

85 Hussey Road
Harewood
Christchurch 8051

21 January 2020

Re: RMA 2020/673

Dear Commissioner Caldwell and Commissioner Mountford

My name is Lisa Goodland, I am writing on behalf of myself and my husband Bruce Goodland – to express our concerns regarding the proposed Ryman Development bordering our property at 5 Salisbury St.

Although our property at 5 Salisbury St is vacant – we have recently purchased this with a view to building a home and future in the city for ourselves. It was only through communication with nearby neighbours that we came to be aware of the Ryman development – as due to the fact our site has no letterbox, we did not receive any written information from the applicant of their plans. It does seem strange in this modern era, that no effort was made to convey the proposal via email or phone call – however, we appreciate the thoughtfulness of our new local community in alerting us to what has occurring.

Like most Christchurch City residents we had planned the orientation of the homes to enjoy the sun, which is exactly where the Ryman buildings will be erected and encroaching across recession planes. We own a property development company; and specialise in building townhouses in suburbs close to the inner city. We have had decades of experience in building to Code; and know how important it is for residents to enjoy sunshine and privacy in areas where outdoor living is smaller and more congested. We believe it unfair that Ryman are possibly able to override the recession planes and build to such a massive scale whereby neighbouring properties will be impacted significantly with regards reduction of sunshine and the visual dominance of a multi-storey complex overlooking the privacy of living and outdoor areas.

In the Applicant's Shading Analysis Table recently included in Appendix B of the Report / Decision to Determine Notification of a Resource Consent Application – our property

at 5 Salisbury St was noted as being unlikely to be affected by the proposed development, as *"in mid winter the addition shading is over a very small area in the south western corner of the site. Around the Equinox the additional shading only extends over a very small area at the rear of the property in the morning. It is unlikely that this area would provide the primary outdoor living area for subsequent site development. Overall effect on amenity: less than minor"*.

We dispute these claims – namely because the shading has been inaccurately represented as being the south western corner of the site – where it is in fact the north eastern corner of the site. Another inaccurate assumption by the applicant is that the area would not provide the primary outdoor living area for site development. Under the RCC, to achieve the desired site density required by the City Council, we must build a minimum of three houses at 5 Salisbury St. In order to achieve these densities, we do in fact need to utilise the affected north eastern corner of our site as the main outdoor and living areas. So, as well as Bruce and myself, there will be multiple property owners at 5 Salisbury St affected by the proposed Ryman development.

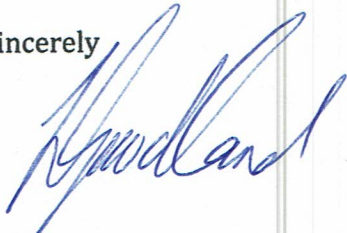
Due to the uncertain consequences the Ryman excavation and construction will cause over the next few years; we have had to delay our own plans for building on our land; as we are unsure how the scale of the buildings, and earthworks will impact the homes we are planning. This will have significant flow-on effect to both our personal and financial situation – with regards land-holding costs; and our own plans for where we live. We regret that our site will likely be remaining vacant now for another few years; which we know the Council is trying to avoid after many years post-earthquake. In the meantime, construction costs will continue to rise; and we are facing a more expensive build as we delay building at least three homes. As much as we would like to improve the site and build high quality homes; we feel constrained by uncertainty and the possible reduction in end-value of the residences due to the impact of the Ryman village both during and post-construction.

Ironically, we are eventually looking to retire at 5 Salisbury St; and welcome the idea of having such a village on our doorstep – sharing the fabulous amenities Christchurch City and Hagley Park have to offer to residents of all ages and stages of their lives. However, we request that the proposed development be reduced in scale to respect the special nature and aesthetics of the neighbourhood, its residents and the impact on their lives in this community and city. A reduction in scale and a "greening" of the Ryman village

through additional trees and gardens would surely benefit all residents of both the village, its neighbouring community and visitors to the inner city.

Thank you for considering the impact the large Ryman complex is having on our lives and city-scape now, and in the future.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Lisa (and Bruce) Goodland', written over the 'Yours sincerely' text.

Lisa (and Bruce) Goodland