

Re: Youth Hub Trust Resource Consent Application RMA/2020/405
109 Salisbury Street, Central City Christchurch

Joint Statement from the
Salisbury West Community Preservation Group

Presented by
Michael Prentice

22.9.20

Summary overview

1. The Salisbury West Community Preservation Group (SWCPG) is in opposition to the application in full and seeks that the application is declined.
2. The SWCPG opposes the intrusion of non-residential activity within the inner-city residential zones and is concerned with protecting the uniquely residential amenity, character and community spirit of our neighbourhood - the primary reason that residents have chosen to live in this area.
3. The SWCPG opposes the application in full due to the significant negative environmental impacts it will have upon those who live in and own property around the perimeter of the site.
4. The site is zoned for residential activities (Residential Central City) and anticipates residential activities to establish on the site. The proposal, however, is a large-scale development with the majority of land use devoted to non-residential activity. The application is therefore largely non-complying.
5. The non-complying non-residential and commercial activities will be
 - dominant, not subservient to the sheltered accommodation,
 - do not require a residential zone
 - and bring no benefits to the existing residential community.
6. The amenity values derived from living in our community can be summarised by 4 key themes.
 - a. A strong sense of belonging and community
 - b. A quiet tranquil environment
 - c. The sense of safety and security that comes from being surrounded by residents who you know
 - d. A residential coherence that promotes community interaction
7. The intrusion of non-residential activities contained in the proposed development will irreversibly erode these values, and fundamentally change the residential nature of the community.
8. Further the proposed development will compromise one of the last, coherent residential areas in the inner city.

To be read in conjunction with SWCPG's written Submission on Notified Resource Consent Application 10 July 2020, and alongside the joint VNA submission, and expert evidence provided by Resource Management Group Ltd. and Carriageway Consulting Ltd.

Introduction

Michael Prentice

9. I was appointed coordinator of the Salisbury West Community Preservation Group (SWCPG) following its formation in February 2018 and have held this role since.
10. My partner and I purchased the property at 101 Salisbury Street 25 years ago.
11. We originally purchased the property with a 1920's bungalow on the site. We were attracted by its inner city location, and by the surrounding neighbourhoods character and residential nature, and saw the enduring appeal it would have for people looking for that unique combination of inner city proximity and community values.
12. Over the years we invested in renovations to make the property more liveable for tenants.
13. Sadly the original bungalow was rendered unsafe by falling masonry from neighbouring properties during the quakes and had to be demolished.
14. Fortunately insurance enabled us to rebuild on the site. However because we were so committed to the area long-term, we decided to invest more of our own money beyond the insurance settlement to build a second property on the site. So today we have 2 properties in the area – 101 and 101a Salisbury Street.
15. We are long-term property investor/owners. We do not develop for a 'quick-flip'. So its important to us to have good quality properties in areas that make it possible to get long-term tenants. When we re-built the 2 new units we were careful to design them to provide a quality environment that people would be proud to call their home, including off-street parking to avoid adding to street parking in the area.
16. Of equal importance to the home itself, is the area it's in – having good environmental and amenity qualities and a strong sense of residential community.



101 Salisbury pre-quake



101 Salisbury post-quake

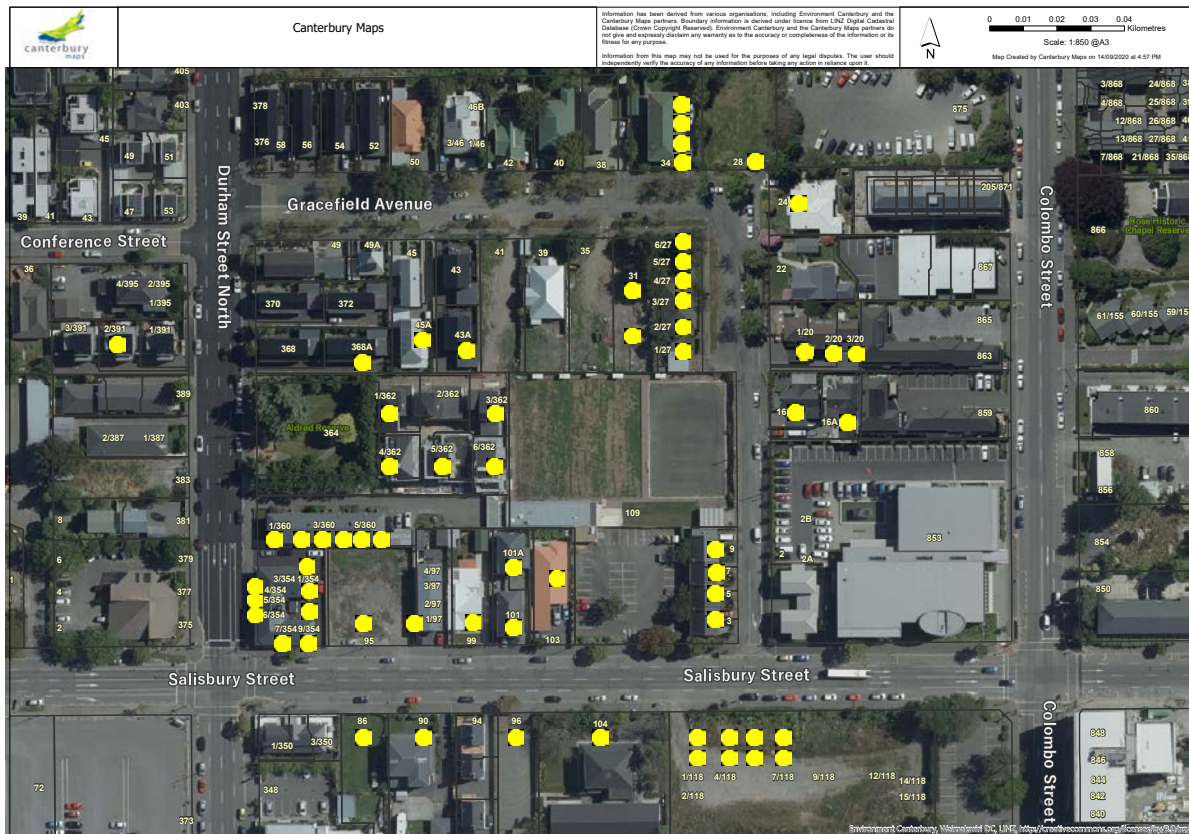


101 & 101a Salisbury today

The Salisbury West Community Preservation Group (SWCPG)

17. On Jan 31 2018, 14 resident and property owners met with Youth Hub Trustees, Drs. Phil and Sue Bagshaw, to hear about their plans for 109 Salisbury Street site.
18. Soon after, in February 2018, the SWCPG was formed to represent the interests of residents and owners of properties bordering, adjacent to, and in close proximity to the 109 Salisbury St site – in other words the people who would be impacted the most by the Youth Hub’s plans.
19. The SWCPG neighbourhood is the area surrounding 109 Salisbury Street with Gracefield Avenue, Durham Street and Salisbury Street as its perimeter.
20. However it’s important to acknowledge that neighbourhoods are defined by people and the relationships and communities they form with each other, not merely geographical constructs. Our membership consists of people who self-identify as a community in close proximity to 109 Salisbury Street.
21. Our membership:
 - a. 37 households and 60 individuals
 - b. SWCPG members are all owners of property in the affected area
 - c. SWCPG members collectively own a total of 60 properties (houses, flats and apartments) in the affected area (includes additional rental properties developed, owned and held by members of SWCPG)
 - d. 28 members of SWCPG have also made an individual written submission
 - e. 16 members of SWCPG are also members of VNA but have chosen to support SWCPG’s submission
 - f. 10 members of SWCPG will also be making an individual oral statement at the hearing.
 - g. 31 of SWCPG households have personally contributed towards the costs of opposing the applicants Resource Consent. Financial contribution was not a requirement of membership as we understand everyone has different financial circumstances, and we believe that this shouldn’t prevent people from being heard.

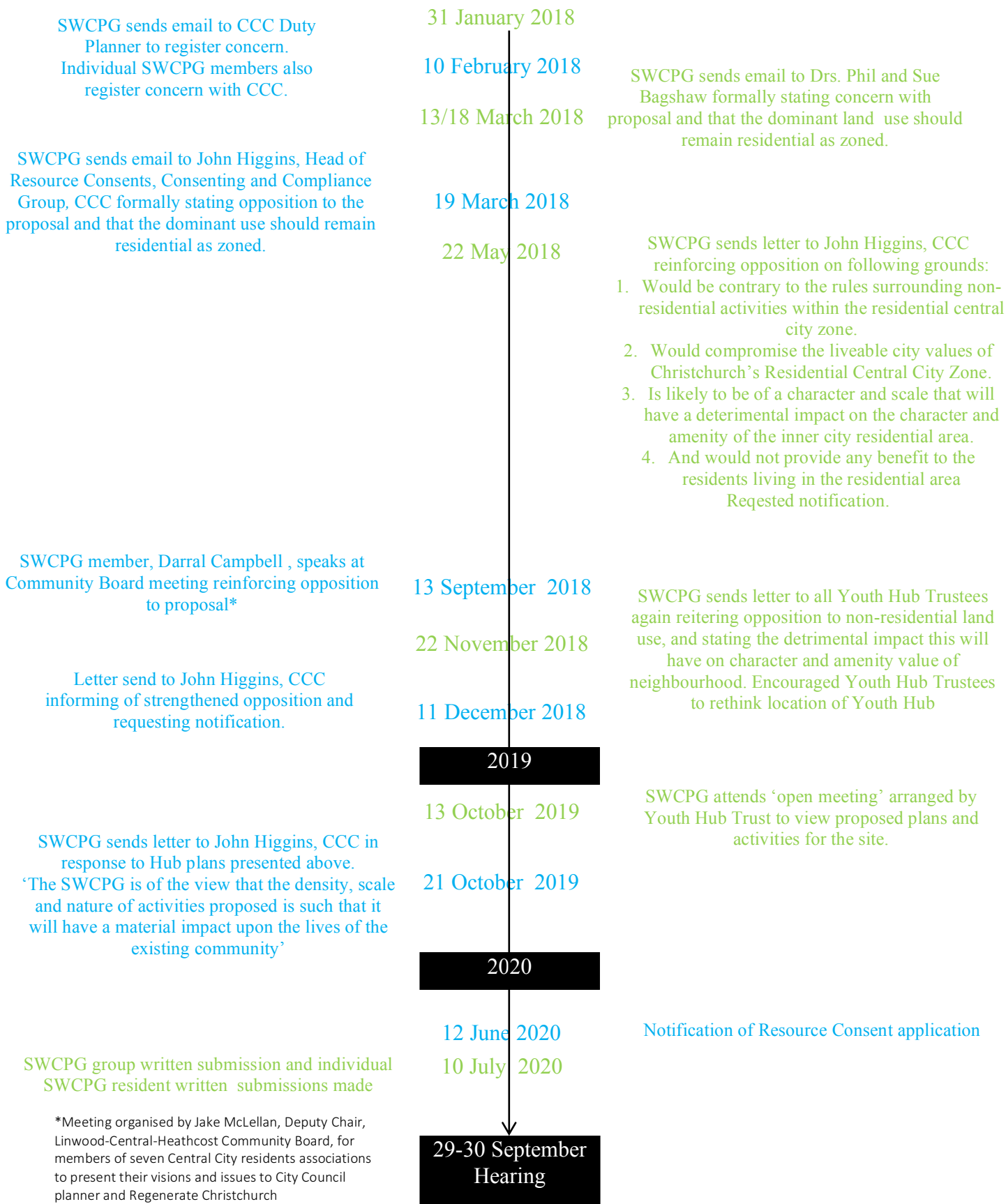
22. The locations of SWCPG member properties relative to the proposed Youth Hub site at 109 Salisbury Street are indicated on the following diagram. This illustrates the overwhelming opposition to the proposed Youth Hub that exists within our community. This diagram excludes VNA members opposed who are not members of SWCPG. Were the diagram to include these the strength of opposition would only be more apparent.



23. A detailed list of SWCPG members who have participated in the development of, and are supportive of this submission, are listed in Appendices.

Timeline of SWCPG activity to date

- 24. The SWCPG communicated its opposition, and reasons why, soon after the Youth Hub announced their plans for the site late January 2018.
- 25. Since then we have consistently restated and reinforced our opposition to all parties concerned, and have encouraged the Youth Hub to rethink the location of the Youth Hub at 109 Salisbury Street.
- 26. A timeline of key dates is on the following page. Copies of correspondence supporting the timeline are included in the Appendices.



A closer look at the Salisbury West Community

The following insights are taken from a survey of SWCPG members.

27. We are a diverse mix of people.

The majority of people in the Salisbury West Community are adults aged 45-64. The average household size is 2 people and they tend to be a mix of couples with no children living at home, and single people living alone. While most people describe themselves as working empty-nesters, they stress the importance of extended family and grandchildren in their lives, and the important role that their home plays in this.

'We're empty nesters, but we also often have family and friends staying so our home is never empty for long periods of time.'

Mataera

'We probably have different family members, children and grandchildren staying here with us at last 6 different times a year.'

Jamieson

These people are complemented with a mix of

- families with adults in the 25-44 age bracket, children aged 10-14 , and 'boomerang' adult children living at home
- retirees

The average length of time our members have lived in the area is 10 years. Several people have lived here for over 10 and even 20 years. One member has been in the area for 32 years. We have also seen the welcome arrival of several new residents in the last 5 years.

28. However this only tells half the story.

Of greater relevance is the relationship that residents have with the area, and what that tells us about why people are attracted to our community, and why they stay.

29. Our community is in a 'deeply committed' relationship with the area they live in

30. People who choose to live here tend to stay and put roots down. If they do leave chances are that they'll be back.

- At least 6 couples or families have owned more than one home in the neighbourhood in their lifetime, with one couple moving between 3 different homes in the community.
- At least 5 couples, families or individuals have moved away from the area only to return at a later date.

'I feel passionate about retaining the character of the neighbourhood. I have recently purchased 7 Gracefield Avenue. My mother purchased number 39 in 2000, and I lived there with her as a teenager from 2000 till 2004, and again on and off until she died in 2017. Mum was a single mum working full time raising two teenage daughters and I'm sure that being in a quiet, safe neighbourhood with people she knew well made it easier for her. I am also familiar with the house next door as it is owned by the parents of a very dear friend of mine. It's lovely to be back in the neighbourhood and reconnected with our old stomping ground.'

Sweetman

31. People who choose to live here are not only emotionally invested. Many have also made a personal financial investment to increase and improve the residential amenity of the neighbourhood, with a view to both theirs and the community's future.

- At least 3 couples or families also own other houses in the area as well as the one they live in – which they intend to hold on to for the long term
- In addition at least 7 people who don't currently live in the area, have invested in either purchasing or developing property in the area that they either:
 - i. Intend to hold and rent for the long term
 - ii. or move in to it themselves once their children leave home, or as a retirement haven

'We bought the property to retire to the CBD. CCC gave the impression and also seems to be talking up how they are making efforts to encourage more to move into city living, therefore the DP for the CBD looked attractive to us.

We chose this area because we feel it meets the expectations of what we want in city living.'

Mataera

'I am hoping to retire in the next couple of years so bought this house to be a private retirement haven with a close-knit community feel that is close to the city.'

Copplestone

'The majority of owner/occupiers are middle aged or retired, seeking a quiet central neighbourhood to live in. As for our tenants, we are always careful to make sure that all our rental properties are occupied by responsible, considerate, working people'

Ruscoe & Stagg

'I bought this property as it is one of the two or three best places to live in, in inner city Christchurch. It is a lovely tree lined street with friendly neighbours. I have built 2 townhouses which I intend to live in later in my life when my children leave home.'

Law

What does this say about why people are attracted to our community, and why they stay?

32. The amenity value derived from living in our community can be summarised by 4 key themes.

a. A strong sense of belonging and community.

'We were welcomed so warmly by people we met on the street and who dropped in. The sense of Gracefield residents being connected to each other was palpable from the outset.'

Simpson

'We moved here to a quiet neighbourhood with a sense of community, wanting people next door, not businesses.'

Timms

'Having met a group of passionate residents fighting for the lifestyle that they have enjoyed for so many years, it highlighted to us that we have not made the wrong decision in buying the apartment in the area and wanting to move in for our retirement.'

Mataera

b. A quiet tranquil environment.

'It's peaceful, quiet, considerate and neighbourly.'

Matthews

c. The sense of safety and security that comes from being surrounded by residents who you know.

'It's a great place to live and we have many good friends here, who you can rely on at any time.'

White

'The community looks out for each other. Even as a landlord who doesn't live in the area I know that I can rely upon my Salisbury neighbour to let me know about anything to do with my rental property when it arises – often before my property manager does.'

Prentice

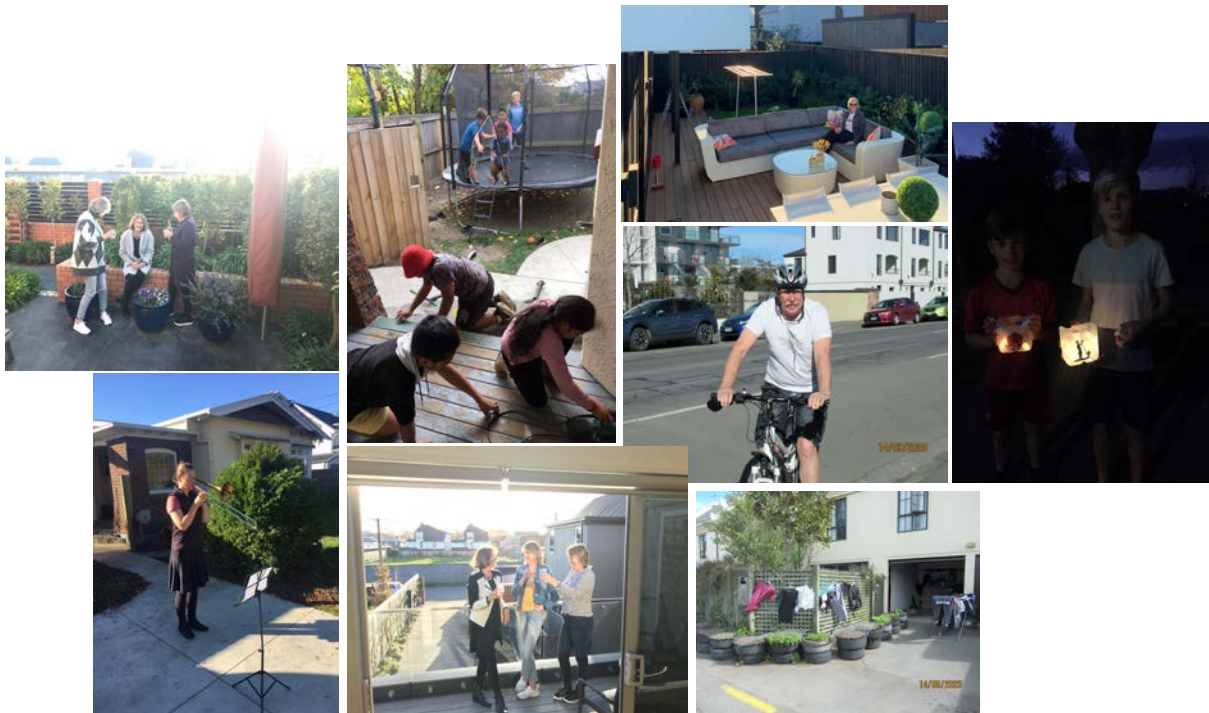
d. A residential coherence that promotes community interaction

'We chose to move here as it is like a suburb within the city 4 avenues. A real neighbourhood without being a high rise but with the inner city feel.'

Olds

33. SWCPG members repeatedly use the following words to describe the amenity value they derive from living in the area

Close-knit
Welcoming Considerate
Quiet Diverse Connected
Warm Friendly Haven Neighbourly
Happy Peaceful
Residential



Community spirit: working bees, get-togethers, quite relaxation, Anzac spirit

The Youth Hub development will irreversibly erode the existing residential amenity, character and community spirit of the neighbourhood.

34. The site is zoned for residential activities (Residential Central City) and within that context the District Plan anticipates residential activities to establish on the site.
35. The proposal, however, is a large-scale non-residential development. By our calculation¹ only 23% of land use will be devoted to residential activity.
36. The application is therefore largely non-complying.
37. The non-complying non-residential and commercial activities will be dominant, not subservient to the sheltered accommodation, do not require a residential zone and bring no benefits to the existing residential community.
38. The development will have a significantly negative impact upon the existing residential amenity, character and community spirit of the neighbourhood.
39. Further the proposed development will compromise one of the last, coherent residential areas in the inner city.

40. The proposed development will compromise the strong sense of belonging and community that already exists

- a. The proposed sheltered living component is transient in nature. It will not consist of permanent residents committed to integrating with the surrounding community the way that currently occurs, and in that respect is more akin to temporary and visitor accommodation.
- b. The dominant non-residential and commercial activity proposed is largely for the benefit of people outside of the surrounding community e.g. clients of social services, and staff of social services who will be working at the site. Again, these people will be 'visitors' and won't integrate with the community. No benefits from the non-residential and commercial activities on the site will accrue to the local community.

¹ Dormitory (west wing): 538.2 sq. metres; Residential units (east wing): 432.4 sq. metres. Total 970.6 sqm
Total site 4250 sqm, so only 23% of total land devoted to residential activity. – B Manthei calculations

41. The proposed development will compromise the quiet, tranquil environment that already exists.

- a. The proposed development will create traffic and parking issues that are uncharacteristic of a residential area
- b. Our traffic assessment shows that more than 90% of negative traffic and parking impacts will be caused by non-residential and commercial site use
 - i. The large number of infrequent travellers (non-resident visitors and staff on-site), combined with the Youth Hub's proposed operational hours will fundamentally change the volume and nature of traffic in the area to be more like that in a commercial area.
 - ii. Rather than the predictable patterns you'd expect in a residential zone (daytime commuter traffic, evening domiciled traffic) traffic will come and go at all times of the day and night.
- c. Our traffic assessment also shows that the bulk of parking generation will come from visitors who are infrequent travellers to the site, are less aware of bus routes and alternative travel choices, and will be more likely to use a private vehicle.
 - i. Available parking will not accommodate this extra demand
 - ii. And will lead to unsafe driving behaviours.



Gracefield Avenue. Typical weekday congestion that will be compounded



Gracefield Avenue. Typical quiet weekend street that will be lost.

- d. A travel management plan will not mitigate against these as it can not be binding on third parties, such as the staff of other organisations/tenants and visitors to the site.
- e. The proposed development will bring with it noise which is uncharacteristic of a residential area – arising from traffic, mechanical plant, and non-residential activities such as events held at the proposed Youth Hub, amongst other things.
 - i. For example, use of roof top areas by residents and visitors will lead to potential noise nuisance

42. The proposed development will compromise the sense of safety and security that comes from being surrounded by residents who you know.

- a. Several properties adjacent to the proposed development will be overlooked and will suffer a loss of privacy, especially by visitors and staff from elevated positions such as the roof-top greenhouse and terraces with sightlines into backyards and interior living spaces.
- b. Whilst it is accepted that overlooking from permanent residential neighbours may occur in an inner-city zone, the effect on privacy is different when non-permanent visitors are concerned as they are here.
- c. Privacy issues arising will be more analogous to visitor accommodation - such as Airbnb, or hotels and motels which are not anticipated in the central city residential zones.
- d. In a close-knit residential community such as ours, residents derive a sense of safety and security from being amongst people they know, even if that means giving up a little bit of privacy to an overlooking neighbour.
- e. The proposed development will however lead to residents being looked-in on by non-permanent visitors who residents don't know.
- f. This will create a sense of unease that is in conflict with the values of the existing residential community



*Unit 3/362 Durham Street.
Backyard overlooked by West
boundary of proposed Youth Hub*

*Unit 3/362 Durham Street
Looking into backyard and dining area from
proposed Youth Hub*



*16 Gracefield Avenue. View from proposed Youth
Hub into bedroom window.*

43. The proposed development will compromise residential coherence and community interaction

- a. The scale and density of the of the non-residential component dominates the site and as a whole is inconsistent with the generally intimate scale and residential character of the area, and will detract from the residential appeal of the neighbourhood
- b. Due to the nature of the proposed activity, and in a failed attempt to mitigate environmental and amenity impacts, the design is of necessity ‘walled-off’ and disconnected from the surrounding community
- c. The significant majority of the Youth Hub’s users will be out-of-area staff and visitors using the non-residential facilities e.g. various health and social services, attending events within the hub complex etc. - and not integrating with the local community.

- d. Overall, the proposed development will result in a poor urban design outcome, due to the building and site design, lack of physical and community interaction with the street and neighbours, and reduced residential coherence.
- e. It therefore can't be argued that the proposal in anyway integrates with or adds to the community
- f. Quite the opposite – its very placement in the heart of an established community, bounded by residents on all sides, means that it will destroy the cohesion of the community that already lives there
- g. The proposed development will compromise one of the last, coherent residential areas in the inner city.

44. In conclusion, the SWCPG seeks that the application be declined in full.

Appendix # : List of members and the addresses of their properties

Household	Name	Address	SWCPG members per hhold	SWCPG member # properties owned	SWCPG donor	Also VNA member	Also made individual written Submisson opposing	Also making oral statement at Hearing
1	Marianne and John Davidson-Beker	3 Gracefield Avenue	2	1				
2	Walter Logeman and Kate Tapley	5 GraceField Avenue	2	1			2	2
3	Bridie Sweetman	7 Gracefield Avenue	1	1				
4	Lew Johnson and Patricia O'Brien	9 Gracefield Avenue	2	1				
5	Mike and Dianne Little	16 Gracefield Avenue	2	1				
6	Diane Ammar	16a Gracefield Avenue	1	1				
7	Garry Huata	1/20 Gracefield Avenue	1	1				
8	Graham and Agnes White	2/20 Gracefield Avenue	2	1				
9	Barbara Burry	3/20 Gracefield Avenue	1	1				
10	Bryce and Kylie Matthews	24 Gracefield Avenue	2	1				
11	Stephen and Jeanette Simpson	27 Gracefield Avenue	2	1				
12	Elizabeth Harris	28 Gracefield Avenue	1	1				
		34 a,b,c,d Gracefield Avenue		4				
13	John and Karen Law	31 Gracefield Avenue	2	1				
		31a Gracefield Avenue		1				
14	Lorna and Malcolm Timms	43a Gracefield Avenue	2	1				
15	Ian and Wendy White	45a Gracefield Avenue	2	1				
16	Dean Cameron	86 Salisbury Street	1	1				
		90 Salisbury Street		1				
17	Mike Ruscoe	95 Salisbury Street	2	1				
18	and Sue Stagg	97 Salisbury Street		1				

Household	Name	Address	SWCPG members per hhold	SWCPG member # properties owned	SWCPG donor	Also VNA member	Also made individual written Submisson opposing	Also making oral statement at Hearing
		354 Salisbury Street Apts 1-9		9				
		360 Salisbury Street Apts 1-6		6				
19	David Sheppard and Estate of J Rout	96 Salisbury Street	1	1				
		104 Salisbury Street		1				
20	Murray Jamieson	99 Salisbury Street	2	1				
21	Michael Prentice and Kevin Giles-Pain	101a Salisbury Street	2	1				
		101b Salisbury Street		1				
22	Vince Williams	103 Salisbury Street	1	1				
23	Alan and Paula Renwick	118 Salisbury Street Apt 304	2	1				
24	Clare and Mark Mataera	118 Salisbury Street The Penthouse at A314	2	1			2	
25	Les Mounce and Jan Colley	118 Salisbury Street Townhouse 5TF	2	1				
26	Phil and Sharon Doole	118 Salisbury Street Apt A209	2	1				
27	Joan Farres-Rabanal and Elia Forcen-Gomez	118 Salisbury Street Unit 310	2	1				
28	Paul and Rebecca Honiss	118 Salisbury Street Unit 309	2	1				
29	Denis and Sandie Riley	118 Salisbury Street Unit 305	2	1				
30	Kate Leighton	118 Salisbury Street Apt 103	1	1				
31	Peter and Sharon Olds	Unit 1 362 Durham Street	2	1				
32	Jill Copplestone	Unit 3 362 Durham Street	1	1				

Household	Name	Address	SWCPG members per hhold	SWCPG member # properties owned	SWCPG donor	Also VNA member	Also made individual written Submisson opposing	Also making oral statement at Hearing
33	Gail Gillon	Unit 4 362 Durham Street	1	1				
34	Mark Dixon and Susan Hamer	Unit 5 362 Durham Street	2	1				
35	Julia Gordon	Unit 6 362 Durham Street	1	1				
36	Richard and Beverley Hall	368a Durham Street	2	1				
37	Garth and Lynda Stearn	2/391 Durham Street	2	1				
37			60	60	31	16	28	10

Appendix #: March 13 and 18 2018. Email to Youth Hub Trustees Philip and Sue Bagshaw

From: Philip & Susan Bagshaw p.s.bagshaw@gmail.com
Subject: RE: 109 Salisbury Street
Date: 18 March 2018 at 8:38 PM
To: Michael.Prentice michaelp@iconz.co.nz



Dear Michael
Thank you for your letter. Your concerns are noted.
I am sure we will talk again
Yours sincerely
Sue
Dr Sue Bagshaw
Chairperson Youth Hub Trust Te Hurihanga o Rangatahi
Mobile +64 21 355 730
Email p.s.bagshaw@gmail.com

-----Original Message-----
From: Michael.Prentice [mailto:michaelp@iconz.co.nz]
Sent: Tuesday, 13 March 2018 7:39 p.m.
To: p.s.bagshaw@gmail.com
Subject: 109 Salisbury Street

Dear Sue,

we have noted with interest the recent media items in which you have presented information about your proposed Youth Trust development on the former Canterbury Bowling Club site at 109 Salisbury Street.

While your proposed activity is worthwhile, as nearby residents we have concerns about that activity taking place on this particular site. The underlying zoning is residential, and we believe that should remain the principal activity. Doing anything else would require a Resource Consent.

While we respect your right to speak to the media we are concerned that the case being presented to and reported by the media creates the impression that your proposed development is proceeding when in fact as of today Christchurch City Council have still not received a resource consent application for your proposed use.

Therefore this email is to register that we have concerns about your proposal and may well oppose it in any resource consent hearing. I also understand that the Victoria Neighbourhood Association has similar concerns about the loss of residential land, and will also be closely studying any application when such is formally lodged.

Yours faithfully,

Michael Prentice
Gracefield Residents Group

Appendix # : 19 March 2018. E-mail to John Higgins, CCC

From: Michael.Prentice michaelp@iconz.co.nz
Subject: To John Higgins. Re: Proposed Youth Hub Trust development 109 Salisbury Street
Date: 19 March 2018 at 10:02 AM
To: john.higgins@ccc.govt.nz
Cc: mayor@ccc.govt.nz, deon.swiggs@ccc.govt.nz



Dear John,

We have noted with interest the recent media items regarding the proposed Youth Hub Trust development on the former Canterbury Bowling Club site at 109 Salisbury Street.

While we respect the Youth Hub Trust's right to speak to the media we are concerned that the case being presented to and reported by the media creates the impression that the proposed development is proceeding when in fact as of last week Christchurch City Council had still not received a resource consent application for the Trust's proposed use.

We also note the Anglican Church's intention to bless the site and launch their fundraising campaign on March 22. We find the launch of a fundraising campaign and the signing of a lease with the Youth Hub Trust (which we are told by Sue Bagshaw is imminent) curious given the necessary consents have yet to be gained.

While the proposed activity is worthwhile, as nearby residents and owners we have concerns about that activity taking place on this particular site. The underlying zoning is residential, and we believe that this should remain the principal activity. Doing anything else would require a Resource Consent.

Therefore the purpose of this email is:

1. to register that we have concerns about the proposal and may well oppose it in any resource consent hearing
2. to seek your assurance that this is not a 'done deal'; that the appropriate consenting processes will be followed; and that the local community's voice will be heard and taken into consideration before any firm decisions are reached.

We also understand that the Victoria Neighbourhood Association has similar concerns about the loss of residential land, and will also be closely studying any application when such is formally lodged.

Yours faithfully

Michael Prentice
Salisbury West Community Preservation Group

cc Mayor Lianne Dalziel. mayor@ccc.govt.nz
cc Cr. Deon Swiggs. deon.swiggs@ccc.govt.nz

Appendix #: 22 May 2018. Letter to John Higgins, CCC requesting notification

22 May 2018

John Higgins
Head of Resource Consents
Consenting and Compliance Group
Christchurch City Council
PO Box 73015
Christchurch, 8140
John.higgins@ccc.govt.nz

Dear John,

Re: Proposed Youth Hub Trust development 109 Salisbury Street

Your e-mail of 23.3.18 acknowledged that you had been contacted by several property owners adjacent to 109 Salisbury Street expressing concern and opposition to this proposed development.

I have attached a map identifying the number and location of property owners immediately adjacent to the site who have formed the Salisbury West Community Preservation Group (SWCPG) in opposition to the proposed development. This map clearly shows the strength of local opposition to the proposed use of this site.

Note the SWCPG consists of those property owners adjacent to 109 Salisbury Street and therefore the most immediately affected. We understand the wider Victoria Neighbourhood Association also shares our concern and will be adding their voice to ours in opposition to the proposed use of the site.

Collectively we believe that the proposed use of this site:

1. would be contrary to the rules surrounding non-residential activities within the residential central city zone,
2. would compromise the liveable city values of Christchurch's Residential Central City Zone,
3. is likely to be of a character and scale that will have a detrimental impact on the character and amenity of the inner city residential area,
4. and would not provide any benefit to the residents living in the residential area.

Appendix #: September 13 2018. Speaking notes for Community Board meeting presentation by SWCPG member Darral Campbell

Hello. My name is Darral Campbell.

I represent the Salisbury West Community Preservation Group.

Our group comprises the clear majority of property owners and residents, 28 households as of today, immediately adjoining or adjacent to the proposed Youth Hub development at 109 Salisbury Street.

We have notified CCC of our opposition collectively and individually via the Duty Planner since March of this year and formally by letter in May.

Opposition to the proposed use of the site also exists across the wider inner city community and has been formally tabled to CCC via the Victoria Neighbourhood Association.

We oppose the proposed Youth Hub because:

1. It would use a large block of inner city land in the Central City Residential Zone for what we understand to be mainly non-residential purposes
2. It will have a directly negative impact on the residential properties adjoining and adjacent – who we represent.

Our inner-city community has already lost large tracts of land and we don't want to lose any more.

Specifically, we believe that the proposed use of this site:

1. Would be contrary to the rules surrounding non-residential activities within the residential central city zone,
2. Would compromise the liveable city values of Christchurch's Residential Central City Zone i.e. it goes against encouraging people to live in the central city
3. Is likely to be of a character and scale that will have a detrimental impact on the character and amenity of the inner city residential area
4. Would not provide any benefit to the residents living in the residential area.

Even with some people living on site (i.e. teenagers 16-25) they would be living there for short periods of time only, meaning the development would not be residential in the sense of neighbourhood and community.

We therefore request CCC confirm that:

1. our group will be notified – either formally or informally when a resource consent application is lodged,
2. and that it also be public notified

Appendix #: 22 November 2018. Letter to Youth Hub Trustees

Salisbury West Community Preservation Group
c/- michaelp@iconz.co.nz

22.11.18

To members of Te Hurihanga ō Rangatahi-The Youth Hub Trust:

- Sue & Philip Bagshaw p.s.bagshaw@gmail.com
- Derek Benfield, c/o Sue Bagshaw
- Jules Fulton, Fulton Hogan PO Box 39185, Christchurch 8545
- Judge Rob Murfitt, c/o Sue Bagshaw
- Philip Siataga, MHAPS PO Box 21020 Edgware, Christchurch 8143
- Roger Sutton, c/o The Anglican Centre PO Box 4438, Christchurch 8140
- Ingrid Taylor, Taylor Shaw Barristers & Solicitors PO Box 1123, Christchurch 8140
- Andrea Dahl, Brainwave Trust PO Box 55206, Eastridge, Auckland 1146

cc:

- Members of the Salisbury West Community Preservation Group
- John Higgins, Head of Resource Consents john.higgins@ccc.govt.nz
- Jake McClellan, Deputy Chair & Christchurch Central representative, Linwood-Central-Heathcote Community Board
- Sheila Hailstone, Chair, Victoria Neighbourhood Association Inc., Sheila.hailstone@xtra.co.nz
- Marjorie Manthei, Membership, Victoria Neighbourhood Association Inc., mm1946@xtra.co.nz

Proposed Youth Hub Site 109 Salisbury Street

This letter is being sent to all members of Te Hurihanga ō Rangatahi -The Youth Hub Trust, as listed on your website.

The SWCPG is a group of concerned neighbours formed in opposition to the proposed Youth Hub development at 109 Salisbury Street. Our members are directly adjacent and close to the site, and will therefore be most impacted by the size, scale and nature of activity proposed by the Youth Hub.

We note that the Victoria Neighbourhood Association Committee (VNA) has also written to Youth Hub Trustees raising similar concerns.

Given the number of media releases and notices of fund-raising activities from the Trust, we want to ensure that all Trust members are aware of the level of opposition to your proposed use of the former Canterbury Bowling Club site at 109 Salisbury Street.

We support the VNA's long standing opposition to ANY form of non-residential land use. We believe the proposed Youth Hub compromises the liveable city values of Christchurch's Residential Central City Zone i.e. it goes against encouraging people to live in the central city. Our inner-city community has already lost large tracts of land and we don't want to lose any more.

We are also concerned the character, size and scale of the proposed Youth Hub will have a directly negative impact on the residential properties immediately adjoining and adjacent - who we represent. We believe it will detrimentally impact the character and amenity value of the neighbourhood, and that it will not provide any benefit to the residents living in the residential area. A map is attached illustrating how the location is surrounded closely by neighbouring properties who stand to be negatively affected. This also shows the scale of impact on the whole neighbourhood.

Members of the SWCPG have expressed our opposition collectively and individually in regular communication with City Council duty planners since March of this year, and formally by letter to John Higgins, Head of Resource Consents in May.

We have also expressed our concern at a community meeting organised by Jake McLellan (Deputy Chair, Linwood-Central-Heathcote Community Board) for members of the seven Central City residents' associations to present their visions and issues to City Council planners and Regenerate Christchurch.

The purpose of this letter is to inform you of the opposition to the Trust's proposed use of this site and to encourage you to rethink the location of the Youth Hub.

Regards,

Michael Prentice
On behalf of the Salisbury West Community Preservation Group

Salisbury West Community Preservation Group
c/- michaelp@iconz.co.nz

11.12.18

John Higgins
Head of Resource Consents
Christchurch City Council
John.higgins@ccc.govt.nz

cc:

Members of the Salisbury West Community Preservation Group
Cr. Dean Swiggs, Deon.Swiggs@ccc.govt.nz
Jake McClellan, Deputy Chair & Christchurch Central representative, Linwood-Central-Heathcote
Community Board
Sheila Hailstone, Chair, Victoria Neighbourhood Association Inc., Sheila.hailstone@xtra.co.nz
Marjorie Manthei, Membership, Victoria Neighbourhood Association Inc., mm1946@xtra.co.nz

Proposed Youth Hub Site 109 Salisbury Street

Dear John,

I first wrote to you in May regarding the strength of opposition amongst neighbours to the proposed use of the site at 109 Salisbury Street, and have copied you on correspondence since – including a recent letter to Trustees of the Youth Hub. We have also expressed our concern at a community meeting organized by Jake McLellan.

The numbers of residents in our group has grown since May and is now the clear and overwhelming majority of people owning and living in property in the near vicinity of the site. A map is attached supporting this.

Add to this the concerns of the wider group of residents expressed via the Victoria Neighbourhood Association Committee (VNA) and it is very clear that community interest in the use of this site is acute to say the least.

We believe that the strength of opposition to the use of the site is such that any application must be notified as it is very clearly in the public interest.

We seek your assurance that this will happen.

Yours faithfully,

Michael Prentice
On behalf of the Salisbury West Community Preservation Group

Appendix #: 21 October 2019. Letter to John Higgins, CCC requesting notification

Salisbury West Community Preservation Group

21 October 2019

John Higgins
Head of Resource Consents
Consenting and Compliance Group
Christchurch City Council
PO Box 73015
Christchurch, 8140
John.higgins@ccc.govt.nz

Dear John,

Re: 109 Salisbury Street – proposed Youth Hub site

I am writing on behalf of members of the Salisbury West Community Preservation Group (SWCPG) – a group of land owners and residents near and immediately adjacent to the Youth Hub proposed for 109 Salisbury Street.

A map is attached showing the membership of our group.

The SWCPG has reviewed the proposed plans and activities presented by the Youth Hub at a consultation meeting on October 13.

The SWCPG supports the position of the Victoria Neighbours Association (VNA) which seeks to limit the loss of sites zones residential to non-residential use.

In addition the SWCPG is of the view that the density, scale and nature of activities proposed is such that it will have a material impact upon the lives of the existing community.

Given the strength of concern that exists amongst the vast majority of people owning and living in close proximity to the site, we believe it is essential that any application for Resource Consent received by the Youth Hub be subject to a notified process so that all interested parties can have the opportunity to be democratically involved in its consideration.

Please ensure that the SWCPG (michaelp@iconz.co.nz) is listed as one of the parties to be notified.

Kind regards,

Michael Prentice
Cc: SWCPG members