

**BEFORE THE HEARINGS PANEL
CHRISTCHURCH DISTRICT PROPOSED PLAN CHANGE 4**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Plan Change 4 to the
Christchurch District Plan: Short Term Accommodation

**EVIDENCE OF DAVID PLOM
ON BEHALF OF SISTER EVELEEN RETREAT HOUSE BOARD**

ENGINEERING

19 OCTOBER 2021

My name is David Plom. I am employed by Christchurch City Council and my substantive role is Team Leader, Transport, Technical Services and Design, where I lead a team of traffic engineers and roading designers. My current role is Acting Unit Manager, Technical Services and Design, Christchurch City Council. I have been employed by Council since 2019.

I hold a Bachelor of Engineering (Civil) from the University of Auckland as well as a New Zealand Certificate of Engineering (NZCE). I am a full member of Engineers New Zealand.

Whilst this is not an Environment Court hearing, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise.

I am here today in a private capacity, having made a submission to the Proposed Plan Change 4 as a board member of Sister Eveleen Retreat House. My 3-year term on the board commenced during the earthquake repairs in 2018 and my role to re-establish the activity of the retreat house is now complete.

I have over thirty years' experience in development and infrastructure services engineering in New Zealand and overseas.

I am a resident of Sumner and very familiar with the steep terrain and access challenges of properties on Scarborough Head, and particularly Whitewash Head Road. Many properties were developed without drive-on access and repairs and rebuild of earthquake damage has been extremely challenging and expensive. I have witnessed the use of concrete pumps, cranes and a helicopter to effect demolition and building works.

The Sister Eveleen Retreat House at 6 Whitewash Head Road is founded on solid rock as evidenced by the cut rock face at the road frontage. The activity of the retreat house continues now much as it was when it was first established nearly 100 years ago. Access is available only by people prepared to walk from the road.

Whitewash Head Road is steep, narrow, and one way with very little turnaround or carparking. For practical purposes, the nearest on street visitor parking is in the vicinity of the Scarborough Paddling Pool on Heberden Ave.

Requiring compliant carparking on this site, in my professional opinion, would be so impractical and costly as to render any accommodation facility in accordance with Plan Change 4, economically unviable.

SISTER EVELEEN

RETREAT HOUSE

SERH Directors Summary

Edward O'Connor, SERH Director

My name is Edward O'Connor. My role is the Director of Sister Eveleen Retreat House (SERH). I have been employed by the SERH Governing Board since April 2020 and hold a license from the Anglican Diocese of Christchurch.

Sister Eveleen Retreat House has been a quiet, but integral part of the Sumner community since its establishment in the 1920s. Sister Eveleen Barklie of the Community of the Sacred Name bequeathed the property to the Anglican Diocese of Christchurch in 1939 with the request it be used as a *House of Spiritual Help and Prayer*. After a period of hiatus following the Christchurch earthquakes, the house is now starting to re-establish its ministry. We have recently registered as a charity and are dependent on a combination of earned income and donations to cover our operating costs.

The ministry model of the house focuses on this idea of spiritual help and prayer. We offer guided Christian retreats and host church groups for their own retreats. We also offer low-cost accommodation of people wishing to have their own time of reflection and prayer.

Although accommodation is a component of what we offer, our primary offering is spiritual. To address 7.20.6 from the planning report, the house operates under a statute of the Anglican Church that prohibits its use for anything other than Christian retreats. We have tabled a calendar of planned retreats for 2022 that provide details on the retreats we will be running. The statute also means we say no to people who wish to use the facilities for more general purposes such as wellbeing retreats and corporate days. We also run prayer services three times a day, during the week, which are becoming a popular part of the spiritual life of the Sumner community. The house is, in many ways, a bit like a monastery where you can stay the night, if you wish. For that reason, we've decided not to use the Airbnb platform as the outcome of trialling this system was people were turning up with intentions that weren't conducive to the spiritual nature of the house. We are now only available for booking through our website.

In terms of occupancy levels, we're a very small operation. At its peak, prior to the earthquakes, the house averaged between 2 and 3 occupants per night. In response to 7.20.8 from the planner's report, we have tabled a director's report describing the scale of the activity prior to September 2010. To address 7.20.4, currently our occupancy is less than 2 people per night, on average. We don't have plans to expand greatly beyond pre-earthquake levels. From next year, we will be running 2 retreats per month (see tabled calendar) with a limit of 6 people on each retreat. The rest of the time we expect to have between 0 and 3 people staying, depending on the season. We'll also be

offering spiritual direction by appointment and continuing to run prayer services that are open to the public.

At present, we have 12 beds available, however occupancy rarely exceeds 6. However, there are 3 or 4 occasions per year where a larger group makes use of all our beds. The only exception to this has been for particular events (such as a Christmas Carol service or open day) when we might briefly host 30 people or more. As we have no plans to increase the scale of our activities, we would more than happy to accept a limit on overnight visitor numbers.

SISTER EVELEEN

RETREAT HOUSE

30 September 2021

City Planning Unit
Christchurch City Council
PO Box 73012
Christchurch 8154

To the Head of Planning

Re: Occupancy at Sister Eveleen Retreat House

The Board of Sister Eveleen Retreat House (SERH) submits that the core function of the property located at 6 Whitewash Head Road is of a spiritual nature. SERH helps people by providing a still and quiet space for individuals and groups to connect with God and find greater wholeness in their lives.

The house offers accommodation solely for Christian spiritual retreats. To ensure this remains the case, SERH has a statute prohibiting its use for any non-spiritual purposes. The maximum number of people to be accommodated overnight on the property (including the house director) is 13. This maximum on average might be reached once or twice a year. Our average occupancy rate in the past year is approximately 2 guests per night with groups of 6-8 around twice a month.

Yours sincerely



Edward O'Conner
Director
Sr Eveleen Retreat House

SISTER EVELEEN

RETREAT HOUSE

29 September 2021

City Planning Unit
Christchurch City Council
PO Box 73012
Christchurch 8154

Dear Sir

Re: Occupancy at Sr Eveleen Retreat House – planner recommendation

The Board of Sister Eveleen Retreat House accepts the recommendation of the Christchurch City Council planner stating:

“I recommend that, subject to further information provided by the submitter, the decision requested be accepted in part but that the site should be scheduled as a spiritual activity with ancillary accommodation (potentially with caps on visitor numbers) rather than given site specific zone rules as a visitor accommodation activity”

We have forwarded information about a potential cap for accommodation numbers.

Sincerely

Glenda M Prosser.

Glenda Prosser

Chair,
Sister Eveleen Retreat House Board

Sr Eveleen Retreat House

Directors' Report for months of October/November 2010

Occupancy

Occupied bed nights for period	159
[2.6 per night average]	
Number of day groups in this period	4
Number of Groups using retreat house for at least 1 o/n stay	9
Number of individuals known to be Anglican	58

Comments re nature of groups

Day bookings: Blokes Group, Anglican Diocese, Jeans Group, Coptic Church.

Overnight bookings: Anglican Diocese Archdeacons, Anglican Diocese Ordinands Retreat, Anglican Diocese Discernment weekend, Ind Christian Fellowship, City Church, St Christopher's, Forward Faith, Galilee Experience, Praxis.

Retreats organised by Directors: 1 Weekend Retreat, 1 Day Retreat (in Christchurch), 1 Day for Tertiary Chaplains at Bishop Julius.

Marketing: Ongoing. Request for e news submitted, broadly via e mail.

Health and Safety: No incidents or Accidents

Property :(includes garden)

2 visits of Gardener during this period, 4 hours each

Work required which needs approval of committee

- Covering of chairs in dining room quote to be tabled.
- Replacement of carpet in the retreat house.
- Tidy up of woodwork and paint work in the bedrooms.
- New Duvets and covers on beds in retreat house.

Future planning (including annex)

Plan for retreats and programmes underway for 2011.

Kevin off to Campion in Feb for a week, as part of the Team offering the Arrupe Course, a formation programme for givers of the Spiritual Exercises, and Spiritual Direction Formation, we are also discerning if this course could be offered here.

Visit of Margaret Silf in November, including a promotional evening for Sr Eveleen Retreat Centre, we suggest Friday 5th Nov.

Financial

Total \$10,447 invoiced for this period. Includes another \$1000 donation from our Parish 'Our Lady Star of The Sea' Sumner. Considering the parish has been badly damaged in the Earthquake this is a very generous offering which we are so grateful for.

General

We have reported to CPT some movement in the front veranda of the retreat house in the earthquakes, It was particularly noticeable after the November quake, and after we trimmed the rose in front of the retreat house. We offered the Diocese a room free of charge for a priest offering Diocesan support for quake related issues during this period.

Highlights / Low lights

The daily prayer rhythm continues at Sister Eveleen and underpins our work here. Continuing to provide a place of rest and replenishment, and spiritual direction for individuals who have arrived has been a priviledge.

We had our 8 day retreat at Campion Spirituality Centre in Melbourne, which was very refreshing and helped us keep focus after this very busy ministry period.

We are looking to hire some help with cooking for groups, and cleaning to help free the time we need to stay focused and develop the ministry of Sister Eveleen.

Kevin and Lyn Gallagher 20th Jan 2011

2022 Proposed Calendar of Retreats

January	February	March	April	May	June
1 Sa	1 Tu	1 Tu	1 Fr Anne Shave retreat	1 Su <i>Dio Disc retreat</i>	1 We
2 Su	2 We	2 We	2 Sa Anne Shave retreat	2 Mo	2 Th
3 Mo	3 Th	3 Th	3 Su Anne Shave retreat	3 Tu	3 Fr Writing Retreat
4 Tu	4 Fr	4 Fr	4 Mo EDD on Ignatian R	4 We	4 Sa Writing Retreat
5 We	5 Sa	5 Sa <i>Sabbath Retreat</i>	5 Tu EDD on Ignatian R	5 Th	5 Su Writing Retreat
6 Th	6 Su	6 Su Julian of N Retreat	6 We EDD on Ignatian R	6 Fr Hildegard R	6 Mo
7 Fr 2 Day Retreat	7 Mo	7 Mo Julian of N Retreat	7 Th EDD on Ignatian R	7 Sa Hildegard R	7 Tu
8 Sa 2 Day Retreat	8 Tu	8 Tu Julian of N Retreat	8 Fr EDD on Ignatian R	8 Su Hildegard R	8 We
9 Su 2 Day Retreat	9 We	9 We Julian of N Retreat	9 Sa	9 Mo	9 Th
10 Mo	10 Th	10 Th Julian of N Retreat	10 Su	10 Tu	10 Fr
11 Tu	11 Fr	11 Fr Julian of N Retreat	11 Mo	11 We	11 Sa
12 We	12 Sa	12 Sa Julian of N Retreat	12 Tu	12 Th	12 Su
13 Th <i>ICDF Retreat</i>	13 Su	13 Su	13 We Easter retreat	13 Fr	13 Mo
14 Fr <i>ICDF Retreat</i>	14 Mo	14 Mo	14 Th Easter retreat	14 Sa	14 Tu
15 Sa <i>ICDF Retreat</i>	15 Tu	15 Tu	15 Fr Easer retreat	15 Su	15 We
16 Su	16 We	16 We	16 Sa Easter retreat	16 Mo	16 Th
17 Mo	17 Th	17 Th	17 Su Easter retreat	17 Tu	17 Fr Xmas retreat
18 Tu	18 Fr	18 Fr	18 Mo	18 We	18 Sa Xmas retreat
19 We	19 Sa	19 Sa	19 Tu	19 Th	19 Su Xmas retreat
20 Th	20 Su	20 Su	20 We	20 Fr Teresa o A Retreat	20 Mo
21 Fr Meister Eckhart R	21 Mo	21 Mo	21 Th	21 Sa Teresa o A Retreat	21 Tu
22 Sa Meister Eckhart R	22 Tu	22 Tu	22 Fr	22 Su Teresa o A Retreat	22 We
23 Su Meister Eckhart R	23 We	23 We	23 Sa	23 Mo	23 Th
24 Mo	24 Th	24 Th	24 Su	24 Tu	24 Fr
25 Tu	25 Fr	25 Fr	25 Mo	25 We	25 Sa
26 We	26 Sa	26 Sa	26 Tu	26 Th	26 Su
27 Th	27 Su	27 Su	27 We	27 Fr	27 Mo
28 Fr <i>Retiree Retreat</i>	28 Mo	28 Mo	28 Th	28 Sa	28 Tu
29 Sa		29 Tu	29 Fr <i>Dio Disc retreat</i>	29 Su	29 We
30 Su		30 We	30 Sa <i>Dio Disc retreat</i>	30 Mo	30 Th
31 Mo		31 Th		31 Tu	

2022 Calendar

July	August	September	October	November	December
1 Fr Winter Creative R	1 Mo	1 Th	1 Sa	1 Tu	1 Th
2 Sa Winter Creative R	2 Tu	2 Fr Alu Retreat	2 Su 7 Day Retreat	2 We	2 Fr
3 Su Winter Creative R	3 We	3 Sa Alu Retreat	3 Mo 7 Day Retreat	3 Th	3 Sa
4 Mo	4 Th	4 Su Alu Retreat	4 Tu 7 Day Retreat	4 Fr	4 Su
5 Tu	5 Fr Beginner's Guide	5 Mo	5 We 7 Day Retreat	5 Sa	5 Mo
6 We	6 Sa Beginner's Guide	6 Tu	6 Th 7 Day Retreat	6 Su	6 Tu
7 Th	7 Su Beginner's Guide	7 We	7 Fr 7 Day Retreat	7 Mo	7 We
8 Fr	8 Mo	8 Th	8 Sa 7 Day Retreat	8 Tu	8 Th
9 Sa	9 Tu	9 Fr	9 Su	9 We	9 Fr 2 Day Retreat
10 Su	10 We	10 Sa	10 Mo	10 Th	10 Sa 2 Day Retreat
11 Mo	11 Th	11 Su	11 Tu	11 Fr	11 Su 2 Day Retreat
12 Tu	12 Fr	12 Mo	12 We	12 Sa	12 Mo
13 We Anne Shave retreat	13 Sa	13 Tu	13 Th	13 Su Desert Retreat	13 Tu
14 Th Anne Shave retreat	14 Su	14 We	14 Fr	14 Mo Desert Retreat	14 We
15 Fr	15 Mo	15 Th	15 Sa	15 Tu Desert Retreat	15 Th
16 Sa	16 Tu	16 Fr 2 Day retreat	16 Su	16 We Desert Retreat	16 Fr
17 Su	17 We	17 Sa 2 Day retreat	17 Mo ED on Ignatian R	17 Th Desert Retreat	17 Sa
18 Mo	18 Th	18 Su 2 Day retreat	18 Tu ED on Ignatian R	18 Fr Desert Retreat	18 Su
19 Tu	19 Fr 2 Day retreat	19 Mo	19 We ED on Ignatian R	19 Sa Desert Retreat	19 Mo
20 We	20 Sa 2 Day retreat	20 Tu	20 Th ED on Ignatian R	20 Su	20 Tu
21 Th	21 Su 2 Day retreat	21 We	21 Fr ED on Ignatian R	21 Mo	21 We
22 Fr Writing Retreat	22 Mo	22 Th	22 Sa	22 Tu	22 Th
23 Sa Writing Retreat	23 Tu	23 Fr	23 Su	23 We	23 Fr
24 Su Writing Retreat	24 We	24 Sa	24 Mo	24 Th	24 Sa
25 Mo	25 Th	25 Su	25 Tu	25 Fr	25 Su
26 Tu	26 Fr	26 Mo	26 We	26 Sa	26 Mo
27 We	27 Sa	27 Tu	27 Th	27 Su	27 Tu
28 Th	28 Su	28 We	28 Fr Ignatius Retreat	28 Mo	28 We
29 Fr	29 Mo	29 Th	29 Sa Ignatius Retreat	29 Tu	29 Th
30 Sa	30 Tu	30 Fr	30 Su Ignatius Retreat	30 We	30 Fr
31 Su	31 We		31 Mo		31 Sa