the area calculation excludes any garage walls. This is the approach taken by, for example, the Selwyn District Council.
5. Amend subclause (e) from 17.5% to 15%.

My submission is that

14.5.2.10 - Windows to Street

Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the

rule is intended to provide.

Original Submitter:

Original Point:

Points: 20.22

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Amend subclause (a) from 30% to 45% LRV.

My submission is that

Rule 14.5.2.16 - Building Reflectivity

A simple method of reducing overheating in residential dwellings is to apply a lighter roof colour.

Moreover, this rule is nonsensical when it is not also applied to walls.

Allowing some lighter colours will provide a greater diversity of architectural variation in the hill suburbs without creating a nuisance.

Original Submitter:

Original Point:

Points: 20.23

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Amend subclause (a) to require outdoor units visible from the street to be screened.

My submission is that

Rule 14.5.2.17 - Location of Outdoor Mechanical Ventilation

While this rule pushes the location of external units back from the street, they are still visible.

Original Submitter:

Original Point:

Points: 20.24

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.
2. Within each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.

My submission is that

Chapter 14.6 - High Density Residential Zone

Street Facing Facades

Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape.

The current proposed rules will allow tall, blank street facades.

Original Submitter:**Original Point:**

Points: 20.25

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it

My submission is that

Chapter 14.6 - High Density Residential Zone

Garages

There is no requirement for a minimum size for a garage, should one be provided.

Original Submitter:**Original Point:**

Points: 20.26

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.

My submission is that**Rule 14.6.1.3 – Restricted Discretionary Activities**

Currently the Residential Design Principles are only required to be considered when there are more than four units.

Original Submitter:**Original Point:**

Points: 20.27

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Amend subclause (a) to, “*Buildings must not exceed the height above ground level in the table below:*

<i>Bordering the City Centre Zone</i>	<i>22m</i>
<i>Bordering a Town Centre</i>	<i>16m</i>
<i>Neighbouring a Town Centre at Riccarton, Hornby or Papanui</i>	<i>18m</i>
<i>Bordering a Local Centre</i>	<i>12m</i>
<i>Bordering a Neighbourhood Centre</i>	<i>12m</i>

.”

These heights are indicative and require further research to ensure their suitability.

My submission is that

Rule 14.6.2.1 (a) - Building Height

The wording of this rule will not achieve an intensification greater than that of the MRZ.

A maximum height of 14m is only a single storey high than that of the MRZ. When a building is four storeys high the NZ Building Code requires a lift. Developers will not add the cost of a lift for only a single additional storey, this development is uneconomical.

Original Submitter:

Original Point:

Points: 20.28

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Amend subclause (b) to, “*Residential units shall not be less than the maximum height permitted in the MRZ.*”

My submission is that

Rule 14.6.2.1 (b) - Building Height

The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area.

This rule is worded to permit a ‘ring’ of lesser intensification around a commercial centre.

Original Submitter:
Original Point:

Points: 20.29

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Add a subclause to (b) reading, “*the upper 50% of a gable roof, measured vertically*”, with an appropriate illustration to remove ambiguity.

My submission is that

Rule 14.6.2.2 (c) - Height in Relation to Boundary

Further to our commentary on Urban Context, this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language.

This can easily be addressed in part with this rule.

Original Submitter:
Original Point:

Points: 20.30

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Amend subclause (c)(i) to, “A boundary with a road where the property boundary across the road is further than .

My submission is that

Rule 14.6.2.2 (c) - Height in Relation to Boundary

Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances.

On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.

Original Submitter:
Original Point:

Points: 20.31

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Add a further subclause to restrict garage doors to those that do not extend past the property boundary.
2. Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in

street planting upgrades in lieu of building setbacks.

My submission is that

Rule 14.6.2.3 (a)(i) - Minimum Building Setbacks

When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.

Moreover, our understanding is that part of rationality of having a 1.5m minimum building setback from the street boundary is to provide for area for street trees and landscaping to mitigate, at human scale, large building facades.

The reliance of this amenity to occur solely through private land may not lead to the desired outcomes.

Original Submitter:

Original Point:

Points: 20.32

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Recommendation

Subclause (b)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.

Recommendation

1. Rewrite subclause (b)(iii) to, *“Front boundary setbacks: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building.”*

My submission is that

Rule 14.6.2.3 (b)(iii) - Minimum Building Setbacks

Original Submitter:

Original Point:

Points: 20.33

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Add a further subclause to subclause (i) reading, *“be contained within the property boundaries.”*

My submission is that

Rule 14.6.2.4 (i) - Outlook Space

This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property's building.

Original Submitter:

Original Point:

Points: 20.34

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Rewrite the subclause to, *“be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and”*

My submission is that

Rule 14.6.2.4 (i)(i) Outlook Space

This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion.

Original Submitter:

Original Point:

Points: 20.35

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Amend the clause to read, *“Residential units above 12 metres in height above ground level must be separated from any other residential units **on the same site** by at least 10 metres measured horizontally, except where a common wall is included.”*

My submission is that

Rule 14.6.2.5 - Building Separation

This clause is ambiguous.

Original Submitter:

Original Point:

Points: 20.36

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Rewrite the rule to, *“Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.”*

My submission is that

Rule 14.6.2.6 (a) - Fencing and Screening

This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.

Original Submitter:
Original Point:

Points: 20.37

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Amend subclause (c) from 12m to 6m
2. The area be measured on the visible interior faces of walls. This is the area of wall that occupants experience so is a more realistic measure.
3. The area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?
4. That the area calculation exclude any garage walls.
5. Amend subclause (e) from 17.5% to 15%.

My submission is that

Rule 14.6.2.8 - Windows to Street

Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.

Original Submitter:
Original Point:

Points: 20.38

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Amend subclause (a)(i) to, “Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities.”

My submission is that

Rule 14.6.2.11 (a)(i) - Service, Storage and Waste Management

The wording of this rule can have perverse outcomes where too much space is required to be allocated to waste storage in some instances.

Original Submitter:
Original Point:

Points: 20.39

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Recommendation

1. Amend subclause (a) to, *“The maximum building coverage must not exceed 60% of the net site area.”*

My submission is that

Rule 14.6.2.12 (a) - Building Coverage

The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area.

A site coverage limited to 50% is the same as for the MRZ, further making intensification challenging.

Original Submitter:

Original Point:

Points: 20.40

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Rewrite subclause (a)(i) to, *“Eaves, roof overhangs and / or guttering up to a total of 300mm in width from the outside extent of a building shall not be included in the building coverage calculation.”*

My submission is that

Rule 14.6.2.12 (a)(i) - Building Coverage

Subclause (a)(i) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the site coverage calculation; we believe this is not the intent.

Original Submitter:

Original Point:

Points: 20.41

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Amend subclause (a)(ii)(C) to, *“A minimum development site dimension of 12m is achieved; and.”*

My submission is that

14.6.2.12 (a)(ii)(C) - Building Coverage

This rule is worded in a way that excludes many sites from this means of development.

Many sites in Christchurch city are 10.6m wide; combining two of these sites does not enjoy the benefits intended by this rule.

Original Submitter:

Original Point:

Points: 20.42

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Amend subclause (a) to require outdoor units visible from the street to be screened.

My submission is that

Rule 14.6.2.15 - Location of Outdoor Mechanical Ventilation

While this rule pushes the location of external units back from the street, they are still visible.

Original Submitter:

Original Point:

Points: 20.43

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

1. Amend subclause 14.8.3.2.2(a) back to 250m², and subclause 14.8.3.2.4(a) back to 60%.

My submission is that

Chapter 14.8 - Residential Banks Peninsula

Rule 14.8.3.2.2(a) – Site Density and 14.8.3.2.4(a) – Site Coverage

These rules appears counter to the desired outcome of intensification, and is also contrary to the existing urban form within Lyttleton.

Original Submitter:

Original Point:

Points: 20.44

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

Add a subclause to 15.2.4.1 limiting building height along the *Te Papa Otakaro* corridor, and implement appropriate built form standards.

My submission is that

Rule 15.2.4.1 – Policy – Scale and Form of Development

This policy fails to recognise the importance of *Te Papa Otakaro* within the central city.

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

Recommendations

1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.
2. Within each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.

My submission is that

Chapter 14.5 - Medium Density Residential Zone

Street Facing Facades

Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape.

andnbsp;

The current proposed rules will allow tall, blank street facades.

Attached Documents

File

Mitchell Coll_PC14 submission copy

General

Title Structures

Currently there are many units being built on good commercial land which, over time, will become dilapidated.

At this stage there is no mechanism for all owners to come together to sell a property as a whole for further development. This will mean it will be very difficult, if not impossible, for the site to be developed at the density and use required by the city in the future.

This will seriously hamper Christchurch's growth in the mid to long-term future.

Moreover, individual ownership of attached dwellings leads to a slow degradation in the maintenance and upkeep, and therefore the quality, of these types of dwellings.

Recommendation

1. Implement a requirement to have all residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple.

This will enforce an entity (the body corporate) to oversee the maintenance of all units as a whole and be a single point of contact for managing the property's future use.

Chapter 2 - Definitions

Building

Subclause (f) requires further clarification. Is this the area in plan, or the vertical surface area of a retaining wall?

Subclause (o) requires further definition about the definition of the word 'roofed'. Does 'roofed', for example, include a louvre, pergola or shade sail structure over a deck? Does it include bike park spaces? Does it include stormwater attenuation tanks?

Chapter 5 – Natural Hazards

Clause 5.1(e)(ix) defines one of the natural hazards that must be accounted for as , “*exacerbation of some of the hazards above through climate change and sea level rise...*”

Buildings contribute 20% of New Zealand’s greenhouse gas emissions¹.

Recommendation

2. That the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

¹ <https://www.thinkstep-anz.com/resrc/reports/the-carbon-footprint-of-new-zealands-built-environment/>

Chapter 6 - General Rules and Procedures

6.5.4.2.1 - Building Height

The maximum height of buildings community based activities is generally less than that of the surrounding zone.

This will result in buildings that are out of scale in the surrounding neighbourhood.

Recommendation

3. Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone.

Chapter 7 – Transport

Appendix 7.5.7 – Access design and gradient

The change in minimum legal driveway width in Table 7.5.7.1 from 3m to 4m, and formed driveway width of from 2.7m to 3m for residential activities will result in less space being available for planted verges to driveways, and more site space being taken up unnecessarily by vehicle accessways.

Recommendation

4. Amend Table 7.5.7.1(a) back to 3m for minimum legal width, and 2.7m for minimum formed width.

Chapter 8 – Earthworks

8.9.2.1 – Permitted Activities – Earthworks

The current earthworks rule limit of 20m³ of volume or 600mm of depth creates unnecessary Resource Consent applications.

The effect of this rule is that almost every project that includes a driveway requires a Resource Consent for earthworks; this is an unnecessary burden and cost.

Recommendation

5. We recommend increasing the limits to a much higher level, or at least streamlining the process for these simple Resource Consents.

Chapter 14.5 - Medium Density Residential Zone

Street Facing Facades

Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape.

The current proposed rules will allow tall, blank street facades.

Recommendations

6. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.
7. Within each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.

Garages

There is no requirement for a minimum size for a garage, should one be provided.

Recommendation

If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.

Rule 14.5.1.3 – Restricted Discretionary Activities

Currently the Residential Design Principles are only required to be considered when there are more than four units.

Recommendation

8. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.

Rule 14.5.2.3 – Building Height and Maximum Number of Storeys

Christchurch has a prominent architectural style that is well understood and celebrated across the city. A key component of this architectural style is steep roof pitches.

To ensure the continuity of the dominant Christchurch architectural aesthetic, steeper roof pitches should be encouraged.

This amended rule works to achieve Objective 3.3.8 (a) that aims for, “...a high quality urban environment...”

Recommendation

9. Add a subclause (b) to read, “*Unless c. applies, buildings must not exceed 12 metres in height above ground level, except that 50% of a building’s roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 30° or more, as shown on the following diagram:*”

Rule 14.5.2.4 (c) - Site Coverage

Subclause (c) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the site coverage calculation; we believe this is not the intent.

Recommendation

10. Rewrite subclause (c) to, “*Eaves, roof overhangs and / or guttering up to a total of 300mm (300mm or 500mm?) in width from the outside extent of a building shall not be included in the building coverage calculation.*”

Rule 14.5.2.6 - Height in Relation to Boundary

In many parts of the city the MRZ abuts a Residential Suburban, Residential Suburban Density Transition or Residential Hills zone, both of which have more restrictive Height in Relation to Boundary standards.

Recommendation

11. To ensure the amenity of Residential Suburban, Residential Suburban Density Transition or Residential Hills sites that abut MRZ zones, the more restrictive recession planes should apply along the shared boundary of the MRZ site.

Rule 14.5.2.6 (b) - Height in Relation to Boundary

Further to our commentary on Urban Context, this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language.

This can easily be addressed in part with this rule.

Recommendation

12. Add a subclause to (b) reading, “*the upper 50% of a gable roof, measured vertically*”, with an appropriate illustration to remove ambiguity.

Rule 14.5.2.6 (b) - Height in Relation to Boundary

Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances.

On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.

Recommendation

Amend subclause (c)(i) to, “A boundary with a road where the property boundary across the road is further than *<a distance to be determined>*”.

Rule 14.5.2.7 (a)(i) - Minimum Building Setbacks

When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.

Recommendation

13. Add a further subclause to restrict garage doors to those that do not extend past the property boundary.

Rule 14.5.2.7 (a)(iii) - Minimum Building Setbacks**Recommendation**

14. Subclause (a)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.

Recommendation

15. Rewrite subclause (a)(iii) to, “*Only road boundary: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building.*”

Rule 14.5.2.7 (a)(iv) - Minimum Building Setbacks

This rule allows a 3m high garage that is 10.1m long to be erected hard against a neighbour's boundary, significantly impacting on a neighbour's amenity.

Recommendation

16. Rewrite the rule to, *“Only for side and rear boundaries where the building/s shall be no greater than 3 metres in height above ground level, and have a total length that does not exceed 6.2m.”*

Rule 14.5.2.8 (i) - Outlook Space per Unit

This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property's building.

Recommendation

17. Add a further subclause to subclause (i) reading, *“be contained within the property boundaries.”*

Rule 14.5.2.8 (i)(i) Outlook Space per Unit

This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion.

Recommendation

18. Rewrite the subclause to, *“be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and”*

Rule 14.5.2.9 (a) - Street Scene Amenity and Safety - Fences

This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.

The heading of the rule is also ambiguous; it appears to be a rule about street fencing but the rule is for fencing on all boundaries.

Recommendation

19. Rewrite the rule to, *“Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.”* This one would have a large impact on the existing sections which could be surrounded by 2.8m high fencing if new development all around. Would council have some recommendations on some middle ground here.

20. Rewrite the rule heading to, *“Fencing and Screening”*.

14.5.2.10 - Windows to Street

Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.

Recommendations

21. Amend subclause (c) from 12m to 6m
22. The area is measured on the visible interior faces of walls. This is the area of wall that occupants experience so it is a more realistic measure.
23. The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?
24. That the area calculation excludes any garage walls. This is the approach taken by, for example, the Selwyn District Council.
25. Amend subclause (e) from 17.5% to 15%.

Rule 14.5.2.16 - Building Reflectivity

A simple method of reducing overheating in residential dwellings is to apply a lighter roof colour.

Moreover, this rule is nonsensical when it is not also applied to walls.

Allowing some lighter colours will provide a greater diversity of architectural variation in the hill suburbs without creating a nuisance.

Recommendation

26. Amend subclause (a) from 30% to 45% LRV.

Rule 14.5.2.17 - Location of Outdoor Mechanical Ventilation

While this rule pushes the location of external units back from the street, they are still visible.

Recommendation

27. Amend subclause (a) to require outdoor units visible from the street to be screened.

Chapter 14.6 - High Density Residential Zone

Street Facing Facades

Good urban design results in buildings that are articulated well from a street perspective, providing interest and a diverse cityscape.

The current proposed rules will allow tall, blank street facades.

Recommendations

28. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.
29. Within each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.

Garages

There is no requirement for a minimum size for a garage, should one be provided.

Recommendation

If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.

Rule 14.6.1.3 – Restricted Discretionary Activities

Currently the Residential Design Principles are only required to be considered when there are more than four units.

Recommendation

30. The Residential Design Principles should be considered when any breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.

Rule 14.6.2.1 (a) - Building Height

The wording of this rule will not achieve an intensification greater than that of the MRZ.

A maximum height of 14m is only a single storey high than that of the MRZ. When a building is four storeys high the NZ Building Code requires a lift. Developers will not add the cost of a lift for only a single additional storey, this development is uneconomical.

Recommendation

31. Amend subclause (a) to, “*Buildings must not exceed the height above ground level in the table below:*”

<i>Bordering the City Centre Zone</i>	<i>22m</i>
<i>Bordering a Town Centre</i>	<i>16m</i>
<i>Neighbouring a Town Centre at Riccarton, Hornby or Papanui</i>	<i>18m</i>
<i>Bordering a Local Centre</i>	<i>12m</i>
<i>Bordering a Neighbourhood Centre</i>	<i>12m</i>

.”

These heights are indicative and require further research to ensure their suitability.

Rule 14.6.2.1 (b) - Building Height

The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area.

This rule is worded to permit a ‘ring’ of lesser intensification around a commercial centre.

Recommendation

32. Amend subclause (b) to, “*Residential units shall not be less than the maximum height permitted in the MRZ.*”

Rule 14.6.2.2 (c) - Height in Relation to Boundary

Further to our commentary on Urban Context, this rule is flawed in its wording. It will result in a predominance of hip roof forms on new developments, further eroding the Christchurch Style architectural language.

This can easily be addressed in part with this rule.

Recommendation

33. Add a subclause to (b) reading, “*the upper 50% of a gable roof, measured vertically*”, with an appropriate illustration to remove ambiguity.

Rule 14.6.2.2 (c) - Height in Relation to Boundary

Removing the requirement to apply height in relation to boundary rules on the boundary with a road can have perverse outcomes in some instances.

On narrow streets where a building across the street can impact on access to sunlight, this rule should be removed.

Recommendation

Amend subclause (c)(i) to, “A boundary with a road where the property boundary across the road is further than *<a distance to be determined>*”.

Rule 14.6.2.3 (a)(i) - Minimum Building Setbacks

When this rule is applied to a garage with a door facing the street, there is potential for some garage doors to impact on the passage of pedestrians on the footpath. Should a garage door be 1.5m off the boundary and a tilting garage door is installed, this door may impede pedestrians.

Moreover, our understanding is that part of rationality of having a 1.5m minimum building setback from the street boundary is to provide for area for street trees and landscaping to mitigate, at human scale, large building facades.

The reliance of this amenity to occur solely through private land may not lead to the desired outcomes.

Recommendation

34. Add a further subclause to restrict garage doors to those that do not extend past the property boundary.

35. Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks.

Rule 14.6.2.3 (b)(iii) - Minimum Building Setbacks

Recommendation

Subclause (b)(iii) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the setback requirement; we believe this is not the intent.

Recommendation

36. Rewrite subclause (b)(iii) to, *“Front boundary setbacks: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building.”*

Rule 14.6.2.4 (i) - Outlook Space

This rule is ambiguous. It is easy to interpret this rule as allowing the 4m depth of the outlook space to extend to the neighbouring property’s building.

Recommendation

37. Add a further subclause to subclause (i) reading, *“be contained within the property boundaries.”*

Rule 14.6.2.4 (i)(i) Outlook Space

This rule allows for the outlook space to be impeded by fences within the property, and also excludes windows on the desired exclusion.

Recommendation

38. Rewrite the subclause to, *“be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and”*

Rule 14.6.2.5 - Building Separation

This clause is ambiguous.

Recommendation

39. Amend the clause to read, *“Residential units above 12 metres in height above ground level must be separated from any other residential units **on the same site** by at least 10 metres measured horizontally, except where a common wall is included.”*

Rule 14.6.2.6 (a) - Fencing and Screening

This rule is irrelevant when used in Flood Management Areas where the minimum floor level is increased. In some cases, the top of a 2m high fence will be at or below the floor level of a dwelling.

Recommendation

40. Rewrite the rule to, *“Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.”*

Rule 14.6.2.8 - Windows to Street

Despite this rule being amended to be more restrictive, there is still potential for this rule to be restricted further without impacting the desired outcomes of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

While moving the requirement to only the first 12m of a site probably excludes buildings towards the rear of a site, it still encompasses many potential alteration and addition projects where the 20% glazing rule becomes significantly onerous. Moreover, a 20% glazing rule applied, for example, 11.5m off the boundary does not achieve the desired engagement with the street that the rule is intended to provide.

Recommendations

41. Amend subclause (c) from 12m to 6m
42. The area be measured on the visible interior faces of walls. This is the area of wall that occupants experience so is a more realistic measure.
43. The area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?
44. That the area calculation exclude any garage walls.
45. Amend subclause (e) from 17.5% to 15%.

Rule 14.6.2.11 (a)(i) - Service, Storage and Waste Management

The wording of this rule can have perverse outcomes where too much space is required to be allocated to waste storage in some instances.

Recommendation

46. Amend subclause (a)(i) to, *“Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities.”*

Rule 14.6.2.12 (a) - Building Coverage

The purpose of the HRZ is to further intensify development around commercial centres. The desire is to achieve a gradual intensification as we approach the commercial area.

A site coverage limited to 50% is the same as for the MRZ, further making intensification challenging.

Recommendation

47. Amend subclause (a) to, *“The maximum building coverage must not exceed 60% of the net site area.”*

Rule 14.6.2.12 (a)(i) - Building Coverage

Subclause (a)(i) is ambiguous. This can easily be interpreted as allowing a 300mm eave AND a 200mm gutter to be excluded from the site coverage calculation; we believe this is not the intent.

Recommendation

48. Rewrite subclause (a)(i) to, “Eaves, roof overhangs and / or guttering up to a total of 300mm in width from the outside extent of a building shall not be included in the building coverage calculation.”

14.6.2.12 (a)(ii)(C) - Building Coverage

This rule is worded in a way that excludes many sites from this means of development.

Many sites in Christchurch city are 10.6m wide; combining two of these sites does not enjoy the benefits intended by this rule.

Recommendation

49. Amend subclause (a)(ii)(C) to, “A minimum development site dimension of 12m is achieved; and.”

Rule 14.6.2.15 - Location of Outdoor Mechanical Ventilation

While this rule pushes the location of external units back from the street, they are still visible.

Recommendation

50. Amend subclause (a) to require outdoor units visible from the street to be screened.

Chapter 14.8 - Residential Banks Peninsula**Rule 14.8.3.2.2(a) – Site Density and 14.8.3.2.4(a) – Site Coverage**

These rules appears counter to the desired outcome of intensification, and is also contrary to the existing urban form within Lyttleton.

Recommendation

51. Amend subclause 14.8.3.2.2(a) back to 250m², and subclause 14.8.3.2.4(a) back to 60%.

Chapter 15 – Commercial

Rule 15.2.4.1 – Policy – Scale and Form of Development

This policy fails to recognise the importance of *Te Papa Otakaro* within the central city.

Recommendation

Add a subclause to 15.2.4.1 limiting building height along the *Te Papa Otakaro* corridor, and implement appropriate built form standards.

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

Submitter Details

Submission Date: 12/05/2023

First name: Ethan **Last name:** Pasco

Preferred method of contact Email

Postal address: 33 Lambeth Crescent

Suburb: Redwood

City: Christchurch

Country: New Zealand

Postcode: 8051

Email: ethanjp@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.

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 21.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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: 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

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: 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

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: 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

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: 12/05/2023

First name: Ethan **Last name:** Pasco

Preferred method of contact

Postal address: 33 lambeth crescent

Suburb:

City:

Country: New Zealand

Postcode: 8052

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.

Attached Documents

File
Pasco

Robson, Gina

From: Generation Zero <noreply@123formbuilder.com>
Sent: Tuesday, 9 May 2023 2:27 pm
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	Ethan Pasco
2. Email address	ethanjp@outlook.co.nz
3. Postal Address	33 lambeth crescent, Redwood Christchurch 8052
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 Option 2: No
Chapter 6 - Tree Canopy Cover and Financial Contributions	The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of

Form Summary

environmental, health, social and economic benefits and are important for the future of our city.

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

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.

Form Summary

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.

Any other comments?

The message has been sent from 115.189.100.102 nz at 2023-05-09 on Chrome 106.0.5249.126

Entry ID: 171

Referrer: <https://www.generationzero.org/>

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: 12/05/2023

First name: Nick **Last name:** Leslie

Preferred method of contact Email

Postal address: 463 Mairehau Road

Suburb: Parklands

City: Christchurch

Country: New Zealand

Postcode: 8083

Email: ncplleslie+generationzero@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: 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

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: 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

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: 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

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: 22.4

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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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: 12/05/2023

First name: Nick **Last name:** Leslie

Preferred method of contact

Postal address: 463 Mairehau Road

Suburb:

City:

Country: New Zealand

Postcode: 8083

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.

Attached Documents

File
Leslie

Robson, Gina

From: Generation Zero <noreply@123formbuilder.com>
Sent: Tuesday, 9 May 2023 2:29 pm
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**

Nick Leslie

2. Email address

ncpleslie+generationzero@gmail.com

3. Postal Address

463 Mairehau Road
 Christchurch
 8083

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

Option 2: No

Chapter 6 - Tree Canopy Cover and Financial Contributions

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Form Summary

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Chapter 14 - Low Public Transport Accessibility Area Qualifying Matter

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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.

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Chapter 14 - High-Density Residential Zone

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Form Summary

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.

Any other comments?

The message has been sent from 203.97.27.126 nz at 2023-05-09 on Firefox 112.0

Entry ID: 172

Referrer: <https://www.generationzero.org/>

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: 12/05/2023

First name: Brookfield Limited **Last name:** Brookfield Limited

Organisation: Brookfield Limited

Preferred method of contact Email

Postal address: PO Box 35

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8140

Email: juliette@townplanning.co.nz

Daytime Phone: 022 548 9404

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.

Additional requirements for hearing:

Attached Documents

File

2975-23 Brookfield Submission on PC14 - FINAL

Submission on Sunlight Access Qualifying Matter to the Christchurch District Plan (Plan Change 14)

Clause 6, First Schedule, Resource Management Act 1991

To: **Christchurch City Council** (“**Council**”)

Name of Submitter: **Brookfield Limited** (“**Submitter**”)

Introduction

1. Brookfield Limited is a property owner and residential property developer who has a number of properties and upcoming developments which are located within the residential zoned areas across Christchurch City.
2. The Christchurch City Council (“**Council**”) have publicly notified Plan Change 14 (“PC14”) to the Christchurch District Plan to introduce a range of residential and commercial zones in Christchurch which enable more development to occur at different heights, with the highest developments enabled in the central city and suburban commercial centres.
3. The submitter has an interest in PC14 as a whole, particularly land proposed to be within Medium Density Residential and within the High Density Residential Zone under Plan Change 14.

The Submission on PC14

4. While the submitter supports the intensification of land to provide further development capacity, the submitter **opposes** the proposed plan change as it unreasonably limits intensification of development otherwise enabled by the National Policy Statement for Urban Development (**NPS-UD**).

Reasons for the Submission

5. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act) requires the Christchurch City Council (**Council**) to include Medium Density Residential Standards (**MDRS**) and to give effect to the National Policy Statement on Urban Development 2020 (**NPS-UD**) in its District Plan. The Council has sought to give effect to this requirement through the notification of Plan Change 14 (PC14 Housing and Business Choice) and Plan Change 13 (PC13 Heritage).
6. The NPS-UD sets out the objectives and policies for urban development in New Zealand. The main purpose of the NPS-UD is to guide and encourage the development of more compact, liveable, and sustainable urban areas that meet the needs of current and future generations.
7. Policy 3 of the NPS-UD is set out below:

Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable:

- (a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and
 - (b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and
 - (c) building heights of at least 6 storeys within at least a walkable catchment of the following:
 - (i) existing and planned rapid transit stops
 - (ii) the edge of city centre zones
 - (iii) the edge of metropolitan centre zones; and
 - (d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.
8. In the context of Policy 3 (1), **Development Capacity** means the capacity of land to be developed for housing or for business use, based on:
- (a) the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and
 - (b) the provision of adequate development infrastructure to support the development of land for housing or business use.
9. The public notice states that the changes proposed for PC14 are "extensive" and include:
- (a) increasing height limits in and around the central city, and in suburban centres;
 - (b) changes to rules within commercial zones to ensure high quality urban environments and be more enabling of activities without the need for resource consent;
 - (c) medium and high density residential zones with new rules are being introduced across all urban residential areas;
 - (d) rezoning of industrial areas near the central city for housing and mixed-use activities;
 - (e) introducing qualifying matters to reduce the scale and density of buildings enabled by the MDRS and NPS-UD is reduced; and

- (f) amending objectives, policies, and other provisions throughout the District Plan.
10. The submitter considers that the qualifying matters are unreasonably restrictive and will result in an outcome whereby PC14 as notified will not give effect to the NPS-UD.

Relief Sought

11. Primarily, the Submitter seeks that the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district.
12. Furthermore, the Submitter seeks the following from the Council:
- (a) reject, refuse, or otherwise decline the Sunlight Access Qualifying Matter and consequently implement the MDRS sunlight access requirements directed by the Central Government through the Amendment Act.
 - (b) reject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act.
 - (c) Enable 6 to 10 storeys for residential buildings near commercial centres.
13. The Submitter seeks any consequential relief required to give effect to the matters raised in this submission and properly and fully giving effect to the NPS-UD, including alternative, further or consequential amendments to any relevant provisions of the District Plan that address the matters raised by the Submitter within the jurisdiction of the Plan Change. Including any changes necessary to the District Plan as a result of introduced national environmental standards and national policy statements or amendments to other relevant legislation.

Trade competition

14. The Submitter could not gain an advantage in trade competition through this submission.

Submitter wishes to be heard

15. The Submitter wishes to be heard.
16. If others make similar submissions, the Submitter will consider presenting a joint case at any hearing.

DATED 12 May 2023



Address for Service:

Brookfield Limited
C/- Town Planning Group NZ Limited
PO Box 35
Christchurch

Contact Person: Juliette Lovett
Telephone: 0800 224 470
Cell: 0225489404
E-mail: juliette@townplanning.co.nz

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

Submitter Details

Submission Date: 12/05/2023

First name: Alan **Last name:** Murphy

Preferred method of contact Email

Postal address: 23C Walkers Road

Suburb:

City: Lyttelton

Country: New Zealand

Postcode: 8082

Email: murf.alan@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: 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

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: 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

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: 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

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: 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

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: 12/05/2023

First name: Alan **Last name:** Murphy

Preferred method of contact

Postal address: 23c Walkers Rd

Suburb:

City:

Country: New Zealand

Postcode: 8082

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
Murphy

Robson, Gina

From: Generation Zero <noreply@123formbuilder.com>
Sent: Tuesday, 9 May 2023 2:38 pm
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**

Alan Murphy

2. Email address

murf.alan@gmail.com

3. Postal Address

23c Walkers Rd
 Lyttelton
 8082

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

Option 2: No

Chapter 6 - Tree Canopy Cover and Financial Contributions

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

Form Summary

environmental, health, social and economic benefits and are important for the future of our city.

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

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.

Form Summary

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.

Any other comments?

The message has been sent from 118.148.87.56 nz at 2023-05-09 on iPhone 16.1

Entry ID: 173

Referrer: <https://www.generationzero.org/>

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: 12/05/2023

First name: Sophie **Last name:** Burt

Preferred method of contact Email

Postal address: 23 Rhodes Street

Suburb: Merivale

City: Christchurch

Country: New Zealand

Postcode: 8014

Email: sophie.burt@eliotsinclair.co.nz

Daytime Phone: 0223917411

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.

Additional requirements for hearing:

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***

Precincts within the Medium-Density Residential Zone are important components of the city. They will serve their local and surrounding community and need to be fit for purpose, but also retain, integrate and celebrate their unique physical, environmental, social and cultural features.

My submission on PC14 is that:

- Addington should be included in the Precinct Plan as a Larger Local Centre. It is currently not included but considering its proximity to the city centre and Hagley Park, the existing mix of uses and infrastructure, including rail and road, the rapid increase in residential development and the existing land currently occupied by the existing Stadium and Racecourse, and at a smaller scale, the Court Theatre, it will see potentially very significant change and regeneration.
- Addington should also be a Mixed-Use Zone – Comprehensive Housing Precinct Development Plans, as Sydenham and Lancaster Park are.
- Precincts should each have a Regeneration Framework Plans to ensure the desired regeneration outcomes for those Precincts are understood, designed, funded and delivered through the Annual and Long-Term Plans.
- Precinct Regeneration Framework Plans should be required to have regulatory, comprehensive community engagement to understand the needs and desires of the community and to ensure they are a part of delivering the intensification required and anticipated. Collaborative planning and placemaking processes are well used internationally, but not in New Zealand.

My submission is that

Precincts within the Medium-Density Residential Zone are important components of the city. They will serve their local and surrounding community and need to be fit for purpose, but also retain, integrate and celebrate their unique physical, environmental, social and cultural features.

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- Precinct Regeneration Framework Plans should be required to have regulatory, comprehensive community engagement to understand the needs and desires of the community and to ensure they are a part of delivering the intensification required and anticipated. Collaborative planning and placemaking processes are well used internationally, but not in New Zealand.

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***

Precincts within the Medium-Density Residential Zone are important components of the city. They will serve their local and surrounding community and need to be fit for purpose, but also retain, integrate and celebrate their unique physical, environmental, social and cultural features.

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Attached Documents

File
No records to display.

Our proposed Housing and Business Choice Plan Change (PC14) from McKnight, Michele



Our proposed Housing and Business Choice Plan Change (PC14)

Submitter Details
 First name: Michele Last name: McKnight

Preferred method of contact Email

Postal address: [REDACTED]
 Suburb: [REDACTED]
 City: [REDACTED]
 Country: [REDACTED]
 Postcode: [REDACTED]

Email: michelemcknight@xtra.co.nz

Daytime Phone: [REDACTED]
 Age: [REDACTED]
 Gender: [REDACTED]
 Ethnicity: [REDACTED]

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

Planning Maps

- Support
 Oppose
 Seek Amendment

I seek the 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 seek the council, to remove Gwynfa Ave and any other similiar streets on this hill from the medium density proposal, by making the lane a special character overlay area or make Gwynfa Ave an area with little public transport. Because there is very little public transport when you compare it to the start of Colombo street at the

Our proposed Housing and Business Choice Plan Change (PC14) from McKnight, Michele
bottom of the hill.

Or I seek the council to find another way to protect this street.

My submission is that

Gwynfa Ave, a private lane on Cashmere hill is not suitable for any medium density 12 metre high 3 story development.

Infrastructure

Safety of residents

Narrow windy Lane

The lane is narrow and windy. Apart from at the start of the lane, there is room for one car only for 95% of the lane. At the moment there are about 60 residents' vehicles using the lane and 25 houses.

When gas bottles and other deliveries, and a rubbish truck are made, or work done on properties and trees, it is not unusual to be held up and unable to leave for a while.

Some trucks have to back out of the lane and around corners, when they can't turn around.

I believe increasing the density of housing and population in the lane will only increase all the current issues.

Footpath and pedestrians and cyclists

There is no footpath in the lane and no space to put one.

Pedestrians and cyclists need to be alert especially at night and when going around a bend. Although most residents are careful and considerate, we do have some who go to fast and pedestrians have had to jump into a garden to avoid a car coming round a bend at night.

Speed signs

We have 20km an hour speed signs, with look out for children playing signs, but I've been told we can't enforce the speed limit.

A resident requested others drive slower as they are trying to teach their children road safety

Terrain

Some houses are built on steep sites, so the children dont have a lawn to play on etc. This results in children playing in the lane, something that has happened for years.

Parking

There is no on street parking in the lane.

Any developments in the lane of 12 metres high, 3 story buildings will be seen from Nearby special character areas of Hackthorne Road and MacMillan Ave which are behind and beside the lane. They will be visible to residents of these streets and passersby. These streets have a special character overlay. They might have this because of drivers going past

Although this lane is not a thoroughfare, often we have sightseers in cars

Gwynfa Ave lost 3 triple brick homes, in the Christchurch earthquake, however we still have substantial 2 story older weatherboard homes in the lane and protected trees.

Public transport.

There are very few buses coming up this hill and they don't have many users.

I believe that parts of Cashmere hill have been considered for medium density housing because we have a bus coming up the hill, where as some other hills have been luckier because they don't have a bus.

Although there are some expensive houses on this hill with great, views etc, there are many residents who have chosen to live in a funny little house on the hill despite the inconvenience of hill living.

They might not have a great view, but may have a view of trees, and like birds etc

Our proposed Housing and Business Choice Plan Change (PC14) from McKnight, Michele

My house is [REDACTED] a single level plain house, still getting earthquake repairs.

Number [REDACTED] is a single level house in front of me.

If that property were to be developed I would have an out look of the developed property

The impact of this will reduce the quality of life for residents and possibly create a snowball affect of some selling to developers because its not such a nice place to live anymore .

Developers want to make money and there will be nothing to stop them.

Many flatter areas of Christchurch are more suited to medium density.

In this submission, I can either oppose or seek amendment. There is no option to choose both of these.

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Birdie **Last name:** Young

Preferred method of contact Email

Postal address: 173 Brougham Street

Suburb: Sydenham

City: Christchurch

Country: New Zealand

Postcode: 8023

Email: birdie.young4@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: 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

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: 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

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: 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

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: 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

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: 12/05/2023

First name: Julie **Last name:** Comfort

Preferred method of contact Email

Postal address: PO Box 679

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8140

Email: julie.comfort@dls.co.nz

Daytime Phone: 3790793

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

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 28.4

- 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

Please see attached submission

My submission is that

Please see attached submission

Attached Documents

File
Sutherlands Estates Ltd Submission to PC14

SUBMISSION ON THE PROPOSED PLAN CHANGE 14, CHRISTCHURCH DISTRICT PLAN*in accordance with Clause 6 of the Schedule 1 of the Resource Management Act 1991*

TO: Christchurch City Council
engagement@ccc.govt.nz

1. Submitter Details

Submitters name: Sutherlands Estates Limited

Address For Service: c\ - Davie Lovell-Smith Ltd
 PO Box 679, Christchurch 8140

Contact person: julie.comfort@dls.co.nz

Phone: 03-379-0793

2. Trade Competition:

We could gain an advantage in trade competition through this submission: Yes No

If Yes to above, then:

We are directly affected by an effect of the subject matter of the submissions that:

(a) adversely affects the environment; and

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

3. Hearing options:

Do you wish to be heard in support of your submission? *If you choose yes, you can choose not to speak when the hearing date is advertised.*

Yes No

If others are making a similar submission would you consider presenting a joint case with them at the hearing? *You can change your mind once the hearing has been advertised.*

Yes No

4. Submission Details

Yes, I am enclosing further supporting information to this submission form

Provision to which my/our submission relates: <i>(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to, eg TCZ-R12 Visitor Accommodation)</i>	My position on this provision is: <i>(Select one option)</i>	The reasons for my/our submission are: <i>(Please give details, eg I think this should be non-complying because we don't want this to occur in our town centre)</i>	The decision I/we want Council to make: <i>(Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)</i>
Planning Maps	<input checked="" type="checkbox"/> Support	101 DP 570868 is a Greenfield development block and as such it is appropriate that this site is zoned Future Urban Zone.	Retain the Future Urban Zoning of Lot 101 DP 570868, being the development block located at the end of James Mackenzie Drive.
Planning Maps	<input checked="" type="checkbox"/> Oppose in part	<p>Sutherlands Estates Ltd is developing a block of land at the corner of Sutherlands Road and Sparks Road. This area has low public transport accessibility, as evidenced by this Qualifying Matter having been applied to the adjoining Residential Suburban Zone on the north side of Sparks Road. As such is unclear why this qualifying matter hasn't been applied to the earlier stages of the Sutherland Estates development.</p> <p>Given this it is considered the higher density residential enabled by the Medium Density Residential zoning is not appropriate in this location. In addition, it is unclear why the Council has not applied this Qualifying Matter to the RNN zoned land, particularly where there is no or limited public transport.</p>	Rezone all of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road to Future Urban
Rule 6.10A.4.1.1 P2	<input checked="" type="checkbox"/> Oppose in part	<p>It is appropriate for a greenfield subdivision to either provide street trees or pay a financial contribution for it.</p> <p>What is not considered appropriate is for a greenfield subdivision which is creating vacant lots for further development to have to also provide for or pay for the tree canopy cover for the residential units at the time of subdivision. The definition of development site as applied to a</p>	<p>Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision.</p> <p>Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend</p>

<p>Provision to which my/our submission relates:</p> <p><i>(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to, eg TCZ-R12 Visitor Accommodation)</i></p>	<p>My position on this provision is:</p> <p><i>(Select one option)</i></p>	<p>The reasons for my/our submission are:</p> <p><i>(Please give details, eg I think this should be non-complying because we don't want this to occur in our town centre)</i></p>	<p>The decision I/we want Council to make:</p> <p><i>(Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)</i></p>
		<p>subdivision would encompass all the land contained within the subdivision, including roads and reserves. That would mean that the area of land within the roads would be counted twice – once for the 20% development site cover under point (a) and again for the 15% road corridor cover under point (c). These means that 20% cover calculated at the time of the subdivision would be much larger than for the individual residential allotments created. On seeking clarification from Council staff. It was suggested that a consent notice would be placed on the residential lots to require the 20% cover, as per point (a) of this rule. It's unclear whether this 20% would be the calculation of the overall development site as noted above, or for each lot. If it is for each lot, then requiring 20% cover under P2 is not necessary, as the development of each individual is covered by P1.</p>	<p>clause (d) to only refer to the 15% road corridor cover.</p>
<p>6.10A.4.1.3 RD2</p>	<p><input checked="" type="checkbox"/> Support in part</p>	<p>In greenfield subdivisions there are a number of situations where reserves are vested to Council with enhancements. For example, enhancing waterways. In these situations, reserve contributions are not attributed to these reserves. We therefore support the approach by Council that these reserves can offset the tree canopy rule requirements. However, we consider that this needs to be more explicit in the rules to ensure this happens</p>	<p>Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.</p>
<p>8.2.6.2 8.3.3 Standard 6.10A.4.2.2</p>	<p><input checked="" type="checkbox"/> Oppose in part</p>	<p>There is no reasoning given in any of the Section 32 documentation for how the financial contribution of \$2,037.00 per tree has been calculated. Furthermore, it is unclear whether this is GST inclusive or not. The figure does not appear to relate to the Minimum Acceptable Rates provided for bonding under the IDS or for the maintenance period of 2 years.</p> <p>The CCC bond schedule for street trees allows for:</p>	<p>Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.</p>

Provision to which my/our submission relates: <i>(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to, eg TCZ-R12 Visitor Accommodation)</i>	My position on this provision is: <i>(Select one option)</i>	The reasons for my/our submission are: <i>(Please give details, eg I think this should be non-complying because we don't want this to occur in our town centre)</i>	The decision I/we want Council to make: <i>(Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)</i>
		<p>For street trees that is \$500 per tree (includes the tree pit), and \$40 per tree per month for maintenance. Total per tree for 2 year bond period of \$1,460.00 all excl GST. With GST included that is only \$1,679.00.</p> <p>Assuming \$2,037 is excluding GST this is 1 tree plus 38.4 months maintenance. If Inc GST its 31.7 months of maintenance.</p>	
Standard 6.10A.4.2.3 8.2.6.3 8.3.7	<input checked="" type="checkbox"/> Oppose in part	<p>It is unclear how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Furthermore, will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?</p> <p>Issues could arise where the species planted may be appropriate at the time but due to unforeseen circumstances, the vegetation may die and need to be replaced.</p> <p>Based on previous experiences, when Council needs to cut budgets the first departments this is impacted on are the reserves and maintenance teams and the monitoring and enforcement teams.</p>	
Activity Standard 8.6.2	<input checked="" type="checkbox"/> Oppose in part	<p>It is unclear whether there is a minimum allotment for the FUZ when there is an existing building. The drafting of the provision as notified removes the reference to 'Nil' for the previous named zoned of RNN. We suggest it is clearer within the standard that there is no minimum allotment size in the FUZ zone around existing buildings.</p>	<p>Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings.</p>



12 May 2023

Signature of person authorised to sign on behalf of submitter

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

Submitter Details

Submission Date: 04/05/2023

First name: Alice **Last name:** Burnett

Preferred method of contact Email

Postal address:

Suburb:

City:

Country: New Zealand

Postcode:

Email: alice.burnett@dls.co.nz

Daytime Phone: 379 0793

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 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

please see attached

My submission is that

please see attached

Attached Documents

File
Submission to PC14 Independent Fisheries

SUBMISSION ON THE PROPOSED PLAN CHANGE 14, CHRISTCHURCH DISTRICT PLAN*in accordance with Clause 6 of the Schedule 1 of the Resource Management Act 1991*

TO: **Christchurch City Council**
engagement@ccc.govt.nz

1. Submitter Details

Submitters name: **Independent Producers Limited**

Address For Service: c\ - Davie Lovell-Smith Ltd
 PO Box 679, Christchurch 8140

Contact person: alice.burnett@dls.co.nz

Phone: 03-379-0793

2. Trade Competition:

We could gain an advantage in trade competition through this submission: Yes No

If Yes to above, then:

We are directly affected by an effect of the subject matter of the submissions that:

(a) adversely affects the environment; and

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

3. Hearing options:

Do you wish to be heard in support of your submission? *If you choose yes, you can choose not to speak when the hearing date is advertised.*

Yes No

If others are making a similar submission would you consider presenting a joint case with them at the hearing? *You can change your mind once the hearing has been advertised.*

Yes No

4. Submission Details

Yes, I am enclosing further supporting information to this submission form

Provision to which my/our submission relates: <i>(Please specify the Objective, Policy, Rule, Rule Requirement, Assessment Matter, Mapping feature or other reference your submission relates to, eg TCZ-R12 Visitor Accommodation)</i>	My position on this provision is: <i>(Select one option)</i>	The reasons for my/our submission are: <i>(Please give details, eg I think this should be non-complying because we don't want this to occur in our town centre)</i>	The decision I/we want Council to make: <i>(Please specify if you want the provision to be retained, amended or deleted, eg Amend – change the activity status to non-complying)</i>
Planning Maps	<input checked="" type="checkbox"/> Oppose in part	Seek the rezoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370, Lot 5 DP 311370, Lot 6 DP 311370), shown on the existing District Planning Maps as being Rural Urban Fringe and located within the 50 dB Ldn Air Noise Contour to be zoned Future Urban Zone. This rezoning is sought on the basis that the Airport Noise Contours have been remodelled and have been used as a qualifying matter as part of PC14 and that the contours will no longer be located on these parcels of land.	Amend the zoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370, Lot 5 DP 311370, Lot 6 DP 311370) from Rural Urban Fringe to Future Urban Zone, without the Air Noise Contour overlay.

..... Alice Burnett

12 May 2023

Signature of person authorised to sign on behalf of submitter

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

Submitter Details

Submission Date: 12/05/2023

First name: Geoff **Last name:** White

Organisation: Gwynfa Ave Residents

Association

Preferred method of contact Email

Postal address: 3A Gwynfa Avenue

Suburb: Cashmere

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: geoff.white@xtra.co.nz

Daytime Phone: 021800515

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: 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

We ask the Council to exclude Gwynfa Ave from increased residential density and ask them to also consider other private hill lanes who will be facing many of the same issues.

My submission is that

A meeting of the Gwynfa Ave Residents Association, held to discuss the proposal for increased residential density, was unanimous in its opposition to including Gwynfa Ave for the following reasons:

1. Congestion: Gwynfa Ave is a long single-lane driveway. With 24 houses, and an estimated 50 vehicles, residents are of the strong belief that it is already at maximum capacity. Service and delivery vehicles regularly block access and any increased density of dwellings will only make this worse.
2. Safety: The narrowness of the drive, with no footpath, means the Ave is a shared space for vehicles, cycles and pedestrians. Young children and elderly residents make up a large proportion of those living in Gwynfa Ave and there is justifiable concern that increased density and increased traffic will result in an increased safety risk for all residents.
3. Infrastructure: Like many hill areas, Gwynfa Ave has ongoing problems with basic infrastructure- water, sewage and stormwater. Increased density will exacerbate these issues with no easy nor affordable solutions.

In conclusion: The Gwynfa Ave Residents Association is strongly opposed to residential densification of Gwynfa Ave due to its unsuitability because of congestion, safety and infrastructure issues.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Heather **Last name:** McVicar

Preferred method of contact Email

Postal address: 6 Peacock Street

Suburb: Christchurch Central

City: Christchurch

Country: New Zealand

Postcode: 8013

Email: macjay@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: 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

The 'walkable catchmentof the city centre' should not apply to my address at 6 Peacock St.

I have timed a walk from my residence to the city centre - Bridge of Remembrance-in ideal conditions i.e. the weather, light traffic, no shopping to carry and was unable to complete the walk in less than 20 minutes ONE WAY.

To the nearest chemist in Peterborough St is much the same distance and also impossible to achieve in less than 20 minutes.

Therefore the minimum residential height of 6 stories within a walkable catchment should NOT apply to this area.

Furthermore, major supermarkets are located even further south of the city centre and would require considerably more time to access- even more when carrying shopping.

I request that the area from Salisbury st to Bealey Ave be not included in the walkable catchment.

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Antony **Last name:** Ellis

Preferred method of contact Email

Postal address: 139 Hackthorne Road

Suburb: Cashmere

City: Christchurch

Country: New Zealand

Postcode: 8022

Email: antony@prints.co.nz

Daytime Phone: 027 342 1179

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 am endorsing the extend of the character area overlay in Cashmere

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 10/05/2023

First name: Michael **Last name:** Hall

Preferred method of contact Email

Postal address:

Suburb: Central Christchurch

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: mhallhall@outlook.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.

Attached Documents

File

Michael Hall PDF Submission - GenZero

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

Submitter Details

Submission Date: 10/05/2023

First name: Michael **Last name:** Hill

Preferred method of contact

Postal address: 7/8 Hurley Street

Suburb:

City:

Country: New Zealand

Postcode: 8011

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
michael

Jackson, Andrew

From: Generation Zero <noreply@123formbuilder.com>
Sent: Wednesday, 10 May 2023 2:57 pm
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	Michael Hall
2. Email address	mhallhall@outlook.com
3. Postal Address	7/8 Hurley Street Christchurch Central Christchurch 8011
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.

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.

Form Summary

Any other comments?

Housing is a human right that has been denied to multiple generations.
Build as many as possible until everyone is housed.
Deciding what someone else does with their land is not a property right. Allow (and encourage) apartments, mixed use; build public transport.

The message has been sent from 121.99.242.171 nz at 2023-05-10 on Firefox 111.0

Entry ID: 188

Referrer: (no referrer)

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

Robson, Gina

From: Generation Zero <noreply@123formbuilder.com>
Sent: Wednesday, 10 May 2023 2:57 pm
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**

Michael Hall

2. Email address

mhallhall@outlook.com

3. Postal Address

7/8 Hurley Street
 Christchurch Central Christchurch
 8011

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

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

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions,

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.

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.

Form Summary

Any other comments?

Housing is a human right that has been denied to multiple generations.
Build as many as possible until everyone is housed.
Deciding what someone else does with their land is not a property right. Allow (and encourage) apartments, mixed use; build public transport.

The message has been sent from 121.99.242.171 nz at 2023-05-10 on Firefox 111.0

Entry ID: 188

Referrer: (no referrer)

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

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

Submitter Details

Submission Date: 12/05/2023

First name: Marie **Last name:** Byrne

Preferred method of contact Email

Postal address: 97A Olliviers Road

Suburb: Phillipstown

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: marie.byrne@xtra.co.nz

Daytime Phone: 0274716539

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:

Non business hours please

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***

Chapter 9 Schedule of Significant Heritage: Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area and subsequently a qualifying matter.

Chapter 9: Heritage Item Qualifying matter: Add a qualifying matter that provides for an interface to heritage items (buildings, sites)

My submission is that

Regarding Chapter 9 Schedule of Significant Heritage areas Qualifying Matter: I would like to suggest that the Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area and subsequent qualifying matter, protecting an area of former workers cottages. In 1936 a metropolitan planning scheme was proposed that expanded industrial areas into the residential areas of Sydenham and Phillipstown. Although the areas were not fully and formally zoned until the first review of the district planning scheme in 1968, residential housing made way for industry in those 30 years. There are heritage areas that protect workers cottages in Sydenham, but nothing in Phillipstown. Existing former workers housing in Phillipstown is increasingly being lost for multi-unit development. Without a heritage provision, the Council is allowing final removal that was initiated nearly ninety years ago. These cottages have the potential to provide affordable housing options, particularly for first home buyers. However first home buyers are being out bid of the market by developers buying the properties and demolishing them. The Council has the opportunity to stop both the loss of heritage and provide for greater affordable home options. Historical Reference: Christchurch City Contextual History Overview - 2005)

Regarding Chapter 9 Heritage Items: I suggest adding an interface between heritage properties and residential areas as a qualifying matter. This would stop the building out around a heritage property by adjacent large scale developments. A specific example is the Former Pumhouse on Tuam Street. Large scale developments on the properties adjacent to this heritage item would detract from the character of the item.

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***

Chapter 14: Sunlight Access qualifying matter: Increase the height threshold for sunlight recession minimums.

Chapter 14: Residential Industrial Interface Qualifying Matter: Increase the interface zone to be a block from the industrial areas to residential areas.

My submission is that

Regarding the sunlight access qualifying matter: (Chapter 14) The height threshold is too low, it needs to be higher, particularly in proposed higher density areas or on a scale depending on number of storeys of both the property under development and the property next to it that is affected. Home owners who have been forward thinking to install solar panels on roofs to provide alternative sources of power will be impacted by a loss of sunlight with protentional multi storey developments. These citizens have had future financial provision and climate change principals in mind. They and the environment should be protected.

Regarding the Residential Industrial Interface Qualifying Matter (Chapter 14): the interface is too small. Industrial activity affects more than one property size. Properties that are on rear sections are not included. It should be increased to at least one residential block.

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Paula **Last name:** Rowell

Preferred method of contact Postal

Postal address: 69 Office Road

Suburb: Merivale

City: Christchurch

Country: New Zealand

Postcode: 8014

Daytime Phone: 0211792773

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

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

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

Note to person making submission:

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

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

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 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

Please do not allow apartment blocks to be consent in Merivale

My submission is that

The lack of sunlight from high rise apartment blocks will negatively impact gardens and homes and ruin the special character of Merivale village. Merivale Mall is just a small hub of independent shops, restaurants and local supermarket. and not a major shopping centre. We have a proteted Pear tree - how will this specimen and

other important trees thrive without daylight? Our garden feeds and shelters many species of birds - mistle thrushes, fantails, goldfinches, waxeyes, blackbirds, starlings and occasionally bellbirds even a kingfisher! Other wildlife - butterflies, honey bees, bumble bees, beetles are visitors or resident in the garden. Where will they go when their habitat is destroyed by unnecessary development?

Our house was built in 1912 by the England brothers. Surely, these houses should be protected from the blight of apartment development. Once they are gone, they are gone and the character of a residential area is changed irreparably by cheap apartment blocks

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Hannah **Last name:** Wilson Black

Preferred method of contact Email

Postal address: 11 Havelock Street

Suburb: Phillipstown

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: hannahsophiewilson@gmail.com

Daytime Phone: 0211732309

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: 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

Stronger protections for the sunlight access of neighbouring properties where development may occur.

My submission is that

I seek CCC retains stronger protections for the sunlight access of neighbouring properties where development may occur. My whānau lives in property in an area that is zoned for high density development. Even with the proposed adjusted sunlight recession planes we risk losing sunlight from most of our property for several months of the year if the property to the north is developed. We

bought at the height of the market, are heavily mortgaged with rising rates, and are raising a young family. All this means we spend most of our time at home. Losing our sunlight would make significant negative impact to our wellbeing, not to mention the health of our much loved 120 year villa (and in turn we will have to spend more up keeping it, when it rots due to lack of sunlight). We agree that development is very much needed and don't dispute that our area is very appropriate for it, but the previous sunlight recession plane rules stipulated by CCC were much more protective to people and properties in our circumstance.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 13/05/2023

First name: Christian **Last name:** Jordan

Preferred method of contact Email

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Suburb: Redwood

City: Christchurch

Country: New Zealand

Postcode: 8051

Email: christianpauljordan@hotmail.com

Daytime Phone: 027 2750 212

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.

Additional requirements for hearing:

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

Oppose zoning changes and qualifying matters including:

Sunlight, Airport Noise, Tsunami, Character Areas, Historic Heritage

as outlined in attachment

My submission is that

Oppose qualifying matters outlined in attachment

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

See attachment

My submission is that

Heritage and Character areas require strengthening

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

See attachment

My submission is that

Residential Industrial interface be adapted and Mixed use zone be amended

Original Submitter:

Original Point:

Points: 37.4

- 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

See attachment

My submission is that

Residential subdivision should have no minimum vacant lot size

Attached Documents

File
Submission 2023 CCC

Submission CCC Plan Review 2023

The intention of the Enabling Housing Supply amendment was to expeditiously make consenting new homes in urban areas simpler, more cost efficient and allow a more diverse range of housing options.

What the Christchurch City Council has delivered (notably well outside the Act's intended timeframe of August 2022) is a *Plan* that significantly reduces development options in much of the city (including downzoning operative Residential Medium Density and RSDT land to effective single unit sites in areas which are within immediate walking distance of public transport and shopping in Woolston, New Brighton and other areas), a *Plan* that significantly reduces the ease of subdivision by increasing the minimum lot size from 200m² to 400m² in most of the operative Residential Medium Density zone (and increases from 300m² to 400m² in most of the operative RSDT zone), and a *Plan* that fails to implement sufficient protection of sunlight in areas where the overall character of the neighbourhood would have justified applying qualifying matters.

The result is a city divided into areas of an ultra liberal zero planning restrictions and other almost equally large areas of repressive restrictions preventing almost all development.

Those residential areas that do fall into the ultra liberal zones face a future of social disharmony, agitation and fear. Stripping sunlight from a house in Christchurch's wintry climate will abrade the very humanity from that home and also its community. The fear of this *aggressiveness* occurring in one's own backyard, will lead those (who are privileged enough to be able) to buy their neighbour's further reducing supply of homes for sale in these already affluent areas.

Demand for 40,000 homes over 30 years:

Christchurch has seen an unsustainable bubble in terrace townhouse development over the past four years. Driven initially by falling interest rates and then supercharged by Government changes to interest rate deductibility, ex-pats seeking a pandemic bolthole and non residents (North Islanders and Singaporeans) seeking a place to invest.

The scale and density of many of the current unit developments are not dissimilar to those constructed during the housing booms that occurred during the mid 1970s (oil shock era) and the mid 1990s (prior to the Asian financial crisis).

The recent (now oversupplied) boom in these small townhouses does not reflect a long term shift in demand towards this type of housing.

Memories of post earthquake insurance and Body Corporates issues together with difficult geotechnical conditions in much of the proposed HDRZ (such as TC3 land around Bealey Ave), mean that both demand and supply of apartment developments is also likely to be subdued.

The majority of demand in the affluent north-northwestern and popular southwestern inner suburbs that are proposed to be MRZ and HDRZ will continue to be for family homes that are primarily detached. **This means these neighbourhood must remain a comfortable place to have a single family home.**

The most sustainable and economically efficient way to add homes is to infill already vacant land such as backyards. This lowers the price of the existing home plus provides a site (or sites) for a new home that could be in a similar price range as the existing home. (This is what kept Auckland prices from running away between 1980 and 2010 despite a huge increase in population over the period).

In contrast, what we are see with total redevelopments is that (by way of actual example), a \$500,000 (2022 value) good EQC repaired 4 bedroom home in Linwood on 750m² gets demolished and replaced with 6 x \$649,000 2 bedroom townhouses. This total redevelopment

both increases the average cost of a home in the area and decreases the average size of a home. (Note also that in the near term, this kind of redevelopment will be unsustainable as investor purchasers will not accept a sub 4% gross yield when market interest rates are 6.5%+).

How can 40,000 homes achieved:

A hypothetical scenario for where new homes could be built:

Proposed mixed use and brownfield zones:

1000 non residential sites at an average of 10 units per site

10,000 new homes

Total redevelopment with townhouses (and a few apartments)

2000 sites with an average of 6 units per site

10,000 new homes

Subdivision of existing homes (primarily new dwellings added behind existing, but could also include conversion or replacement of existing dwelling with 2 or 3 new homes)

5,000 homes adding 2 additional units

10,000 new homes

10,000 homes adding 1 additional unit

10,000 new homes

Total 40,000 new homes

In this scenario with around 160,000 homes in Christchurch in 2023, only 2,000 existing homes would need to be demolished for intensive redevelopment over 30 years - about 67 houses (or 1 in every 2,400) per year.

The scenario would require 15,000 homes to be subdivided (etc) over 30 years - about 500 (or 1 in every 320) homes per year.

Impacts on House Price and affordability:

Total redevelopment of residential land for medium density townhouses and apartments:

- Reduces supply of existing homes (which are generally the lower priced homes in an area)
- In the Christchurch context, generally increases the average price for homes while decreasing the average floor area
- Is generally undertaken by medium sized firms intending to make a profit and thus inflating the price paid by the new home buyer well above the actual cost.

Infill subdivision

- Retains existing homes on a reduced site, so generally at a lower price
- Provides new infill homes generally of a similar size to existing homes at or around the price of existing homes
- Generally undertaken by individuals, often with the motivation of providing a home for themselves, therefore less incentive for profit to be the sole driver of supply

When the above scenario and the impact on price affordability is viewed together, it is clear that **the key to creating affordable supply is the allowance of infill across the city wherever land is available.**

A *Plan* that enables and rewards medium to large corporations constructing 'pens' or 'coups' to house a renter underclass while prohibiting individuals from creating innovative and dynamic

housing solutions that suit their own needs on their own terms is destined to fail the people of Christchurch.

Solutions:

Since the 1995 City Plan was notified, there has been a rewrite of Medium Density rules in 2009/10 and a rigorous Independent Hearing Panel process through 2014 to 2018. Tens of thousands of hours were spent by submitters, Council staff, consultants, lawyers and the Hearing Panel themselves. Throwing most of this away and allowing potentially hundreds of mini plan change applications (through submissions) on this new *Plan*, so soon after the completion of the last plan change process is a travesty.

Option 1

(i) Withdraw the current proposal and implement the MDRS in all zones (RS, RSDT, RCC, RH and RMD) **except for the provisions relating to street setback, recession planes and building height.**

(ii) Leave all RS, RH and RSDT geographically the same as the operative plan, but use qualifying matters of character to retain the relevant existing (operative) street setback, building height and recession planes.

(iii) In the RMD and RCC adopt MDRS except for recession plane which could be either 4m vertical with existing operative RMD/RCC recession planes above that or 5m vertical with existing operative RMD/RCC planes above that (note that this would allow a 2 storey dwelling close to the boundary but would create a greater setback for 3 storey dwellings).

(iv) **Have no minimum size for subdivision of vacant lots in any zone** except that a detached house must be shown to be able to comply with all rules (no consent or actual build required for issue of title).

(v) Retain all proposed Heritage and Character area provisions. With the further character and heritage areas added (outlined later in this submission).

(vi) Apply the Mixed Use zone to all the proposed area except for the land between Blenheim Road and the railway line (which is not appropriate for residential).

Option 2

I strongly believe that the fundamental principles of the MDRS should be applied across all areas of the city but with the strict limitation on recession planes, heights and setbacks outline above; however failing that I raise the following objections to the following qualifying matters and rules:

Subdivision:

As outlined in the my opening statements - the proposed *Plan* is contrary to the intent of the legislation by further restricting subdivision in several zones.

The increase in minimum section size from 200m² to 400m² in most of the RMD zone and 300m² to 400m² in most of the RSDT zone will all but eliminate subdivision of sections for infill housing.

As outlined earlier - infill housing is critical to retaining housing affordability - it sustainably retains existing homes (and their character) on smaller sites at a lower price and it grants individuals an opportunity to create and design their own home also at a lower cost.

Take an example of a corner site 40m by 15m (600m²). Perhaps the homeowner finds the garden a little large but they can retain the existing house on a slightly smaller site by slicing off an 8m x 15m lot at the end of the garden. This could accommodate a 6m by 6m two storey unit (72m²), a single carpark and a small 35m² garden. Why can't the owner subdivide this as a vacant 120m² section if it can be showing that a compliant house could be built?

There should be no minimum section size for a vacant lot in any urban residential zone if a compliant house can be shown to fit (no requirement for consent or actual building for title to be issued).

Airport Noise:

There is no justification and it is potentially unlawful to reduce density due to the Airport Noise zone given that noise can be mitigated through construction and design. The close proximity to Education facilities, transport links etc and good ground conditions mean the principle MDRS should be adopted with limits to recession planes and heights as outlined further below.

Transport Accessibility:

Again there is no justification and it is potentially unlawful to reduce density due to transport accessibility given that provision of space for private transport mitigates this impact.

If this is a valid qualifying matter it defeats the entire purpose of the legislation which is to enable affordable housing supply, as it grants a council the option to zone the city essentially as per the status quo. It is also questionable how recession plane and road setbacks are affected by transport accessibility.

Furthermore the location of these zones is questionable, take the area between Innes Rd, Rutland and Cranford Sts; and also the area around Autumn Pl on Winters Rd. Both locations are immediately adjacent to major cycleways, a major arterial and within a very short walk of Cranford St bus stops. They are also only a short distance to Merivale and Papanui shopping. There appears to be little validity in the qualifying matter.

Tsunami Zone:

The justification for this zone is perplexing.

If there is such a risk to life that no development should occur in these areas (some of which is currently RMD and RSDT zones and subject to intense redevelopment) why was this not raised in the 2014-2018 plan review?

If there is such a risk why are there pockets only a few centimetres higher than the surrounding land (for instance in the Mackworth St area) that are isolated and not in the zone? A damaging Tsunami wave would likely have a wavefront that would be at least feet high and given that it would have passed hundreds of obstacles (fences and buildings) of various heights is unlikely to be stopped by such a minor change in elevation.

If there is such a high risk, protection structures such as levies and elevated refuges should surely be constructed by Council to protect the public?

I acknowledge that there is a small risk of damaging Tsunami, however plans to mitigate the risk should be made and areas where homes can either be elevated or there is an easy escape path should not be put in no development zones. Given the existing communities in the area and the need for the area to not fall into decay, a more in-depth analysis and long term plan needs made, especially when many of the proposed medium density areas have there own issues with local flooding which are not addressed by any qualifying matters (such as around Papanui and Fendalton streams).

Vacuum Sewer:

This is an infrastructure issue that Council should look to resolve with a deadline not something that should restrict development indefinitely.

Industrial Interface:

The height restriction on the residential side of an industrial is appropriate, however there should be reciprocal height restrictions of 8m for 20m on the industrial side of the boundary.

The recession plane that applies to the industrial side of ANY industrial/residential boundary should comply with RS recession planes. This is because the bulk, size and site coverage of an industrial building will cause far greater shading than a residential one.

Also where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site to create separation.

Mixed Use Zone:

The mixed use zone should not apply between Blenheim Rd and the Railway track. The zone is otherwise a positive change.

Historic Heritage:

This plan review should not be used to remove any Historic Sites from the register even if the site is damaged or destroyed.

Heritage Areas:

Further heritage areas need to be assessed and created across the city to protect Christchurch's remaining built history.

Built history tells the story of the city and after a period of such great loss following the Christchurch earthquakes, far greater effort needs to be made to preserve the best of what remains.

A qualifying matter requiring an assessment of the heritage value of any pre 1940 building intended for demolition with options considered for retention and reuse should have been made a requirement as part of this *Plan*.

Character Areas:

As outlined earlier further character areas are needed to protect the liveability of the city. These character areas should have recession plane, building height and setback rules similar to the operative plan.

Additional character areas of importance that should be included are:

All of the Special Amenity Areas from the 1995 City Plan not already character areas including in particular:

Fendalton SAM 8 and 8A

Deans Bush SAM 7 and &A

Opawa SAM 5

St James SAM 16 (plus Windermere Rd)

Also the following larger areas which were not SAMs:

- *Knowles, Rutland, Papanui, Dormer*
- *Normans, Papanui, Blighs, railway line*
- *Gloucester, Woodham, Trent, England*

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

Submitter Details

Submission Date: 12/05/2023

First name: Pim **Last name:** Van Duin

Preferred method of contact Email

Postal address: Flat 5, 243 Salisbury Street

Suburb: Christchurch Central

City: Christchurch

Country: New Zealand

Postcode: 8013

Email: pimvanduin@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.

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 38.1

- Support
- Oppose
- Seek Amendment

I seek the following decision from the Council

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

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: 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

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: 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

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: 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

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: 12/05/2023

First name: Phillip **Last name:** Ridge

Preferred method of contact Email

Postal address: 44 Marine Parade

Suburb: North New Brighton

City: Christchurch

Country: New Zealand

Postcode: 8083

Email: northbeachra@gmail.com

Daytime Phone: 0212626955

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

I am not
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Would you like to present your submission in person at a hearing?

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 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

- Clarify Plan Change 14 Qualifying matters and Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14 Qualifying matters and objectives of PC12.
- Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status.
- Tsunami mapping. Clarify the basis/methodology of mapping. Is it appropriate for a District Plan?

My submission is that

The North Beach Residents Association (NBRA) submits our feedback on PC14, with particular reference to the “Qualifying matters”.

Our concern is primarily with the qualifying matters:

- Coastal Hazard areas

- Tsunami Management area.

We support in its entirety, the submission of the Southshore Residents Association that goes into

greater technical detail, all of which we agree with.

The NBRA has advocated on behalf of our community on several topics on several occasions. A common outcome that follows our submissions, is the negative attitude to Coastal areas that we have had to endure for decades. For some reason we are perceived as a “doomed area” when in fact predicted sea level rise would see more of the City inundated than coastal areas. Recent flooding has been far more severe in the city than on the coast. We want to ensure that proposed PC14 Qualifying matters, particularly those listed above, do not serve to control intensification in coastal areas, do not stop reasonable development or serve to stagnate our community (as Council attitude to coastal areas has done for decades).

Coastal Hazard areas:

Point 1. of the SSRA submission is particularly poignant:

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

Of some disturbing note is the fact the PC14 process has no appeal on merits and therefore no opportunity to remedy or pursue change through the Environment Court.

Coastal hazard Planning in CCC is predicated on the continued use of RPC 8.5 and 8.5H+. Internationally the use of this scenario is now accepted to be highly unlikely and requires the worst level of every variable to occur simultaneously yet our planning is still based on this now unlikely scenario. Whilst we acknowledge there is a need to address climate change, a more reasoned, conservative and practical pathway should be considered.

Council’s continued reluctance to incorporate science they commissioned from NIWA on Coastal sand budget and its impact on our coastline also beggars belief. (links below) This report indicates, that at even an RPC 8.5 scenario there is a very significant time lag (up to 100 years) before any erosion may occur. Using PC14 qualifying matters and continued use of RPC8.5 with relation to Coastal Hazards planning on our New Brighton Coastline may stifle Community development in areas that are unlikely to be affected for a very long time.

<https://www.ccc.govt.nz/assets/Documents/Environment/Land/Coastal-Hazards/LDRP113-Coastal-Sand-Budget-for-Southern-Stage-A-NIWA-Client-Report-Final-April-2018-Murray-Hicks.pdf>

<https://www.ccc.govt.nz/assets/Documents/Environment/Land/Coastal-Hazards/LDRP113-Coastal-Sand-Budget-for-Southern-Pegasus-Bay-Stage-B-Future-Sand-Budget-Final-June-2018-Murray-Hicks-NIWA.pdf>

Tsunami Management Areas.

We are concerned re the emphasis on Tsunami and accompanying mapping. The occurrence of Tsunami waves generated as a result of South American earthquake is a rare and unlikely event. We have been subjected to a number of Tsunami warnings from South American events and on our City coastline there has not been any effect. Our primary concern is that Tsunami mapping should focus on the Banks Peninsula inlets and the Avon-Heathcote Estuary where Tsunami waves are more likely to travel up those rivers.

potentially the largest source of earthquake and tsunami

hazard in New Zealand.

We request Tsunami mapping to be reviewed as currently the mapping is inappropriate for a District Plan.

Summary:

Our primary concerns are mirrored in the SSRA summary:

1. Clarify Plan Change 14 Qualifying matters andnbsp;Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14 Qualifying matters and objectives of PC12.
2. Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status.
3. Tsunami mapping. Clarify the basis/methodology of mapping. Is it appropriate for a District Plan?

Thank you

We wish to be heard.

On behalf of the North Beach Residents Association

Co-Chairperson: Phillip Ridge and Kim Money, Committee Member: David East

Attached Documents

File
NBRA submission Plan Change 14 9May23



North Beach Residents Association
Submission on PC14 Qualifying matters

The North Beach Residents Association (NBRA) submits our feedback on PC14, with particular reference to the “Qualifying matters”.

Our concern is primarily with the qualifying matters:

- Coastal Hazard areas
- Tsunami Management area.

We support in its entirety, the submission of the Southshore Residents Association that goes into greater technical detail, all of which we agree with.

The NBRA has advocated on behalf of our community on several topics on several occasions. A common outcome that follows our submissions, is the negative attitude to Coastal areas that we have had to endure for decades. For some reason we are perceived as a “doomed area” when in fact predicted sea level rise would see more of the City inundated than coastal areas. Recent flooding has been far more severe in the city than on the coast. We want to ensure that proposed PC14 Qualifying matters, particularly those listed above, do not serve to control intensification in coastal areas, do not stop reasonable development or serve to stagnate our community (as Council attitude to coastal areas has done for decades).

Coastal Hazard areas:

Point 1. of the SSRA submission is particularly poignant:

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

Of some disturbing note is the fact the PC14 process has no appeal on merits and therefore no opportunity to remedy or pursue change through the Environment Court.

Coastal hazard Planning in CCC is predicated on the continued use of RPC 8.5 and 8.5H+. Internationally the use of this scenario is now accepted to be highly unlikely and requires the worst level of every variable to occur simultaneously yet our planning is still based on this now unlikely scenario. Whilst we acknowledge there is a need to address climate change, a more reasoned, conservative and practical pathway should be considered.

Council’s continued reluctance to incorporate science they commissioned from NIWA on Coastal sand budget and its impact on our coastline also beggars belief. (links below) This report indicates, that at even an RPC 8.5 scenario there is a very significant time lag (up to 100 years) before any erosion may occur. Using PC14 qualifying matters and continued use of RPC8.5 with



relation to Coastal Hazards planning on our New Brighton Coastline may stifle Community development in areas that are unlikely to be affected for a very long time.

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Tsunami Management Areas.

We are concerned re the emphasis on Tsunami and accompanying mapping. The occurrence of Tsunami waves generated as a result of South American earthquake is a rare and unlikely event. We have been subjected to a number of Tsunami warnings from South American events and on our City coastline there has not been any effect. Our primary concern is that Tsunami mapping should focus on the Banks Peninsula inlets and the Avon-Heathcote Estuary where Tsunami waves are more likely to travel up those rivers.

The most likely threat from a near-Tsunami event comes from a future rupture of the Hikurangi subduction zone, acknowledged by GNS as potentially the largest source of earthquake and tsunami hazard in New Zealand. In such an event, a tsunami would arrive laterally to our coast, as evidenced by the 2016 Kaikoura rupture. As such, more concern should be directed to Banks Peninsula and Sumner. Ironically coastal defences in Sumner are minimal, yet our coastline is subjected to significant regulation.

We request Tsunami mapping to be reviewed as currently the mapping is inappropriate for a District Plan.

Summary:

Our primary concerns are mirrored in the SSRA summary:

1. Clarify Plan Change 14 Qualifying matters – Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14 Qualifying matters and objectives of PC12.
2. Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status.
3. Tsunami mapping. Clarify the basis/methodology of mapping. Is it appropriate for a District Plan?

Thank you

We wish to be heard.

On behalf of the North Beach Residents Association

Co-Chairperson: Phillip Ridge and Kim Money, Committee Member: David East

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

Submitter Details

Submission Date: 12/05/2023

First name: Matt **Last name:** Bonis

Preferred method of contact Email

Postal address: 79 Lichfield Street, Level 3

Suburb: Christchurch Central

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: matt@planzconsultants.co.nz

Daytime Phone: 021796670

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

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 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

Please refer appended submission.

My submission is that

Please refer appended submission.

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

Please refer appended submission.

My submission is that

Please refer appended submission.

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

Please refer appended submission.

My submission is that

Please refer appended submission.

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

Please refer appended submission.

My submission is that

Please refer appended submission.

Attached Documents

File
Woolworths PC14 Lodgement 12 May 2023

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

CLAUSE 6 OF SCHEDULE 1 AND VIA INTENSIFICATION PLANNING INSTRUMENT (IPI) IN ACCORDANCE WITH SECTION 80F(1)(a), RESOURCE MANAGEMENT ACT 1991

Submission Plan Change 14 to the Christchurch District Plan (PC14)

To: Christchurch District Council

53 Hereford Street
Christchurch Central
Christchurch 8013

<https://ccc.govt.nz/the-council/haveyoursay/show/531>

Name of Submitter: Woolworths New Zealand Limited (**Woolworths**)

Introduction and Summary

1. This is a submission on the Christchurch District Council (the Council's) Proposed Plan Change 14 (**PC14** or the **Plan Change**) to the Christchurch District Plan.
2. Woolworths could not gain an advantage in trade competition through this submission.
3. Woolworths is generally supportive in its position regarding the Plan Change in respect of the intent to intensify residential zones through Christchurch in accordance with the National Policy Statement on Urban Development (**NPS-UD**) and in accordance with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**EHAA**).
4. However, Woolworths identifies that the enabled extent of intensification has the dual consequences of both intensifying residential catchment demand on the existing distribution and provision of supermarkets, and foreclosing (through increased site fragmentation and redevelopment) edge of centre opportunities for Supermarket redevelopment to meet that increased demand. Woolworths notes that the NPS-UD also seeks to enable business development (Objective 3, Policy 1(b), and Policy 2).
5. Woolworths oppose amendments introduced through PC14 that would seek to further impose additional and inappropriate urban design constraints on commercial centres.
6. Lastly, it is acknowledged that PC14 has in a number of instances rezoned areas in recognition of the enabling intent of the EHAA, including Sydenham and the Tannery in Woolston. Woolworths, consider that a rezoning approach should also be applied to its site at North Halswell in recognition of the extent of commercial activity provided by RMA2017/3185 as approved through Environment Court Decision NZEnvC 133[2021].

Background

7. Within Christchurch, Woolworths operates 12 Countdown Supermarkets and a distribution centre, and is the franchisor for a further 11 FreshChoice and SuperValue supermarkets.
8. In addition, Woolworths has secured resource consent for a further Countdown and retail offering at North Halswell, in conjunction with a master planned approach for the formation of 250 dwellings and supporting infrastructure. The commercial component for site development forms part of the North Halswell Key Activity Centre – Commercial Core Zone and extends over part of the area zoned in the Operative Plan as New Neighbourhood Zone. Consented works on the intersection with Halswell Road in conjunction with Waka Kotahi are anticipated to start in October 2023 delineating the boundary between commercial and residential uses on the site in perpetuity.
9. Woolworths has been a consistent and cooperative participant in the Christchurch District Plan process. This has included working with the Council to achieve Strategic Directions and Commercial provisions that reflect a “centres plus” approach, and involvement in the Plan Change 5 process. Woolworths has heavily invested in ensuring that the District Plan framework provides an enabling approach to Supermarket provision and distribution, recognizing that these provide a foundation role in terms of centre function and social amenity.
10. As demonstrated through evidence, Woolworths is a supporter of the Plan’s centres plus approach to commercial provision. Woolworths has also consistently raised a number of issues in terms of the failure to recognise the need for on-going provision of commercial opportunities to meet population growth and insufficient direction on the distribution of commercial activity.
11. The extent of residential intensification enabled through PC14 is supported, however the supply side provisions are misaligned, which will have the consequence of preventing potential refurbishment and expansion of existing retail operations within centres. This is an inefficient approach that may hinder Woolworths’ current development proposals, as outlined above, and represent lost investment for the city.
12. In addition, there is a continued sense of frustration in the extent to which repeated Plan Changes to the District Plan seek to insert highly directive wording, particularly in terms of urban design requirements, that are neither necessarily efficient nor effective in terms of section 32 of the Resource Management Act 1991. Large Format Retail (stores over 500m² GFA) including Supermarkets in Christchurch’s commercial centres represent close to 10% of total retail stores located within centres, but these stores represent almost two-thirds of total centre retail GFA. The extent of design requirements added through PC14 do not adequately recognise the functional and operational requirements of supermarket provision.
13. Ultimately Woolworths is concerned to ensure that PC14 in implementing the NPS-UD and EHAA is not unduly complex and would not be applied in a manner that would undermine the appropriate distribution and provision of supermarkets within Christchurch that both anchor commercial centres, and meet wellbeing needs of supported communities.

Relief Sought

14. The specific relief requested by Woolworths is provided in **Attachment A**. As noted, Woolworths is generally supportive in terms of the residential intensification provisions of PC14 as notified.
15. The increased density of residential development enabled through PC14 should be accompanied by increased opportunities in centres (and edge of centres) to accommodate additional services that will be required. In that context, it is appropriate to extend the zoning of specified centres to ensure that they are better able to accommodate the services that will be required in the future.
16. Woolworths is concerned as to provisions that seek to impose additional urban design constraints on Supermarket development, as well as ensuring that there is additional commercial supply side provision to enable the ability to meet the needs of increased residential intensification, specifically as these apply to North Halswell Town Centre and the St Albans Local Centre.
17. This submission relates to the following aspects of PC14 with respect to land on, or which the Submitter owns, or has an interest in, and operates supermarkets or intends to do so:
 - a. The extent, type and location of centre zonings;
 - b. Outline Development Plans;
 - c. Introduced provisions associated with additional directive urban design requirements; and
 - d. Errata.
18. The reasons for the submission are as follows:
 - a. Unless the relief sought in this submission is granted, PC14 will:
 - i. Not give effect to the NPS-UD;
 - ii. Not comply with the Council's obligations under the Resource Management Act 1991 (**RMA**) as amended by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (EHAA);
 - iii. Not promote the sustainable management of natural and physical resources;
 - iv. Not amount to the and promote the efficient use and development of resources;
 - v. Be inappropriate in terms of section 32 RMA.
 - b. To achieve the purpose of the RMA, comply with the content of the EHAA and give effect to the NPS-UD, PC14 must maximise opportunities for development of centres, in particular should:
 - i. Extend or amend centre zonings in appropriate locations, including those specified below, and remove unnecessary provisions.
 - ii. Remove or amend inappropriate and directive urban design controls, that would otherwise disenable or fail to provide for the functional and

operational requirements of supermarkets (and other larger scale commercial centre anchors).

19. Woolworths also wishes to reserve its position to make further representations either by way of Further Submissions or should the provisions of PC14 alter or evolve through the course of the plan change process.
20. Woolworths wishes to be head in support of this submission.
21. If others make a similar submission, Woolworths would consider presenting a joint case with them at the hearing.

DATED at Wellington this 3rd day of May 2023

<p>Signature:</p> 	<p>Matthew Grainger Director of Format, Network Development and Property Woolworths NZ Limited</p> <p>Address for Service: Matt Bonis Planz Consultants e-mail: matt@planzconsultants.co.nz mob: 021 79 66 70</p>
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Attachment A

ID	Section of Plan	Specific Provision	Support/Support in Part/Oppose	Reasons	Relief Sought
Chapter 6.10A – Tree Canopy Cover and Financial Contributions					
1.	Chapter 6.10A in its entirety and associated links within the Plan provisions (including 8.3, 8.5.1 and 8.7.12, HDZ Rule 14.6.2.7 / 14.6.1.3 (RD13), and MDZ Rule 14.5.2.2 / 14.5.1.3 (RD24).	Entirety of provisions	Oppose	Delete all the provisions associated with Tree Canopy requirements. These provisions are not justified, do not relate to a significant resource management purpose, and do not meet the requisite Section 32 tests in terms of being the more appropriate mechanism. The provisions are ultra vires.	Delete Chapter 6.10A in its entirety, and associated Plan provisions (including but not limited to): <ul style="list-style-type: none"> - 8.3, 8.5.1 and 8.7.12; - HDZ Rule 14.6.2.7 / 14.6.1.3 (RD13), and - MDZ Rule 14.5.2.2 / 14.5.1.3 (RD24)

Chapter 8 – Subdivision, Development and Earthworks					
2.	Appendices	Appendix 8.10.4	Support in Part	<p>Amend Appendix 8.10.4 such that the Road network reflects that consented (and about to be constructed) as associated with RMA2017/3185 as approved through Environment Court Decision NZEnvC 133[2021].</p> <p>Correct errata associated with excluded zones 'Residential Development Area' and the Outline Development Plan Boundary.</p> <p>The drafting has applied the ODP to only that area rezoned as FUZ and has excluded that area to be rezoned HDZ which should also be contained within the confines of the ODP. The resultant amendments would exclude the HRZ from Outline Development Plan 8.10.4 to the extent that delivering outcomes expressed in Provisions 8.10.4A to D would not be achieved.</p>	<p>Refer Attachment A1.</p> <p>Correct errata associated with:</p> <ul style="list-style-type: none"> • Extent of Residential Development Area (excluding that area consented for Commercial and Mixed Use under RMA2017/3185); and • Extent of Outline Development Plan Boundary.
Chapter 14 - Residential					
3.	Mapping	Application of HDZ and MRZ	Support in part	<p>Woolworths supports the application of the NPS-UD (and the regional policy statement) provisions which prioritise development in and around centres.</p> <p>Woolworths has continued to invest and explore new opportunities in response to population growth in Christchurch</p>	<p>Except as otherwise modified by this submission, including amended zoned boundaries associated with the North Halswell Town Centre zone and St Albans (Neighbourhood / Local) Centre zone, retain amended residential zoning and nomenclature.</p>

				and is currently working on several development proposals to address gaps in its network or to upgrade existing operations. Woolworths remains concerned that the increased residential intensification is not balanced with commensurate policy flexibility to meet supply side wellbeing needs, or the functional requirements of supermarkets.	
Chapter 15 - Commercial					
4.	Policy 15.2.2.1 Hierarchy of Centres	Policy 15.2.2.1, Table 15.1	Support in part	Support amendments to Table 15.1 of Policy 15.2.2.1 in so far as these reflect National Planning Standards nomenclature.	Realignment of Commercial Zone names with National Planning Standard (NPS) zone descriptions (Chapter 2 Interpretation). The allocation of centres to the NPS labelling appears generally appropriate. B. Town Centre: Key Activity Centre: Retain reference to <i>'High Density Housing is contemplated ... and around larger local centres'</i> . C. Local Centres: Retain reference to <i>'High Density Housing is contemplated ... and around larger local centres'</i> .
				Amend Table 15.1 to elevate the St Albans Centre from Neighbourhood to Local Centre	Refer Attachment A2 . Amend Row C. Local Centre. Centre and size (where relevant). Local Centres (small): Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont (Colombo Street

					<p>between Devon Street and Angus Street), Cranford, Edgeware, St Albans, Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, <u>Stanmore/Worcester-Linwood Village</u>, Sydenham South (Colombo Street between Brougham Street and Southampton Street), Wairakei/Greens Road, Wigram (<u>emerging</u>), Woolston, Yaldhurst (<u>emerging</u>), <u>West Spreydon (Lincoln Road)-Hillmorton, Aranui</u>, North West Belfast.</p> <p>Size: 3,000 to 30,000m² <u>GFA</u>.</p>
5.	Policy 15.2.4 Urban Design	Policy 15.2.4.2(a)	Oppose	<p>There is no basis within the MDMR Act nor NPS-Urban Development that facilitates or provides support for the inclusion of the amended provisions. The amended provisions are not accompanied by a comprehensive s32, do not adequately recognise the functional requirements associated with the full range of commercial developments, and would not be the more appropriate in terms of achieving Objective 3.3.1 and 3.3.2 of the Plan.</p> <p>In terms of specific provisions:</p> <p>Clause (a)(viii) The insertion fails to recognise that the main proportion of floorspace within Town Centres is not</p>	<p>a. Require new development to be well-designed and laid out by:</p> <p>viii. achieving a visually attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments; and</p> <p>...</p> <p>x. increasing the prominence of buildings on street corners;</p> <p>xi. ensuring that the design of development mitigates the potential for adverse effects such as heat islands, heat reflection or</p>

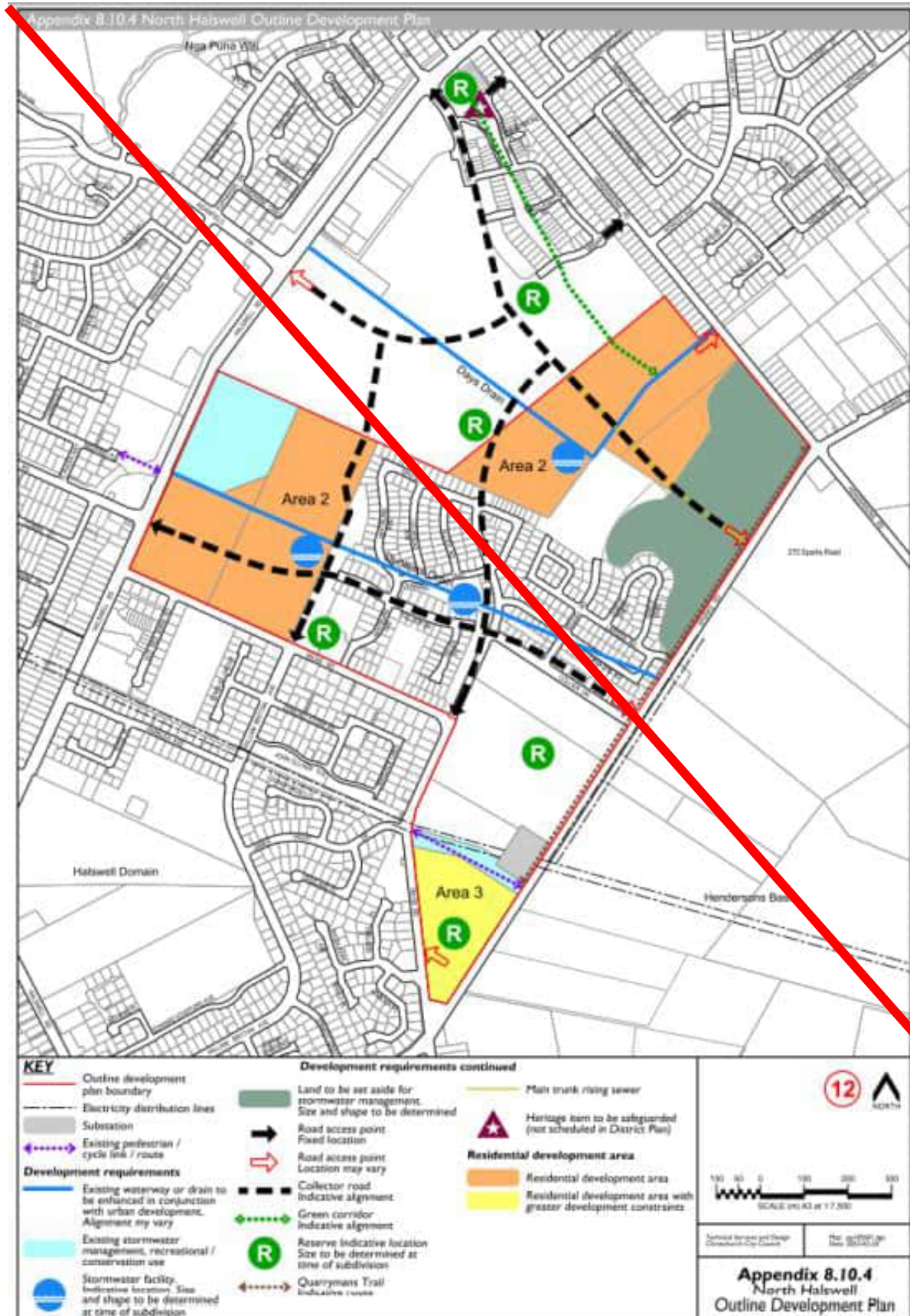
			<p>fine grain / speciality retailers, and therefore fails to provide for the functional attributes of Supermarkets / larger anchors.</p> <p>Clause (a)(x) In the context of 'requiring' such an outcome, the insertion extends beyond the enabling function of the RMA, does not link to any subsequent rule provision, and is uncertain and subjective.</p> <p>Clause (a)(xi) the necessity for regulation associated with policy requirements is not established in terms of s32, and is uncertain and subjective.</p> <p>Clause (a)(xiii) fails to recognise that for larger scale commercial developments roof plant and utilities are a necessity in terms of functional amenity.</p>	<p><u>refraction through glazing, and wind-related effects;</u></p> <p>xii. ensuring that the upper floors (including roof form and associated mechanical plant) are well modulated and articulated to provide visual interest to the building when viewed from beyond the Central City or from adjacent buildings above; and</p>
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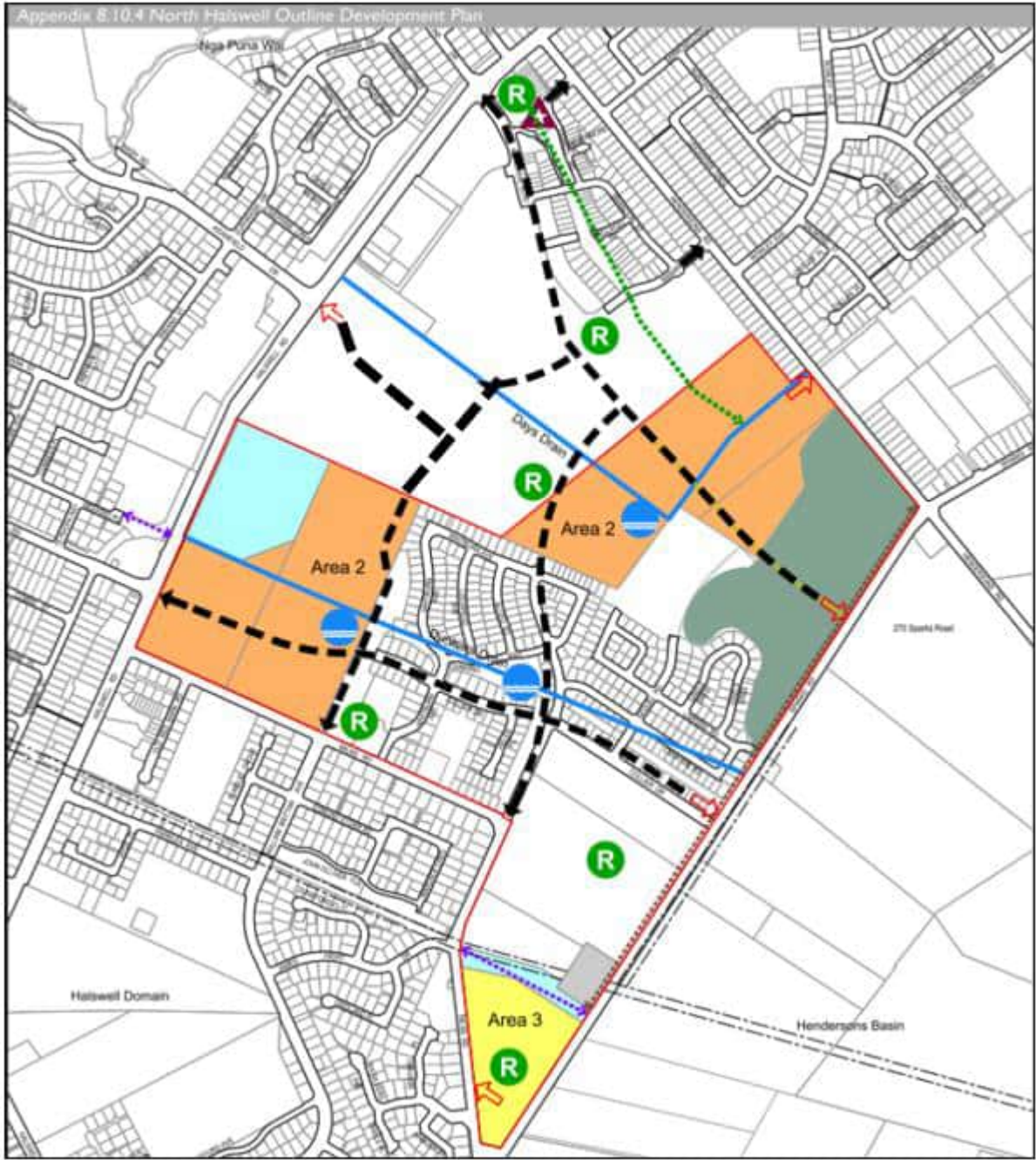
Neighbourhood Centre Zone (St Albans)					
6.	Plan Maps, Chapter 15 Provisions and ODP.	Rezone St Albans as a Local Centre.	Oppose	<p>The role of St Albans Centre should be elevated in the hierarchy of Centres from Neighbourhood Centre Zone (St Albans) to Local Centre (St Albans) in recognition of the extent of residential intensification that has occurred in its catchment since 2012, as enabled by PC14, and the Council's inability to account for the Hardie and Thomson built form constraints associated with the 3,451m² of Local Centre at 1062 Colombo Street which disenables commercial redevelopment to provide for community wellbeing in this area. Regardless the permitted extent of commercial floorspace provided for the St Albans centre exceeds the 3,000m² GFA capacity constraint identified in Policy 15.2.1 Table 15.1 as appropriate to Neighbourhood Centres.</p> <p>Amend to a Local Centre. Amendments in nomenclature, including but not limited to Appendix 15.14.4 ODP and associated provisions.</p>	<p>Rezone to Local Centre.</p> <p>Refer Attachment A2</p>

Town Centre – North Halswell					
7.	Plan Maps, Chapter 15 Provisions and ODP	Zoning.	Oppose	<p>Rezone that area of North Halswell which has been notated as HRZ to Town Centre Zoning to reflect the consented land uses and roading demarcation provided by RMA2017/3185 as approved through Environment Court Decision NZEnvC 133[2021].</p> <p>Retention of HRZ as shown in PC14 does not reflect the anticipated and consented land uses as well as infrastructure which acts as a geophysical and perpetual boundary between the Commercial Core and the Residential Zone.</p> <p>The operative plan considerations as to maximum retail floorspace thresholds (Rule 15.4.4.2.3) and office (Rule 15.4.4.2.4) are retained to ensure matters associated with retail provision and traffic generation remain as those considered and made operative through the replacement District Plan process.</p> <p>The location of the Indicative Features (being Green Corridor, Stormwater Network and Internal Street) are not sought to be amended.</p>	Amend the zoned boundaries and ODP associated with the Town Centre Zone and High Density Residential Zone shown in Attachment A3 to facilitate the appropriate provision of commercial activity.

Attachment A1 – Outline Development Plan 8.10.4

Appendix 8.10.4 North Halswell Outline Development Plan





Attachment A2 – Local Centre Zone (St Albans)

Amend as follows:

15.2.2.1 Policy – Role of centres

Table 15.1 – Centre’s role

	Role	Centre and size (where relevant)
C.	<p>Neighbourhood Local Centre</p> <p>A destination for weekly and daily <u>retailing shopping</u> needs as well as for <u>community facilities</u>.</p> <p>...</p>	<p>Centres: <u>Spreydon/ Barrington</u> (Key Activity Centre), New ...</p> <p>Local Centres (small): Addington, Avonhead, Sumner, Akaroa, Colombo/Beaumont (Colombo Street between Devon Street and Angus Street), Cranford, Edgeware, St Albans, Fendalton, Beckenham, Halswell, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, Richmond, St Martins, <u>Stanmore/Worcester</u> <u>Linwood Village</u>, Sydenham South (Colombo Street between Brougham Street and Southampton Street), Wairakei/Greers Road, Wigram (<u>emerging</u>), Woolston, Yaldhurst (<u>emerging</u>), <u>West Spreydon (Lincoln Road)</u> <u>Hillmorton</u>, <u>Aranui</u>, North West Belfast.</p> <p>Size: 3,000 to 30,000m² <u>GFA</u>.</p>

15.3 How to interpret and apply the rules

- a. The rules that apply to activities in ...
- b. Area specific rules also apply to activities within the ~~Commercial Core~~ **Town Centre, Local Centre, and Neighbourhood Centre Zones** and ~~Commercial Local Zone~~ in the following areas:
 - vii. St Albans ~~Neighbourhood Centre Zone~~ **Local Centre** (as identified in Appendix 15.15.5) – Rule 15.5.3 15.6.3

15.6.3.1 Activity-specific activities – ~~Commercial Local~~ **Neighbourhood Centre Local Centre Zone (St Albans)**

15.6.3.1.1 Permitted activities

- a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table and the built form standards in Rule 15.6.3.2

	Activity	Activity Specific Standards
P1	Any activity or building	Compliance with: <ol style="list-style-type: none"> a. All the following key structuring elements on the Commercial Local Neighbourhood Centre Local Centre Zone (St Albans) Development Plan (see Appendix 15.15.5), being: <ol style="list-style-type: none"> i. Public access and circulation within Commercial Local Neighbourhood Centre Local Centre Zone to enable permeability through the site; and ii. Semi-public access and circulation with Residential Zone.

....

15.6.3.1.3 Restricted discretionary activities

.....

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building that does not comply with one or more of the key structuring elements on the Commercial Local Neighbourhood Centre Local Centre Zone (St Albans) Development Plan (see Appendix 15.15.5)	<ol style="list-style-type: none"> a. Development Plan – Rule 15.14.4.5.1

...

15.6.3.2 Area-specific built form standards – Commercial Local Neighbourhood Centre Zone (St Albans)

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council's reticulated infrastructure is available or will be approved. Connection to the Council's reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer's cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council's Three Waters Unit. Please contact the Council's Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

....

15.6.3.2.1 Maximum non-residential floor space limits in the Commercial Local Neighbourhood Centre Local Centre Zone (St Albans)

- a. The maximum GLFA for non-residential activity in the Commercial Local Neighbourhood Centre Local Centre Zone (St Albans) shall be as follows

	Standard
i.	There shall be a maximum 3500m ² GLFA of non-residential activities within combined areas A and B defined on the Commercial Local <u>Neighbourhood Centre</u> Local Centre Zone (St Albans) Development Plan (see Appendix 15.15.5); and ..

...

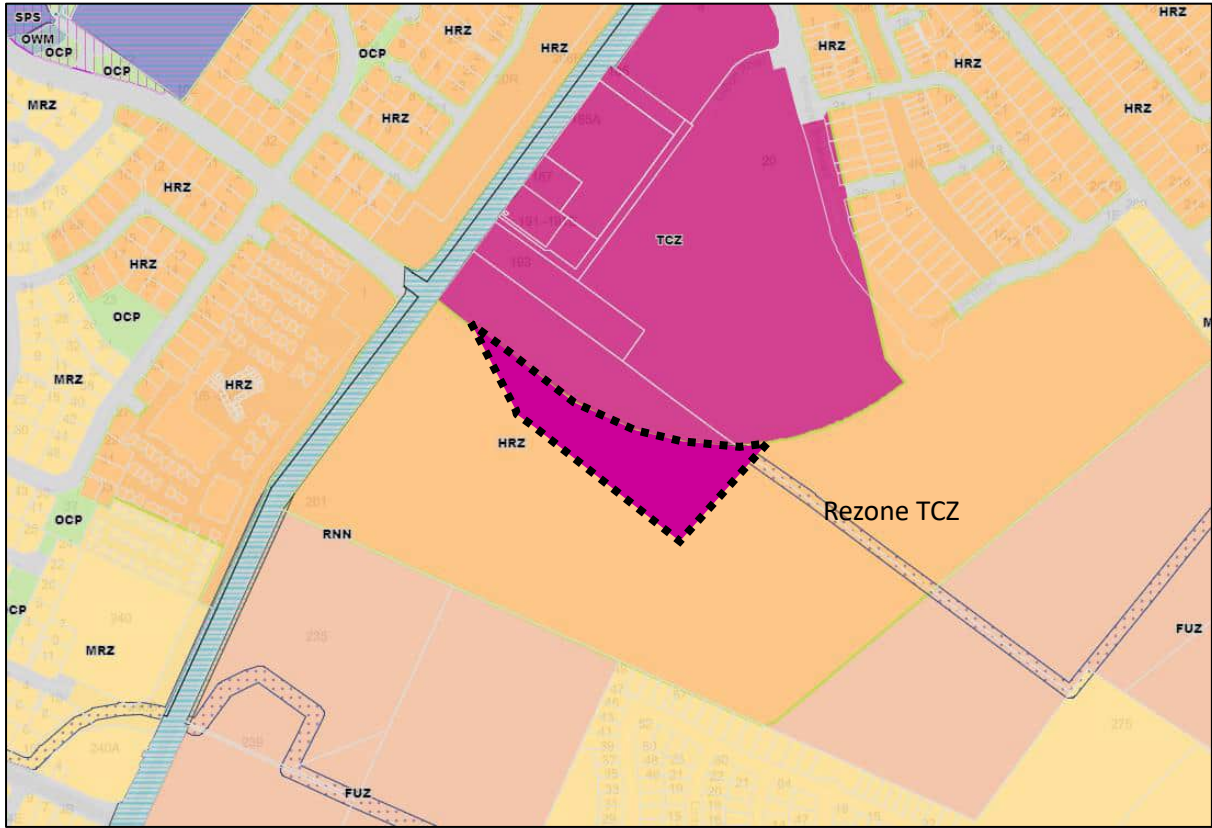
15.14.4.5 Area-specific rules - Matters of discretion – Commercial Local Neighbourhood Centre Local Centre Zone (St Albans)

....

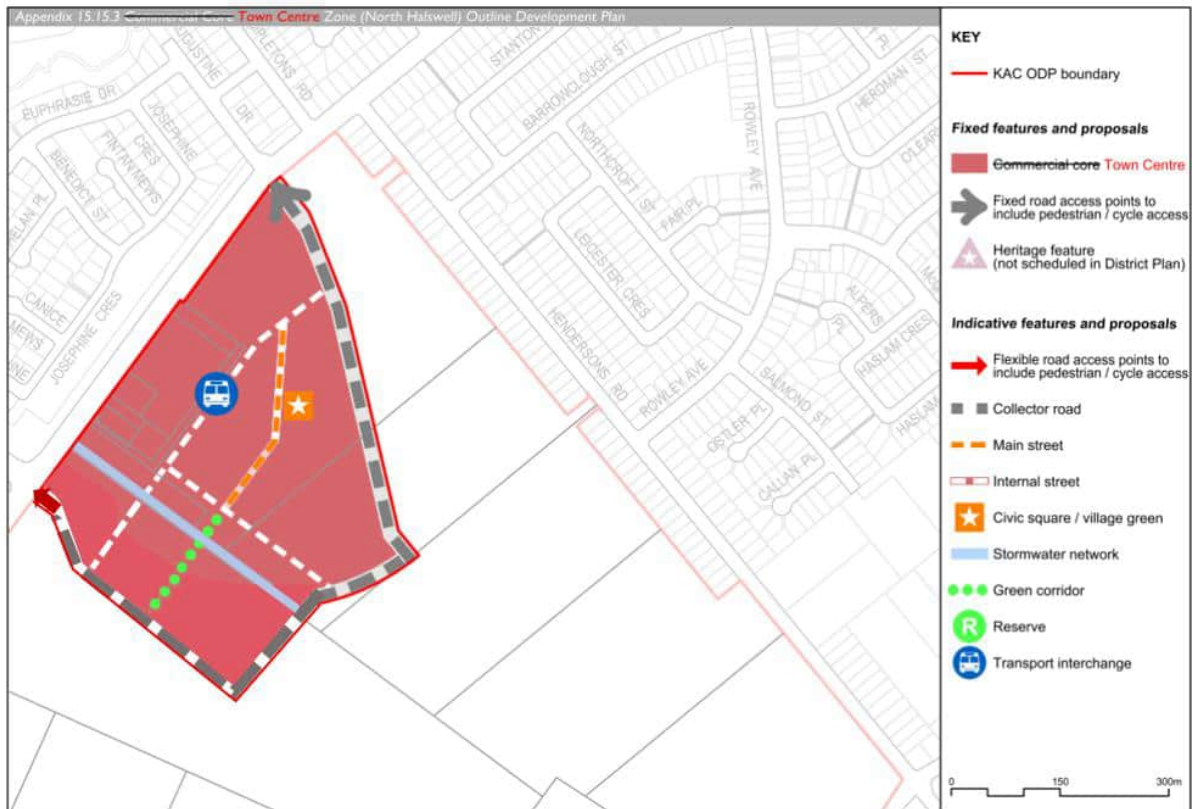
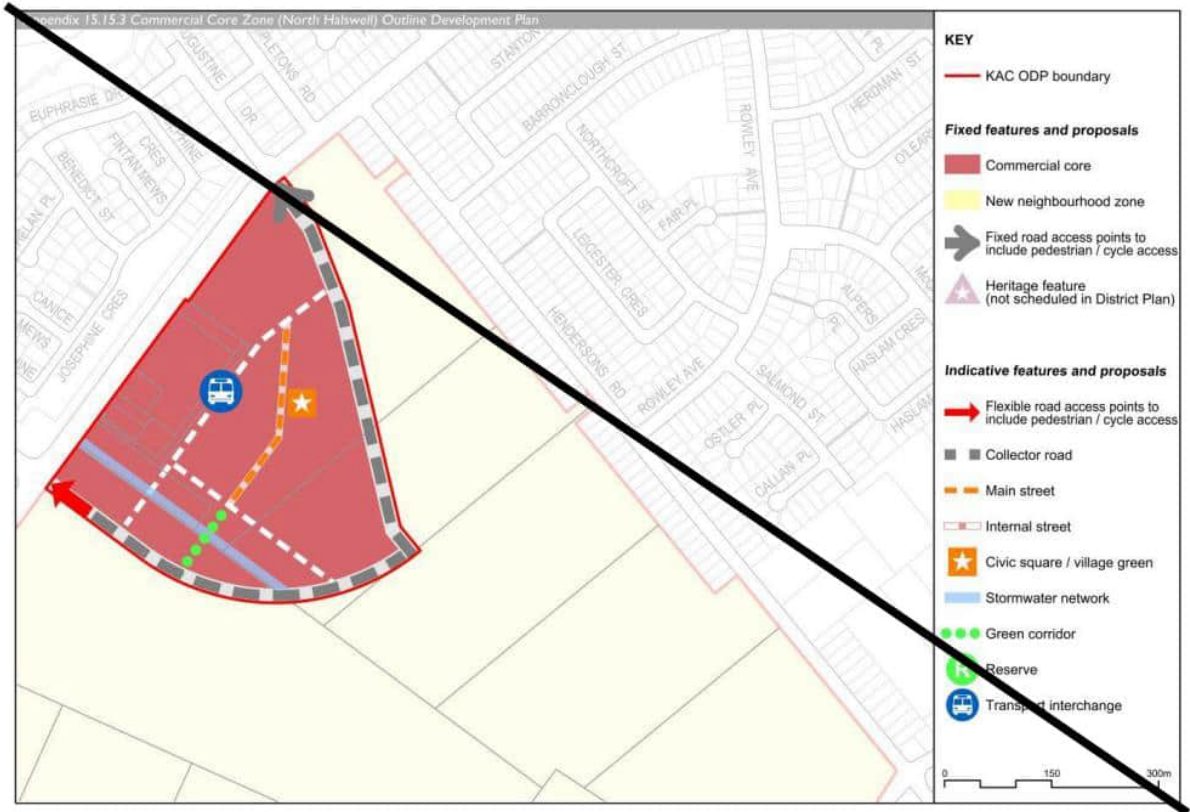
Appendix 15.15.5 – Commercial Local Neighbourhood Centre Local Centre Zone (St Albans) Development Plan

Attachment A3 – Town Centre Zone (North Halswell)

Plan Maps - Rezone North Halswell HRZ to TCZ



Appendix 15.15.3 Commercial Core Town Centre Zone (North Halswell) Outline Development Plan



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

Submitter Details

Submission Date: 12/05/2023

First name: Susan **Last name:** Bye

Organisation: Lower Cashmere Residents Association

Preferred method of contact: Email

Postal address: 34 Cashmere View Street

Suburb: Somerfield

City: Christchurch

Country: New Zealand

Postcode: 8024

Email: suebye.bye@gmail.com

Daytime Phone: 0273486814

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: 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

Currently densification is ad hoc, many units replacing one residence on a larger piece of land. There is little opportunity for

planned development incorporating recreational space. Any spare space in larger complexes is used for car parking. Therefore is is less suitable for families with children. The architecture generally builds 'shoe boxes' in a style unsympathetic to the surrounding community. However, with no consents required at the moment, Christchurch is at the mercy of the developers whose main aim is to make money - at the cost of community. Areas of bare land have been cleared of anything growing to the cost of mature trees, destroyed for no reason. This should not be allowed. Each unit built has a tree planted, certainly, but they do not replace the effects that mature trees offer.

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

Make Cashmere View St a heritage street.

The Opawaho Heathcote River corridor be designated as an area of special significance and area. It has a long history of significance to the Mana Whenua and European settlers in the whole catchment.

My submission is that

Mature tree areas must be protected. Some streets in the suburbs are cooler in summer because of the tree cover. Trees are an important addition to all areas.

Some streets reflect the time they were built, showcasing a particular style of the times. We would like to see the Cashmere View st declared a heritage area

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Harang **Last name:** Kim

Preferred method of contact Email

Postal address:

Suburb:

City:

Country: New Zealand

Postcode:

Email: harang.kim@protonmail.com

Daytime Phone:

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

I am
directly affected by an effect of the subject matter of the submission that :
a. adversely affects the environment, and
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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: 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

Building more than 3 storey buildings will require much higher degree of infrastructure and town planning for sewer, stormwater, water, and traffic, etc. The high to medium density buildings will need elevators, heavier foundation, increase of traffic volume (as there is no public transport available other than bus service), and Christchurch is built on swamp. So it is not aligned with the national managed retreat 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

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

3 times more density does not fit within 'Medium' density definition. Also this will create unethical development and increase of traffic volume which needs to be addressed by either public transport or private vehicles as people will do need to travel for work or private matters.

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

Christchurch needs ethical holistic development with balanced country development. It is an urban myth that high density will address housing issue and homelessness. There are many countries with high density but still having bigger problems by increase of land value, lost land ownership by overseas investors.

Attached Documents

File

No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Matthew **Last name:** Gibbons

Preferred method of contact Email

Postal address: Flat 6, 116 Mairangi Road

Suburb: Wilton

City: Wellington

Country: New Zealand

Postcode: 6012

Email: mgibbons@students.waikato.ac.nz

Daytime Phone: 02041396752

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: 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

Removal of recessional planes and setbacks is good. Density around the central city is desirable. However, density should be permitted everywhere. Higher density will improve amenities like shopping and public transport. Demand creates its own supply. Hence the low public transport accessibility area should go. Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier.

Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B. No new heritage areas should be allowed as they restrict development in parts of Christchurch where people want to live. A good rule would be that for every house added to a heritage area another is removed.

My submission is that

The rules need to be changed to permit greater density in a wide range of places. Making it easier to build new houses will improve affordability and result in a more compact city that is cheaper to service and with lower transport times. It will also make active commuting easier and save on roads.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Cliff **Last name:** Mason

Preferred method of contact Postal

Postal address: 21 Voelas Road

Suburb:

City: Lyttelton

Country: New Zealand

Postcode: 8082

Daytime Phone: (03) 328 8538

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

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

Note to person making submission:

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

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

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

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 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 strongly support the Council in its approach to mitigate the detrimental effects of the Medium Density Rules and the requirements of the National Policy statement on Urban Development by the definition of Qualifying Matters and their application. The proposals will address the requirements of population growth of the city while avoiding the worst effects on amenity and living values.

Although the legislation assumes limitless growth and the Plan Changes also do not consider ultimate limits, I submit that an assessment of the carrying capacity of the environment of Christchurch City and its immediate surrounding area is a critical consideration that should inform all urban planning. Limits on the ability of the local environment to supply basic human needs and to assimilate waste are critical matters especially in the context of climate change, energy constraints and economic and political uncertainty.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Rachel **Last name:** Crawford

Organisation: Richmond Residents and

Business Association (We are Richmond)

Preferred method of contact Email

Postal address: PO Box 26097, North Avon

Suburb:

City: Christchurch

Country: New Zealand

Postcode: 8148

Email: secretary@wearerichmond.co.nz

Daytime Phone: 02102250944

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

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

Note to person making submission:

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

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

Yes

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

Consultation Document Submissions

Original Submitter:

Original Point:

Points: 45.1

Support

Oppose

Seek Amendment

I seek the following decision from the Council

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

My submission is that

SUBMISSION FROM THE RICHMOND RESIDENTS' and BUSINESS ASSOCIATION, CHRISTCHURCH

Plan Change 13 – Proposed Heritage

Plan Change 14 – Housing and Business Choice

We accept the changes made by Council to the Plan Change 13 and 14 documents with the following qualifications:

During our work as members of this association with our local residents, we have observed some trends emerging which need to be monitored as our drive to increase the number of residences for our growing population continues:

- **Increased intensification with infill housing without due regard to the effect on the overall amenity of the district.** This is particularly relevant in South Richmond where, we feel, intensification has reached a critical level.
- **Loss of vegetation as sections are cleared before the construction of multiple housing units.** As intensification increases there is a corresponding decrease in the amount of vegetation on private land. Council initiatives to plant two trees for every one lost on public land are to be commended but only have a moderate effect on the overall loss.
- **The perceived threat to existing SAMS Special Amenity Areas/Suburban Character Areas currently in Christchurch.** There must be continued efforts to preserve these areas, if only partly to acknowledge the work already done by private citizens as they work through the post-earthquake restoration phase.
- **Council's inability to maintain the current infrastructure to an acceptable standard across the city.** Along with more intensive development there is a need to establish sustainable practices which secure and improve current infrastructure installation and maintenance.
- **Growth of social housing creates an imbalance in the ratio compared to other areas of the city.**

Further to those identified trends the proposed plan changes and the overall tenure of the Resource Management Act raises other issues. We submitted these thoughts in an earlier submission in the Bill Consultation Process but we consider them to be equally relevant at this stage of the Bill's process and implementation. Therefore we think it worthy to repeat them:

- **The Bill is heavily focussed on the lack of housing while ignoring the 'ripple effect' on infrastructure: utilities, roading, transport systems, social effects, and physical environment.** This is particularly relevant in Christchurch where a lack of Governmental support and financial commitment for alternative transport models exists. The concept of a 15 minute city is not realised simply by building houses. It requires a holistic overview and planning if we are to avoid the housing estate catastrophes witnessed in other countries.
- **The governance of such a bill implies a heavily oriented 'top down' approach ignoring the fact that there are successful town planning outcomes which are derived from an established consultation process with local residents.** It does not appear to offer an avenue to work with and support local Councils who have established successful community planning environments. On the local scene, many residents in Richmond have already suffered from the frustrations of being victims of a top down approach as they sought to repair or rebuild their houses and negotiate the corridors of bureaucracy and its inability to make decisions over the ten years following the earthquakes. Property owners are still in the process of rebuilding and repairing. They have suffered inordinate amounts of stress and do not deserve to be put in a similar situation again.

In principle, we recognise the need for extra housing and support the amendment but it is our sincere wish that in putting the Act into practice, the concerns we have expressed above are considered.

In summary we support the efforts of the Council to convince the Government that a "one glove fits all" approach is not appropriate as far as this Act is concerned, and thank them for their efforts to achieve some acceptance within the Act that locality based modifications were necessary.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Simon **Last name:** Fowke

Preferred method of contact Email

Postal address: 110 Papanui Street

Suburb: Papanui

City: Christchurch

Country: New Zealand

Postcode: 8053

Email: simon@hamco.co.nz

Daytime Phone: 0274823264

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
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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: 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

.Do not Re-Zone Papanui Street to High Density and Medium Density . Please keep it purely Residential .

My submission is that

Oppose Medium and High Density Dwellings in Papanui Street for the following reasons.

1. Paparoa Street is a beautiful tree lined street with numerous residences sporting healthy trees and various flora. It is an eclectic mix of Old and New residences with plenty of infill housing . The addition of High Rise apartments will destroy the natural characteristics that make this street so lovely to live on.
2. Due to proximity of Paparoa Street School. Parking in the street during school terms, is strained and traffic is seriously disrupted and somewhat chaotic. .The addition of multi level dwellings will line the street with parked cars adding to the chaos and preventing children to be dropped off and picked up. It will be a nightmare for those living in the street. In addition , a Street lined with cars is not pretty and destroys the natural look of this street.
3. Paparoa Street was conceived as a residential street and as such , the infrastructure will not support the addition of high rise apartments.
4. This is a family street . Sections although reduced in size these days , still provide for kids run around outside and residents to enjoy their own slice of heaven.
5. Privacy and security: Owning a residential home, the prospect of having 3 different groups of people on each boundary, able to peer over ones fence is quite worrying. The Loss of Privacy is disconcerting as is the loss of security. as more people crowd onto land, there is very much a likely hood of a breakdown of our community as residents become increasingly estranged
6. Having renovated and added additions to our home, we understand that the ground in this area is very soft and most likely would not support large buildings .We were required to put in deep piles for a 2nd story addition.
7. Loss of sunlight : The winters are cold and the sun is low. The addition of 3 and 6 story apartments will mean a loss of sunlight. Creating Shaded areas which will be dangerous to walk on due to ice and the inability to dry out. The prospect of this is quite distressing . Especially for elderly people .
8. Loss of community : It is obvious that most homes in Paparoa Street are owned not rented. It provides a very pleasant community and high standards of housing Street appeal. People in the street have a commonality in the appearance and upkeep of their home. Introduce High Density living and we will see a degradation of the Streets appeal along with a rise in crime from renters and transients. A Street lined with cars . Its a daunting prospect.
9. Property values. There is every likelihood that many of our property values will decrease. It wont happen to everyone in the short term, but the unlucky ones with have high rise apartments built virtually on their boundary , blocking sunlight, reducing privacy and security. Increasing noise and conflict with neighbours.
10. There is plenty of space within the Central city. Apartments and high rise living in the Central City will add to the liveliness and appeal of the city. It will boost commerce and hospitality. The local Shopping precincts were derived on the current populations whereas the Central City has room to grow. In fact it would revitalise the Central City which over the years has lost its appeal in favour of suburban shopping precincts. Bring back the City.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Joshua **Last name:** Wilson Black

Preferred method of contact Email

Postal address: 11 Havelock Street

Suburb: Phillipstown

City: Christchurch

Country: New Zealand

Postcode: 8011

Email: black.joshuad@gmail.com

Daytime Phone: 0204224118

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: 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 believe that the previous Christchurch District Plan enabled a sufficient level of development while protecting sunlight for neighbouring properties.

It is important that Christchurch continues to be the 'Garden City' while also enabling further development. As recent homeowners in a street which is within five minutes of a major transport hub, and as keen gardeners, the thought of losing our dream of having a healthy and productive vegetable garden as a result of the central government's imposition of housing intensification is deeply unpleasant. The Garden City requires protection of sunlight and I am happy to see that your proposed changes maintain this.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Karen **Last name:** Fowke

Preferred method of contact Email

Postal address: 110 Papanui Street

Suburb: Papanui

City: Christchurch

Country: New Zealand

Postcode: 8053

Email: simonandkaren@xtra.co.nz

Daytime Phone: 0273085075

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: 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

Oppose Medium and High Density Dwellings in Papanui Street for the following reasons.

1. Paparoa Street is a beautiful tree lined street with numerous residences sporting healthy trees and various flora. It is an eclectic mix of Old and New residences with plenty of infill housing . The addition of High Rise apartments will destroy the natural characteristics that make this street so lovely to live on.
2. Due to proximity of Paparoa Street School. Parking in the street during school terms, is strained and traffic is seriously disrupted and somewhat chaotic. The addition of multi level dwellings will line the street with parked cars adding to the chaos and preventing children to be dropped off and picked up. It will be awful for those living in the street. In addition, a Street lined with cars is not pretty and destroys the natural look of this street.
3. Paparoa Street was conceived as a residential street and as such, the infrastructure will not support the addition of high-rise apartments.
4. This is a family street. Sections although reduced in size these days, still provide for kids run around outside and residents to enjoy their own slice of heaven.
5. Privacy and security: Owning a residential home, the prospect of having 3 different groups of people on each boundary, able to peer over one's fence is quite worrying. The Loss of Privacy is disconcerting as is the loss of security. as more people crowd onto land, there is very much a likely hood of a breakdown of our community as residents become increasingly estranged
6. Having renovated and added additions to our home, we understand that the ground in this area is very soft and most likely would not support large buildings. We were required to put in deep piles for a 2nd story addition.
7. Loss of sunlight: The winters are cold and the sun is low. The addition of 3 and 6 story apartments will mean a loss of sunlight. Creating Shaded areas which will be dangerous to walk on due to ice and the inability to dry out. The prospect of this is quite distressing. Especially for elderly people.
8. Loss of community: It is obvious that most homes in Paparoa Street are owned not rented. It provides a very pleasant community and high standards of housing Street appeal. People in the street have a commonality in the appearance and upkeep of their home. Introduce High Density living and we will see a degradation of the Streets appeal along with a rise in crime from renters and transients. A Street lined with cars. It's a daunting prospect.
9. Property values. There is every likelihood that many of our property values will decrease. It wont happen to everyone in the short term, but the unlucky ones with have high rise apartments built virtually on their boundary, blocking sunlight, reducing privacy and security. Increasing noise and conflict with neighbours.
10. There is plenty of space within the Central city. Apartments and high rise living in the Central City will add to the liveliness and appeal of the city. It will boost commerce and hospitality. The local Shopping precincts were derived on the current populations whereas the Central City has room to grow. In fact it would revitalise the Central City which over the years has lost its appeal in favour of suburban shopping precincts. The City centre would be better off.

Attached Documents

File
No records to display.

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

Submitter Details

Submission Date: 12/05/2023

First name: Luke **Last name:** Hinchey

Organisation: Ryman Healthcare Limited

Preferred method of contact Email

Postal address: 15 Customs Street West

Suburb: Auckland Central

City: Auckland

Country: New Zealand

Postcode: 1010

Email: luke.hinchey@chapmantripp.com and
alice.hall@chapmantripp.com

Daytime Phone: +6493572709

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.

Additional requirements for hearing:

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

Please see attached submission on Plan Change 14.

My submission is that

Please see attached submission on Plan Change 14.

Attached Documents

File
Ryman Healthcare Limited - PC13 and PC14 submission



Form 5

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

Clause 6 of Schedule 1, Resource Management Act 1991

To: Christchurch City Council (*Council*)

Name of submitter: Ryman Healthcare Limited (*Ryman*)

Introduction

- 1 This is a submission on Council's proposed amendments to the Christchurch District Plan (*District Plan*):
- 1.1 Proposed Plan Change 13: Heritage; and
- 1.2 Proposed Plan Change 14: Housing and Business Choice.
- 2 Ryman could not gain an advantage in trade competition through this submission.
- 3 Ryman supports in full the Retirement Villages Association of New Zealand Incorporated (*RVA*) submission on PC14. This submission provides additional context to Ryman's villages and its interest in the proposals.
- 4 The submission covers:
- 4.1 An introduction to Ryman, its villages and its residents; and
- 4.2 Ryman's position on PC13 and PC14.

Ryman's approach

- 5 Ryman is considered to be a pioneer in many aspects of the healthcare industry – including retirement village design, standards of care, and staff education. It believes that a quality site, living environment, amenities and the best care maximises the quality of life for our residents. Ryman is passionately committed to providing the best environment and care for our residents. Ryman is not a developer. It is a resident-focused operator of retirement villages. Ryman has a long term interest in its villages and its residents.

The ageing demographic

- 6 Christchurch City's growing ageing population and the increasing demand for retirement villages is addressed in the *RVA*'s submission on PC14, and that is adopted by Ryman.
- 7 Ryman's own research confirms that good quality housing and sophisticated care for the older population is significantly undersupplied in many parts of the country, including Christchurch City. Christchurch City's ageing population is facing a significant shortage in appropriate accommodation and care options, which allow them to "age in place" as their health and lifestyle requirements change over time. This is because appropriate sites in good locations are incredibly scarce.

Ryman's scale in Christchurch City's retirement market

- 8 Ryman is the largest provider of retirement village accommodation in New Zealand. Ryman currently has 38 operational retirement villages throughout New Zealand providing homes for more than 11,000 elderly residents. It has 8 retirement villages currently operating or at some stage of detailed design or construction in Christchurch City. Ryman was also recently granted consents for a further village on Park Terrace.
- 9 Ryman constructs a significant number of new housing units in Christchurch City each year, and in the wider region. In the last 6 years, it has obtained resource consents to build and operate 3 large villages at Northwood, Riccarton Racecourse and Park Terrace, which are now under construction or nearing construction.
- 10 Collectively, these villages comprise around 420 new retirement units and 384 new aged care units. Ryman's contribution to Christchurch City's growth in a 6 year period is accommodation for in the order of 915 people.
- 11 In that sense, Ryman builds a substantial portion of all new retirement village units. We expect to continue to increase our proportion of Christchurch City's new build retirement villages over time.

Ryman's residents

- 12 All of Ryman's residents – both retirement and aged care residents – are much less active and mobile than the 65+ population generally as well as the wider population. Ryman's retirement residents are generally early 80s on move-in and its aged care residents are mid-late 80s on move-in. Across all of Ryman's villages, the average age of retirement residents is 82.1 years and the average age of aged care residents is 86.7 years.

Ryman villages' amenities and layout needs

- 13 To provide for the specific needs of its residents, Ryman provides extensive on-site community amenities, including entertainment activities, recreational amenities, small shops, bar and restaurant amenities, communal sitting areas, and large, attractively landscaped areas.
- 14 Because of the comprehensive care nature of Ryman's villages, all of the communal amenities and care rooms need to be located in the Village Centre to allow for safe and convenient access between these areas. This operational requirement results in a density and layout that differs from a typical residential development. However, Ryman's retirement villages are integrated developments, which often creates opportunities to achieve higher quality residential outcomes compared to typical residential developments.

Ryman's position on Plan Change 13

- 15 Ryman has a particular interest in how PC13 applies to its site at 100-104 Park Terrace and 20 Dorset Street, and 78 Park Terrace (*Park Terrace site*).
- 16 Ryman designed its recently consented Park Terrace site to incorporate the existing onsite Heritage Item and Heritage Setting into its village proposal. As a result Ryman seeks to ensure that the amendments to the controls under PC13 do not conflict with the consented proposal, and that any provisions applying to the Park Terrace site are not more restrictive than the operative District Plan.

Ryman's position on PC14

- 17 Ryman adopts the RVA's submission on PC14. In addition, Ryman wishes to emphasise that PC14 will have a significant impact on the provision of housing and care for Christchurch City's growing ageing population. Based on its experience of consenting multiple villages

under the Operative District Plan, there is a real risk that the proposed changes will delay necessary retirement and aged care accommodation in the region.

18 Further, Ryman has a particular interest in how PC14 applies to two of its sites at:

18.1 20 Radcliffe Road, Northwood (*Northwood site*); and

18.2 The Park Terrace site.

Ryman's Northwood site

19 Ryman was recently granted resource consent for stage 1 of its proposed Northwood retirement village. PC14 proposes to rezone the Northwood site from Commercial Core Zone to Town Centre Zone (*TCZ*). Ryman opposes this rezoning and seeks that the site is rezoned to High Density Residential (*HRZ*), providing the provisions applicable to the HRZ are amended to better enable retirement villages as outlined in the RVA submission.

20 Ryman's Northwood site occupies the entirety of the area currently zoned TCZ. It also understands that the land is no longer needed for long term commercial purposes. Ryman therefore submits it is no longer logical to retain a commercial zoning for the site. It submits this outcome is more aligned with the intent of the Enabling Housing Act and the National Policy Statement on Urban Development 2020, by appropriately providing for a residential activity that is planned to provide housing for Christchurch City's rapidly growing ageing population.

21 As a result of its submission on PC14, Ryman also seeks the removal of the Town Centre Zone (Belfast Northwood) Outline Development Plan (Appendix 15.15.1) (*ODP*), and the associated policy and rules. As outlined above, the site is now partially consented for a Ryman village. Ryman submits that the expected land use for the site has now changed significantly since the ODP was prepared, which at the time provided for a commercial centre and associated services. Given Ryman's ownership of the entire site, the ODP now has limited relevance to the planned activities.

Ryman's Park Terrace site

22 Ryman was recently granted resource consent for a comprehensive retirement village on Park Terrace. As part of the Christchurch Replacement Plan process, the Independent Hearings Panel determined a height limit of 20 metres for 78 Park Terrace. The Panel accepted this height limit on the basis of the detailed evidence provided by Ryman.¹

23 PC14 proposes to rezone the Park Terrace Site to HDZ. Ryman submits that the built form standard inserted by PC14 should carry over the height limit approved for the Park Terrace site through the Replacement Plan process. The Park Terrace site has now been consented and designed with 20m height limits in mind, and with the expectation that a 20m height limit would apply going forward (particularly for alterations).

¹ As recorded in *Decision 43-Central City – States 2 and 3* of the Independent Hearing Panel for the Christchurch Replacement District Plan, at [256-270].

Decisions sought

- 24 In relation to Plan Change 13, Ryman seeks the following decision:
- 24.1 Relief consistent with the existing land use as a consented retirement village at the Park Terrace Site and no more restrictive than the operative District Plan.
- 25 In relation to Plan Change 14, Ryman seeks the following decisions:
- 25.1 The decisions sought by the RVA in its submission on PC14;
- 25.2 The rezoning of the Northwood site, and the deletion of both the Town Centre Zone (Belfast Northwood) Outline Development Plan, and all related policies and rules (including Policy 15.2.2.2 and Rules 15.4.3, 15.4.3.1 (including all sub-rules) and 15.4.3.2 (including all sub-rules)), as set out at paragraphs 19-21 above; and
- 25.3 The following amendments to Built form standard 14.6.2.1, to address the matters outlined at paragraphs 22-23 above, and any consequential amendments necessary to other height provisions to ensure Rule 14.15.3 (Impacts on neighbouring property) does not apply unless the 20m height limited is exceeded on the listed sites:
- 14.6.2.1 Building Height**
- a) Buildings must not exceed 14 metres in height above ground level. The maximum height of any building does not apply to the following land where a maximum building height of 20 metres shall apply to buildings for a retirement village:
- i. Lot 1 DP 77997 CT CB46D/74;
- ii. Town Section 118 DP 3780; and
- iii. iii. Town Section 119 DP 3780.
- 26 Ryman wishes to be heard in support of this submission.
- 27 If others make a similar submission, Ryman will consider presenting a joint case with them at a hearing.

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