

CHRISTCHURCH DISTRICT PLAN



PROPOSED PRIVATE PLAN CHANGE 11  
HARVEY TCE AND FITZGERALD AVE

COPY OF SUBMISSIONS



## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	the whole plan change.
My submission is that	I oppose the whole plan change on the grounds of morality. People who originally owned this land were forced to sell to the crown under threats of cutting of services and were also told that the land could not be built on. Now they will find that not only can it be built on it has been sold to a property developer to make a profit on. On a visual impact point all people that were red zoned that drive by this site will be sickened to see housing for profit being built on previously red zoned land especially when the same opportunity was not afforded to them or even being made aware that this option could be a possibility,
I seek the following decision from the Council	I would like to see the whole plan change declined and for council to investigate which entity sold the red zoned land to the applicant and whether there was any advertising of the sale for other parties to attempt to purchase the land. I would also like the council to put in place either a change to the RMA or district plan so that this is not possible in the future or to require any proposed similar plan change be more widely advertised.
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	andrew
Last name	kendrick

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Name of organisation,  
if you are submitting  
on behalf of the  
organisation

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Address for service      121 Gayhurst Road Dallington

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Email                      adktrademe@gmail.com

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Phone                      0210770375

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**Office Use**

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Submission ID            47300

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Submitted Date          03/09/2022 17:09:11

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Submission Type        Online

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Attachments            No

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Notes                    No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	I'm submitting on ethical issues, so I do not have a legislative number
My submission is that	I am disgusted that a developer has been sold/transferred title of red zone land when the land was taken from the landowners as they were told they could not rebuild on it. Who ever made this decision did not see the heartbreak and stress that was involved in those communities .
I seek the following decision from the Council	I believe that none of the proposed changes should go ahead unless a proper review of these procedures has been done WITH consultation of the previous landowners and community. Yet again CCC let's their ratepayers down.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Philippa
Last name	Manningsmith
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	566 hereford street
Email	philippamanningsmith@gmail.com
Phone	0211757645

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**Office Use**

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Submission ID	47323
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Submitted Date	09/09/2022 17:36:23
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Proposed Private Plan Change 11
My submission is that	Most definitely OPPOSE !!! THEY HABVE NO RIGHT TO SHORT CUT A SYSTEM THAT WE ALL HAVE HAD TO ENDURE WITH THIS COUNCIL !!!
I seek the following decision from the Council	Proposed Private Plan Change 11-OPPOSED
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Garry
Last name	Thompson
Name of organisation, if you are submitting on behalf of the organisation	na
Address for service	22 Chardale Street Christchurch
Email	garry@hermpac.co.nz
Phone	21664174
<b>Office Use</b>	
Submission ID	47324

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Submitted Date	09/09/2022 18:59:24
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	A
My submission is that	I oppose the proposed changes. This is unfair and inequitable. Particularly for those who were coerced off their land after the quakes and redlining of their homes.
I seek the following decision from the Council	So not permit this change.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Joanne
Last name	Byrne
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	29 Patrick St
Email	jobyrne.slt@gmail.com
Phone	0212239876
<b>Office Use</b>	
Submission ID	47325

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Submitted Date	09/09/2022 22:15:55
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Totally unethical. Our whanau lived at 246 Fitzgerald Ave and 4 Harvey Tce for 37years and were forced to leave our family homes when it would have been an easy repair. This is very upsetting to us all that with an application and payment to the right people someone else can build here.
My submission is that	Totally unethical. Our whanau lived at 246 Fitzgerald Ave and 4 Harvey Tce for 37years and were forced to leave our family homes when it would have been an easy repair. This is very upsetting to us all that with an application and payment to the right people someone else can build here.
I seek the following decision from the Council	Leave it alone. Many families were forced to leave this land and it is another kick in the gut
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Tane
Last name	Robinson
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	65 Strathfield Avenue. Dallington
Email	tanerobinson@hotmail.com
Phone	021440190

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**Office Use**

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Submission ID	47326
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Submitted Date	09/09/2022 22:55:33
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	This land was bought from citizens of this city who were under stress and duress from the earthquakes. It is abhorrent that the council sees fit to profit from the resell of this land without the prior owners being given the opportunity to buy it back. The red zone is stunningly beautiful as nature has reclaimed it and the council and powers that be should be looking to protect it, not destroy for profit.
My submission is that	I oppose the specific provisions.
I seek the following decision from the Council	Either offer the land for sale back to the previous owners or leave the land be, for all to enjoy.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Cris
Last name	Fulton
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	6 Mountbatten St.
Email	jetsetgypsies@hotmail.com
Phone	0278616368
<b>Office Use</b>	
Submission ID	47327

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Submitted Date	10/09/2022 08:37:19
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Private land change 11
My submission is that	I Oppose these provisions
I seek the following decision from the Council	I would like to know how can housing can be developed in a red zone? All houses and land were bought after the 2910/2011 earthquakes as the land is deemed inhabitable.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Yannick
Last name	Carpentier
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	66 McGregors Rd
Email	pariskiwi2001@gmail.com
Phone	0220104367
<b>Office Use</b>	
Submission ID	47328
Submitted Date	10/09/2022 09:56:26

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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	5 Harvey Terrace and both addresses on Fitzgerald Ave listed
My submission is that	I support this area to be built on
I seek the following decision from the Council	More communication. This area makes sense for more residential housing to be put in place, but not all red zone area will be. I feel as though I had to go looking for this information to have my say.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	T
Last name	Scott
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	13 Jervois St New Brighton 8061
Email	kiwiamericans@gmail.com
Phone	0226492914
<b>Office Use</b>	
Submission ID	47329
Submitted Date	10/09/2022 10:03:28

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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Enable residential development on privately owned sites located on the outer edge of the Specific Purpose (Ōtākaro Avon River Corridor) Zone (SPOARC), at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave. Apply the Edge Housing Area overlay to 254 and a small part of 256 Fitzgerald Avenue to enable residential development in accordance with the Residential Suburban Density Transition Zone rules. Add 5 Harvey Terrace to a list of properties in Appendix 13.14.6.2 that can continue to be used for pre-earthquake activities within the SPOARC and be developed according to the provisions of the Residential Medium Density Zone.
My submission is that	I strongly oppose this plan change. The land was red-zoned and the original owners required to move because the land was deemed to be unsuitable for housing. So to now decide that the area can be re-zoned for housing sets a dangerous precedent. If allowed, how many more times will people want areas of the red-zone rezoned for housing? Will the red-zone become a crazy-quilt of privately-owned developments? This land was gifted simply because it is part of a cross-lease, which is bad enough, to then allow a zone change is completely against the spirit of the original red-zoning. As a Christchurch rate-payer, I do not want to see the Red-zone chopped up.
I seek the following decision from the Council	I want to see this application declined entirely and the red-zoning reinforced to stop anyone else trying this stunt. I personally know of another gifting of red-zone land and I promise you that if this change is approved, I will be contacting my local MP and the media.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Joanne

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Last name	Churcher
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Name of organisation, if you are submitting on behalf of the organisation	
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Address for service	45a Swans Road Richmond Christchurch 8013
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Email	jochchnz@gmail.com
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Phone	0212162800
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**Office Use**

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Submission ID	47330
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Submitted Date	10/09/2022 14:53:04
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

<p>Could you gain an advantage in trade competition through this submission?</p>	<p>No</p>
<p>If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?</p>	<p>Not applicable</p>
<p>The specific provisions of the plan change that my submission relates to are as follows.</p>	<p>I specifically object to the inclusion of Parts of 7/254 and 8/254 Fitzgerald Ave, and 9-20/5 Harvey Tce being zoned for residential medium density. I equally object to Inclusion of Flat 5/254 and Flat 6/254 Fitzgerald Avenue, parts of the properties at Flat 7/254 and Flat 8/254 Fitzgerald Avenue, and parts of Flat 2/256 and Flat 4/256 Fitzgerald Avenue, Richmond, comprising area A on the Proposed Future Site Boundaries Plan - Lots A, B and C shown below, in the Edge Housing Overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.</p>
<p>My submission is that</p>	<p>This is a clear, and serious, example of socialising the losses and privatising the gains and is ethically untenable. When we were told of situations where land was literally to be given to remaining owners, we were told it was simply in cases where there were very messy cross-leases and the cost to clear them up was such that it was easier just to give the land away. While not ideal (because after all, many people left reluctantly and felt they were forced out), it was seen as making the best of a bad deal. At no point, did those of us who reluctantly accepted it think that those people who had already gained a gift of free land would then be able to pocket enormous private profit by developing and selling the land, or acting as landlords to others. This is totally contrary to the spirit of the Regeneration Plan. It is one thing for edge housing to be developed as part of the plan, where proceeds from the sale and/or lease go back into development of the rest of the OARC. There the public good benefits from the development. But when the proceeds of development go to private individuals, or trusts, then there is no benefit at all to the public good. Worse than that, it is highly likely that at least some of the original land owners felt they were forced off the land and/or were financially seriously disadvantaged by being red zoned. To allow another individual to accrue significant profit as a result of their loss is untenable.</p>
<p>I seek the following decision from the Council</p>	<p>The land in question should not be allowed to be developed for housing while remaining in private ownership. The private owner should be limited to existing uses.</p>

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Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
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If others make a similar submission would you consider presenting a joint case at the hearing	Yes
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First name	Ashley
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Last name	Campbell
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Name of organisation, if you are submitting on behalf of the organisation	
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Address for service	149A Tancred St, North Linwood, North Linwood North Linwood
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Email	ashleycampbell007@gmail.com
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Phone	+64274723158
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**Office Use**

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Submission ID	47331
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Submitted Date	10/09/2022 15:17:16
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	I was forced off this land lost family home. Give it back to those who lost their lands for free .
My submission is that	Give the land back to former red zone land owners
I seek the following decision from the Council	Give me back my land I was forced off.
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Geraldine
Last name	Allan
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	6 a Brooker Ave Burwood Christchurch
Email	leopardothedesignercat@gmail.com
Phone	0272366549
<b>Office Use</b>	
Submission ID	47332
Submitted Date	10/09/2022 15:50:31

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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	enable residential development on privately owned sites located on the outer edge of the Specific Purpose (Ōtākaro Avon River Corridor) Zone (SPOARC), at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave.
My submission is that	Oppose
I seek the following decision from the Council	The Otakaro Avon River corridor should not be built on! People we forced to leave after the earth quakes, it is totally wrong to now allow others to built there. This should be a green belt for the whole population to enjoy. In this time of climate change we need more green space with planting (e.g. to keep the city cool in heat waves). The owner should not be allowed to make a huge profit after he was gifted (!) the land as part of a cross lease. That is so wrong.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Ewout
Last name	van Bruchem
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	47 Swanns Road, Christchurch
Email	ewout.bruchem@lpc.co.nz
Phone	0226538209

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**Office Use**

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Submission ID	47333
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Submitted Date	10/09/2022 17:38:48
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Yes
The specific provisions of the plan change that my submission relates to are as follows.	N/A
My submission is that	N/A
I seek the following decision from the Council	N/a
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Sanjaya
Last name	Withanage
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	80b Brockworth place
Email	swithanage@gmail.com
Phone	0274568688
<b>Office Use</b>	
Submission ID	47334
Submitted Date	11/09/2022 03:46:01

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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Email	osneal@outlook.com
Phone	0223765305
Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	SPOARC and the Residential Suburban Density Transition Zone Rules
My submission is that	Overall, I support this plan change with amendments. An increase to the amount of housing on the SPOARC border will increase the use of the walking/cycling/running paths in the area and provide more housing for those who want to live near the city but not in it. It may ease traffic in the central city as the area is already well serviced by bus routes and is walkable, which, depending on the scope of the development, may ease a number of vehicles from travelling into the central city.
I seek the following decision from the Council	I would not like to see specific amendments made to the Plan Change, however I would like to see street level changes implemented following development of the sites. These street level changes include widening of the footpath in that area, making the area a "slow neighbourhood," creating a link with the Ōtākaro Avon River Corridor, and an accelerated upgrade of the Ōtākaro Avon River Corridor in the nearby area.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Oliver
Last name	Neal

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Name of organisation,  
if you are submitting  
on behalf of the  
organisation

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Address for service      Flat 1, 15 Draper Street Richmond Christchurch 8013

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**Office Use**

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Submission ID              47335

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Submitted Date            11/09/2022 08:58:47

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Submission Type          Online

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Attachments                No

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Notes                        No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Transfer of any property from the Otakaro Avon River Corridor Regeneration Plan without proper consultation/notification to the residents of Christchurch.
My submission is that	The expectation of the residents of Christchurch is that any transfer of ownership from the Otakaro Avon River Corridor Regeneration Plan area to private ownership would 1) first be offered to the previous owners and 2) be done in an open, public and notified manner. Has this been done in this case? What other properties have been transferred to private ownership (presumably for private development)?
I seek the following decision from the Council	That the land at 5 Harvey Terrace not be transferred to the list of properties in Appendix 13.14.6.2 until proper public consultation and notification is done for ALL properties which have been sold from the Otakaro Avon River Corridor Regeneration Plan area.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Charlene
Last name	Herring
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	2 Clifton Bay Clifton Christchurch 8081
Email	charlenelherring@gmail.com

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Phone	+64210326941
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**Office Use**

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Submission ID	47336
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Submitted Date	11/09/2022 10:37:56
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Submission Type	Online
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Attachments	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Enable residential development on privately owned sites located on the outer edge of the Specific Purpose (Ōtākaro Avon River Corridor) Zone (SPOARC), at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave.
My submission is that	I oppose this because of the precedent it sets for other developments of property on the edge of the Red Zone.
I seek the following decision from the Council	Total opposition.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	David
Last name	Newton
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	107 Normans Rd ChCh 8052
Email	djmjnewton@xtra.co.nz
Phone	0274398872
<b>Office Use</b>	
Submission ID	47337

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Submitted Date	11/09/2022 10:54:41
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Submission Type	Online
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Attachments	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Private Plan Change 11. The proposed usage of formerly Red Zone land to residential land. 254-256 Fitzgerald Avenue and 5 Harvey Terrace.
My submission is that	I oppose this on the following grounds: - Residents were forcibly removed from this land after the February earthquake of 2011. It was considered uninhabitable then, so why is it inhabitable now? If (and I hope not) it is to be re-developed, have the former residents been given first option. Furthermore, if it is to be given away, this is an insult to the former owners. With increased flooding from climate change, combined with sea level rise, it is very apparent that areas by the Christchurch rivers are to become increasingly vulnerable to flooding and are likely to contribute to the need for further retreat. The "green spine" proposal must be adhered to, and no encroachment from residential or industrial development should be allowed. We know how important this will be to biodiversity, wetland restoration, community health and tourism this will be. We also know how the restoration of wetlands will have a "sponge" effect on the city, helping to prevent flooding in nearby residential areas.
I seek the following decision from the Council	Reinstate the protection of all areas that were evacuated after the earthquakes and allow no further development, and support the restoration of the land. Ensure every issue regarding these areas is transparent and open to public consultation and discussion, particularly where iwi and groups such as Greening the Red Zone are concerned. Inform the public of any proposed changes.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes

First name	Juliet
Last name	Neill
Name of organisation, if you are submitting on behalf of the organisation	n a
Address for service	2 Brenchley Road, Lyttelton 8082
Email	juleitneill813@gmail.com
Phone	0210327014
<b>Office Use</b>	
Submission ID	47338
Submitted Date	11/09/2022 13:09:52
Submission Type	Online
Attachments	No
Notes	No

## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	No
The specific provisions of the plan change that my submission relates to are as follows.	I find it unacceptable that this plan change might include Land taken away from people as part of the red zoning and those people have no way of getting their land back
My submission is that	I oppose the plan change
I seek the following decision from the Council	Include previous Land owners and fine them preference too purchase acquire their land back
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Helmut
Last name	Berie
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	24 Fairway Drive Shirley
Email	helmut.berie@hotmail.com
Phone	0220454363
<b>Office Use</b>	
Submission ID	47339
Submitted Date	11/09/2022 13:18:23

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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Proposed Private Plan Change 11 to enable residential development at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave.
My submission is that	you made a promise to the people who sold you properties that you would not allow residential properties to be built again on the sections of the homes that had to be vacated. Keep your promises, no exceptions.
I seek the following decision from the Council	Say no to this change
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Rebecca
Last name	Finch
Name of organisation, if you are submitting on behalf of the organisation	n/a
Address for service	14 Howard st, chch 8024
Email	rebeccafinch41@gmail.com
Phone	0212966045

### Office Use

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Submission ID	47340
Submitted Date	11/09/2022 16:09:38
Submission Type	Online
Attachments	No
Notes	No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Enabling residential development on 5 Harvey Tce, 254 and 256 Fitzgerald Avenue.
My submission is that	I oppose the building of residential houses on land claimed back from residents who were affected by the Christchurch Earthquakes and red zoned. There is an incredible amount of multi occupancy housing already being built in the surrounding areas and we need to preserve our green spaces so that Christchurch can be a beautiful vibrant peaceful city not creating the slums of the future.
I seek the following decision from the Council	No allowance of any residential development on land reclaimed from red zoned residences.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Heidi
Last name	Connolly
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	212 Olliviers Rd Linwood
Email	heidicass@live.com
Phone	+64212345601

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**Office Use**

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Submission ID	47341
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Submitted Date	11/09/2022 17:32:49
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Proposed Private Plan Change 11
My submission is that	<p>As a former home owner and resident of the now red zoned Pacific Park, Bexley area I strongly object to the sale or gifting of any red zoned land to any developer, regardless of what they intend to use it for. I and many others were forced to sell our homes to the Crown. The payment for our land was based on an old valuation and resulted in most of us either being unable to purchase another property or to use our retirement savings to do so. For myself, a single woman who had lost her partner the year before the earthquakes, this was devastating. Mentally, emotionally and financially. Dealing with EQC, CERA and any of the other agencies involved was one of the most traumatic experiences of my life. I would equate it to watching my partner die from cancer every day. Previous to the earthquake I had nearly paid off my mortgage. I was left with a small amount of money after the sale and consequently now I have a mortgage \$350,000 approximately. My partner and I did not have a lot of money, we worked hard to own our own home. I was not given the option to purchase my house and was devastated to learn that it was uplifted and sold on. How is that fair? I would have loved to stay in Bexley, and I would love to have had the opportunity to relocate my house. My story is not new, I am not the only one in this position and frankly I count myself lucky that I was able to buy again, some couldn't. Now I am of retirement age I am looking down the barrel of where to next? I can't stay in my current home, the mortgage payments would take my whole superannuation payment. So if there is any giving away of red zone land then it should be offered to the previous owners, before anyone else. As for changing the zoning so it can be built on by developers, that is just wrong, underhanded and a slap in the face for the former residents of the Red Zone. As said at the start of this submission, I strongly object!</p>
I seek the following decision from the Council	I want the proposed change thrown out!

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Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
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If others make a similar submission would you consider presenting a joint case at the hearing	No
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First name	Kathleen
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Last name	Carney
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Name of organisation, if you are submitting on behalf of the organisation	
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Address for service	14B Onepu Lane Manly Whangaparaoa
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Email	kaycee1956@gmail.com
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Phone	0211155644
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**Office Use**

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Submission ID	47342
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Submitted Date	11/09/2022 18:56:55
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Change 11 - harvey tce and Fitzgerald ave
My submission is that	I oppose the change
I seek the following decision from the Council	The red zone should not be changed to medium density residential housing. The city needs more green space!! I voted for the current council, in part, in support of the Red Zone plans to maintain a reservation and green space. Reverting back on its word is dishonest and it is not supported. Furthermore, the manner in which the council sold the land was not transparent.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Amr
Last name	El sawaf
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	321a, Greers rd Greers rd
Email	aelsawaf@live.com
Phone	0273933107

### Office Use

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Submission ID	47343
Submitted Date	11/09/2022 19:43:27
Submission Type	Online
Attachments	No
Notes	No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	All individuals who were Red Zoned following the Christchurch Earthquakes of 2010/2011 should be contacted and giving first option for repurchase of any land they previously owned and sold to the government under duress. This option should be at the price the government paid for Red Zoned land to the then land owner. Any sale without the said previous owners consent in writing should be null and void. The people of Christchurch should have the right to buy back land they owned that was Red Zoned and is being re-zoned. I was the owner of 3 Paisley street, Sumner before the February 2011 earthquake and wish to have first option to repurchase the property should it be re-zoned.
My submission is that	All previous owners of red zoned land should be given the right to repurchase before it is offered to anyone else to buy.
I seek the following decision from the Council	As above
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Mark
Last name	Timmermans
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	C/O Jenny Ferris, 43 Adams Road, whangarei.

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Email	markkaytimmermans@gmail.com
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Phone	+971504984614
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**Office Use**

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Submission ID	47344
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Submitted Date	11/09/2022 19:57:57
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	The private sale of red zone area in Christchurch along fitzgerald ave.
My submission is that	This is not fair to the people of Christchurch that suffered so much from the earthquakes. They should at least have the opportunity to repurchase!! Or The development of this land and subsequent buildings should be extremely affordable. To give a chance to the lower economic population of not only Christchurch but New Zealand as a whole. The potential for population growth is also a positive possibility but it must be made at affordable prices!!
I seek the following decision from the Council	The development needs to be made public and the sale of the properties on this land needs to be made extremely affordable!!!
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Bridie
Last name	McKenna
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	17 Pine Ave
Email	soldierandshowgirl@gmail.com

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Phone	0212807025
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**Office Use**

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Submission ID	47345
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Submitted Date	11/09/2022 20:42:20
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Proposed Private Plan Change 11– Harvey Tce/Fitzgerald Ave
My submission is that	I oppose this proposed private plan change. As previous co-chair of Greening the Red Zone and having engaged with Regenerate Christchurch throughout the community engagement, I am deeply concerned that LINZ have gone against the plan. I am unsure if LINZ offered the land to the previous owners which was required (first right of refusal). I am also concerned that the council promise (namely from our current Mayor) to Evan Smith seems to have gotten lost. As soon as one small pocket of land is sold off and sub divided, this sets a precedent. Others will want to do the same. The vision for this land is clearly outlined in the plan. While I was co-chair of Greening the Red Zone we were clear that while we had our own motivations, we would support the public consultation process and would get behind whatever the final plan stated. This proposed private plan change is not part of the agreed plan and should not be approved. Further the land should be taken back as it should not have been sold in the first place. I also am curious as to iwi thoughts on this. This is land part of the Green corridor and should be left for that. As soon as private sales are made in this space there is no thought or regard for the overall vision.
I seek the following decision from the Council	I seek for the Council to decline this proposal and to seek to understand how they can undo the purchase of this land that falls against the vision of the Red Zone as set out by Regenerate Christchurch and approved by the Government.
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak

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If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Celia
Last name	Hogan
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	6 Heybrige Lane Hillsborough
Email	seals_tripps@hotmail.com
Phone	+64221582113
<b>Office Use</b>	
Submission ID	47346
Submitted Date	11/09/2022 22:03:26
Submission Type	Online
Attachments	No
Notes	No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Plan Change 11
My submission is that	The land was red zoned for a reason. It's not stable and easily liquifiable.
I seek the following decision from the Council	To stop the change.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Michael Arthur
Last name	Robinson
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	2 baladin street Avondale
Email	maar@xtra.co.nz
Phone	0273425553
<b>Office Use</b>	
Submission ID	47347

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Submitted Date	11/09/2022 22:14:48
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Yes
The specific provisions of the plan change that my submission relates to are as follows.	The inclusion of 7/254 and 8/254 Fitzgerald Ave, and 9-20/5 Harvey Tce being sold for residential medium density. The inclusion of Flat 5/254 and 6/254 Fitzgerald Avenue, parts of the properties at Flat 7/254 and Flat 8/254 Fitzgerald Avenue, and parts of Flat 2/256 and Flat 4/256 Fitzgerald Avenue, Richmond, comprising are A on the Proposed Future Site Boundaries Plan - Lots A, B and C shown below, in the edge housing overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.
My submission is that	LINZ have been remiss in not including a covenant with this land transaction, this would have prevented the private land owner from making this Plan Change request and profit from losses of the former owner. Not all of the over 5000 private home owners benefited from the Red Zoning of their homes. For many it was a traumatic event and they felt like they had no other choice than to take the government offer. They took the offer on the understanding that all the land was irreparable, as well as this through the very lengthy and expensive Regenerate CHCH public engagement process we as a city agreed upon a Regeneration Plan that informs the District Plan that outlines the land uses for the Red Zone. This plan change makes a mockery of that process and the desires of the people to have this land retained as one parcel for the benefit of our wai and our people. It might well be that the former landowner might be happy with this transaction but for every one that was happy there will be many who are not and this development should it go ahead will just be a constant reminder that there may have been hope had they stayed. Any edge housing zones were designed to only be leased so that any proceeds go back into the development of the OARC for public good, this request will only benefit the private landowner.
I seek the following decision from the Council	The private owner should be limited to existing uses of which they will still benefit from and the land should not be developed for housing that will only benefit the private landowner.
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak

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If others make a similar submission would you consider presenting a joint case at the hearing

Yes

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First name

hayley

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Last name

Guglietta

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Name of organisation, if you are submitting on behalf of the organisation

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Address for service

3 Forth Street

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Email

hayley@guglietta.co.nz

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Phone

0299827180

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**Office Use**

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Submission ID

47348

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Submitted Date

11/09/2022 23:41:54

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Submission Type

Online

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Attachments

No

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Notes

No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	No
The specific provisions of the plan change that my submission relates to are as follows.	Private plan land change 11
My submission is that	People used to own this land. They had to leave. If it is ok to build there now - these people should be offered the land.
I seek the following decision from the Council	Previous owners be offered the land.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Fay
Could you gain an advantage in trade competition through this submission?	No
Last name	Brorens
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	17 Moyna Ave, Dallington
Email	fbrorens@gmail.com
Phone	0273246326
<b>Office Use</b>	
Submission ID	47349

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Submitted Date	12/09/2022 00:55:56
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Chapter 13, Appendix 13.14.6.2 Pre-Earthquake Activities List Rule 13.14.4.1.1 P23 and P33
My submission is that	Appendix 13.14.6.2 contains a table of privately-owned properties in the Specific Purpose Otakaro Avon River Corridor Zone that contained residential dwellings and flats prior to the Christchurch earthquakes and provides their continued use and redevelopment. For this purpose it lists an alternative zone for each of these properties. Plan Change 11 proposes the addition of the properties at 254 Fitzgerald Avenue and 5 Harvey Tce to Appendix 13.14.6.2 with alternative zoning of RMD (Residential Medium Density). Rule 13.14.4.1.1 P23 and P33 refer and rely on the provisions of the Residential Suburban, Residential Suburban Density Transitional Density and Residential Medium Density Zones. The Glenara Family Trust seeks to have these provisions amended. All these zones are proposed to be replaced under Plan Change 14, which implements the National Policy Statement for Urban Development and the Medium Density Residential Standards. The replacement zoning applicable to the Change 11 sites would be the Medium Density Residential Zone (MRZ). Should Change 11 be approved and made operative in its present form, the references to the former zones would be obsolete and the new provisions would be unworkable because they would refer to zones which no longer exist.
I seek the following decision from the Council	1. Amend rows 7-20 Column 5 of the proposed changes to Appendix 13.14.6.2, by deleting RMD and inserting MRZ 2. Amend Rule 13.14.4.1.1 P23 and P33 in the Activity and Activity Specific Standards Columns, by replacing all references to the Residential Suburban, Residential Suburban Density Transitional and Residential Medium Density Zones with the Medium Density Residential Zone (MRZ).
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak

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If others make a similar submission would you consider presenting a joint case at the hearing

No

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First name

David

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Last name

Mountfort

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Name of organisation, if you are submitting on behalf of the organisation

Glenara Family Trust

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Address for service

259A Ashgrove Tce Somerfield Christchurch 8024

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Email

david@mountfortplanning.co.nz

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Phone

+64272566326

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**Office Use**

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Submission ID

47321

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Submitted Date

09/09/2022 10:20:07

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Submission Type

Online

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Attachments

No

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Notes

No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Yes
The specific provisions of the plan change that my submission relates to are as follows.	Private Plan Change 11 - Harvey Tce and Fitzgerald Ave
My submission is that	I oppose the provision as it is a threat to the Avon green corridor. Furthermore I think it's not acceptable that this work has been done without engaging the wider public more.
I seek the following decision from the Council	I want the plans to remain as they are.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Regina
Last name	Speer
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	156 Huxley Street
Email	say-hi@regina-speer.com
Phone	0221339552
<b>Office Use</b>	
Submission ID	47350

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Submitted Date	12/09/2022 12:23:34
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Appendix13.14.6.2
My submission is that	I oppose planning changes by council to benefit developers, where the land is held by council as Red Zone and should become a regenerated, planted zone.
I seek the following decision from the Council	Keep to the existing Red Zoning. Adhere to Resource Management Act provisions.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Juliana
Last name	Venning
Name of organisation, if you are submitting on behalf of the organisation	BirdCottage
Address for service	2/24 Oxley avenue OXLEY AVENUE
Email	vgjules50@gmail.com
Phone	+642102659568
<b>Office Use</b>	
Submission ID	47352

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Submitted Date	12/09/2022 18:35:28
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Private Plan Change 11 to enable residential development at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave.
My submission is that	Totally oppose. If whānau have been kicked out of their homes and lost hundreds of thousands of dollars because the land was unsuitable for them to continue living here then there is no way it can magically be suitable to build on again. At least give the land back to the whānau or give them an opportunity to get it back first. So many lives ruined because of the decision to kick them off.
I seek the following decision from the Council	In the first instance, land back to the whānau that were kicked off post quakes.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Katie
Last name	Robinson
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	34 Achilles Street
Email	k.tee@hotmail.com
Phone	022 037 4968

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**Office Use**

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Submission ID	47354
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Submitted Date	12/09/2022 19:23:07
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Proposed Private Plan Change 11
My submission is that	I oppose the submission. The proposal states the land is privately owned. Were the original owners offered right of refusal? Has the flooding that we have experienced multiple times this year been adequately considered in this proposal? This land would have been completely cut off? How does this impact water drainage and sewerage as the infrastructure is already strained?
I seek the following decision from the Council	The change in land use should not be approved.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Brenda
Last name	Banning
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	29 Averill St Richmond
Email	blbanning@gmail.com
Phone	0211942813

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**Office Use**

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Submission ID	47355
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Submitted Date	12/09/2022 20:11:19
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Private Plan Change 11
My submission is that	I oppose the current plan until it is properly publicised and debated in public. I and many others are unaware of the short and longterm implications. What does 'success' look like to the CCC? What are the advantages and is advantages of this propose change? Is any of the land involved current/former Red-Zone land? If that land is being re-zoned as residential, then have the previous owners been offered the chance to buy back their land at the price they sold it ? Is all the land designated Red-Zone (as at Jan 2020) unchanged in designation as at 2022-09-12? If not, why not?
I seek the following decision from the Council	Add an ammendment that delays a vote until the matter has been: 1. Publicly aired 2. Discussed in the media and at public meetings 3. The implications (if everything is passed) are explained in plain English
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Chris
Last name	Manson
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	Postal Address = PO Box 10399 Phillipstown Chch 8145

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Email	mansonc@usa.net
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Phone	0212310648
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**Office Use**

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Submission ID	47356
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Submitted Date	12/09/2022 20:19:51
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	The inclusion of 7/254 and 8/254 Fitzgerald Ave, and 9-20/5 Harvey Tce being sold for residential medium density. The inclusion of Flat5/254 and 6/254 Fitzgerald Avenue, parts of the properties at Flat7/254 and Flat 8/254 Fitzgerald Avenue, and parts of FLat 2/256 and FLat 4/256 Fitzgerald Avenue, Richmond, comprising are A on the Proposed Future Site Boundaries Plan - Lots A,B and C , in the edge housing overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.
My submission is that	I oppose this as it sets a precedent for all Red Zoned Land within the Regeneration Plan of the OARC. This may be a suitable project for this one parcel of land but I am concerned that many other parcels of land can also be handed over to developers. The CCC should not, in any circumstances, be giving land to developers. The land should be offered back to the previous owners and if not wanted, it should become a designated green space for the community, people of Christchurch. It makes a mockery of the eternal hardship people endured when forced off their land.
I seek the following decision from the Council	That the land should not be developed for housing and all such lands included in the Regeneration Plan of OARC should not be reassigned for that purpose.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Gae
Last name	Johns

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Name of organisation,  
if you are submitting  
on behalf of the  
organisation

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Address for service      7 Heriott Close, Burwood, Christchurch.

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Email                      gayjohns@hotmail.com

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Phone                      03 383 4461

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**Office Use**

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Submission ID            47357

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Submitted Date          12/09/2022 21:05:34

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Submission Type        Online

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Attachments            No

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Notes                    No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Proposed Private Plan Change 11 to enable residential development at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave. I oppose allowing the following ammendments to the plan 1. Enable residential development on privately owned sites located on the outer edge of the Specific Purpose (Ōtākaro Avon River Corridor) Zone (SPOARC), at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave. 2. Apply the Edge Housing Area overlay to 254 and a small part of 256 Fitzgerald Avenue to enable residential development in accordance with the Residential Suburban Density Transition Zone rules. 3. Add 5 Harvey Terrace to a list of properties in Appendix 13.14.6.2 that can continue to be used for pre-earthquake activities within the SPOARC and be developed according to the provisions of the Residential Medium Density Zone.
My submission is that	This land, apart from one property, was sold to the government in the red zoning process. It has since been given/sold in secret to private individuals by Land Information New Zealand (LINZ). The issues are Were those forced to sell, given the chance to repurchase their property. Private plan changes by private parties, effectively changing the land designation of the red zone land to build on has not been part of the extensive regeneration planning done by Regenerate Christchurch and the city over many years. This activity is in direct contrast to the Green Spine public spaces adopted in the district plan. The council has kept notification of this plan change very low key. The affected land should have been covevanted so could never be built on. The cross lease could have been paid out and that would have removed the issue of land being gifted to private citizans
I seek the following decision from the Council	I want the plan change thrown out , not allowed , never allowed in the future . LINZ and the Council must covenant Red Zone land so that these issues dont keep recurring.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak

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If others make a similar submission would you consider presenting a joint case at the hearing

Yes

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First name

Jennifer

---

Last name

Dalziel

---

Name of organisation, if you are submitting on behalf of the organisation

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Address for service

62 Chancellor Street Christchurch

---

Email

jdalziel@inet.net.nz

---

Phone

3854015

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**Office Use**

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Submission ID

47359

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Submitted Date

13/09/2022 06:54:56

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Submission Type

Online

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Attachments

No

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Notes

No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	The zoning change to allow residential development.
My submission is that	I oppose the plan change and they should be declined, not altered.
I seek the following decision from the Council	Do not approve this plan change, which is totally unfair to so many and would benefit so few.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Hamish
Last name	West
Name of organisation, if you are submitting on behalf of the organisation	None
Address for service	14 Lookaway Place Huntsbury
Email	Newrew2@hotmail.com
Phone	+64275436363
<b>Office Use</b>	
Submission ID	47360
Submitted Date	13/09/2022 07:50:51

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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Proposed Private Plan Change 11 to enable residential development at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave.
My submission is that	I am opposed to the private plan change. I am a former red zone resident who was forced to relocate from the first home that I owned and fought hard to stay in. We didn't have the resources to be able to hang on to the property and were forced to sell at a loss. Others who clearly have more resources should not now be able to benefit.
I seek the following decision from the Council	Decline residential development of the land, decline edge housing overlay on the property, decline all proposals.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Sylvia
Last name	Thompson-Kriek
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	65 Laing Crescent
Email	sylviatk215@gmail.com
Phone	0210316823

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**Office Use**

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Submission ID	47361
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Submitted Date	13/09/2022 07:55:49
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Add 5 Harvey Terrace to a list of properties in Appendix 13.14.6.2 that can continue to be used for pre-earthquake activities within the SPOARC and be developed according to the provisions of the Residential Medium Density Zone.
My submission is that	Properties within the Red Zone should not be built due to the low land quality. Above that, it is entirely inequitable to permit development on land that previous residents were forced to leave without compensation. The manner in which this property has been given to the new owner to develop without compensating the former owners of property who were forced to abandon it due to the earthquake is unfair and improper.
I seek the following decision from the Council	Remove these provisions from the Private Plan, and reaffirm the non-development nature of the Residential Red Zone.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Harrison
Last name	McEvoy
Name of organisation, if you are submitting on behalf of the organisation	N/A
Address for service	1/131B McFaddens Road, St Albans, 8052
Email	harrisonmcevoy@gmail.com

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Phone	0212162773
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**Office Use**

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Submission ID	47364
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Submitted Date	13/09/2022 09:46:39
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	No
The specific provisions of the plan change that my submission relates to are as follows.	Redesignating red zone land for pre earthquake uses.
My submission is that	I oppose giving or selling red zone land to private developers.
I seek the following decision from the Council	This should not go ahead - instead, develop a plan for land use that better benefits the entire community.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Tanya
Last name	Utting
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	6 Chorley Pl St. Martins Christchurch
Email	tanyauteebb@gmail.com
Phone	02108763266
<b>Office Use</b>	
Submission ID	47365
Submitted Date	13/09/2022 10:39:36

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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	All provisions of the plan change.
My submission is that	I oppose all provisions of this private plan change. This property should remain part of the Residential Red Zone river corridor, with no change in zoning. LINZ erred in gifting full ownership of this cross-lease land to a private owner. If the owners wished to rebuild a family home on the site where they had lived before the earthquake that might be acceptable, but this Plan Change is simply for them to make profit, to the detriment of the public who would otherwise benefit from the reserve, and who were not consulted before land held on our behalf by LINZ was given away. This plan change would set a bad precedent for the Residential Red Zone.
I seek the following decision from the Council	That the Council decline the proposal.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	John
Last name	McKirdy
Name of organisation, if you are submitting on behalf of the organisation	

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Address for service	253 Sparks Rd
Email	john.mckirdy@gmail.com
Phone	0225432106

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**Office Use**

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Submission ID	47366
Submitted Date	13/09/2022 11:21:31
Submission Type	Online
Attachments	No
Notes	No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	The inclusion of 7/254 and 8/254 Fitzgerald Ave, and 9-20/5 Harvey Tce being sold for residential medium density. The inclusion of Flat5/254 and 6/254 Fitzgerald Avenue, parts of the properties at Flat7/254 and Flat 8/254 Fitzgerald Avenue, and parts of Flat 2/256 and Flat 4/256 Fitzgerald Avenue, Richmond, comprising area A on the Proposed Future Site Boundaries Plan - Lots A, B and C shown below, in the edge housing overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.
My submission is that	I do not support a land use change to allow built development on the specified lots. This sets a poor precedent that could potentially undermine the vision and intention of the Regeneration Plan to create a protected public green space in the OARC. It is an offence to the many thousands of people who gave up their properties on the understanding that they were now essentially 'worthless', and invalidates years of consultation to create a land use plan we could all be happy with. Housing overlays were mooted in specific areas, for specific types of housing, and also stipulated lease conditions that would remove the incentive of private profit. The long delay in establishing the co-governance entity means this land and the awa are not yet protected by any covenant, and are therefore still vulnerable to 'death by a thousand cuts', the whims of ever-changing local politicians, etc. I look forward to this being remedied once the governance team gets to work.
I seek the following decision from the Council	I would like to see Council refuse this land use change, restricting the owner to uses already established in the Regeneration Plan.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes

First name	Tanya
Last name	Didham
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	49 Yarmouth St, Aranui, 8061
Email	monkeyfishnz@gmail.com
Phone	022 099 1490
<b>Office Use</b>	
Submission ID	47369
Submitted Date	13/09/2022 12:45:02
Submission Type	Online
Attachments	No
Notes	No

## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Private Plan Change 11 - Harvey Tce and Fitzgerald Ave
My submission is that	I oppose this plan change. This (now) common land is being given for development and private profit. The vision of the red-zone was a common place for all people's to be able to recreate and enjoy. This proposal nibbles away at that vision, and sets an alarming precedent that could be used elsewhere. Precedent (from Heathcote Valley) was that in these circumstances: land was first offered for sale to original owners. This land could not be built on. I understand that all such land was sold in this fashion to house owners of adjacent land, and the purchased land was used to extend the gardens of the buyers, hence beautifying the local city. This is directly relevant to situations likely to arise in a city adapting to climate change. Thus us an example of maladaotion because the original reasons for the zoning of the land will be redacted to support private profit at ratepayers expense. It is not unlikely that if approved, this will be seen by the original owners as tantamount to corruption.
I seek the following decision from the Council	I wish this plan change to be abandoned. If for good reason (not private profit), this must proceed, I think it should not set a new precedent, instead have the same characteristics and limitations of the current precedent from the Heathcote Valley.
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Simon

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Last name	Watts
Name of organisation, if you are submitting on behalf of the organisation	Brighton Observatory of Environment & Economics Trust
Address for service	213 Rocking Horse Road, Southshore Southshore
Email	simon.watts@boee.nz
Phone	+6421859270
<b>Office Use</b>	
Submission ID	47371
Submitted Date	13/09/2022 14:24:36
Submission Type	Online
Attachments	No
Notes	No

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**Private Plan Change 11 - Harvey Tce and Fitzgerald Ave**

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Could you gain an advantage in trade competition through this submission?

No

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If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?

Not applicable

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

The entire Plan Change

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My submission is that	<p>I oppose the Plan change as: 1. It does not comply with the Ōtākaro Avon River Corridor Regeneration Plan. When the Regeneration Plan was developed all sites across the Ōtākaro Avon River Corridor were assessed for edge housing. The site of this Plan Change was not identified as suitable for edge housing. Nothing has changed for this assessment, so there is no justification for the changes from Green Spine to include an Edge Housing overlay. I disagree with the applicant's statement that "the application site does not strongly reflect the core values and opportunities the Regeneration Plan seeks to protect and promote" and that "the proposed development will have no more than minor, and in most cases negligible effects on the values and specific proposals promoted by the Regeneration Plan and would provide a more appropriate edge to the river corridor than the present rather irregular boundary in this location." The whole Green Spine is important to achieve the Vision and Objectives of the Regeneration Plan, and carving off these sites for housing is NOT consistent with the Regeneration Plan. 2. Preferable to a Plan Change would be for the applicant to apply for a Resource Consent, which is what is anticipated by the Specific Purpose (Ōtākaro Avon River Corridor) Zone (SPOARC) of the Christchurch District Plan. The SPOARC was developed in parallel to the Regeneration Plan after months of community engagement. Testing the SPOARC through a Resource Consent would be a fairer test of the objectives and rules of the SPOARC, and would respect the community engagement process in developing the Regeneration Plan and section 13.14 in the CDP. 3. The land subject to the Proposed Plan Change at 254 Fitzgerald Avenue, part of 256 Fitzgerald Avenue and 5 Harvey Terrace are described as privately owned. The subject land was bought by the Crown under a voluntary offer from the then landowners. Land Information New Zealand giving this land to an adjacent land owner was not necessary and is against the intent of the Regeneration Plan. Land Information New Zealand has exceptional powers under the Greater Christchurch Regeneration Act 2016 by which they could have extinguished any encumbrances on this land, including a cross lease.</p>
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I seek the following decision from the Council	To not continue with the Plan Change, and have the applicant apply for a Resource Consent that is publicly notified.
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Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
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If others make a similar submission would you consider presenting a joint case at the hearing	Yes
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First name	Chrissie
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Last name	Williams
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Name of organisation, if you are submitting on behalf of the organisation	
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Address for service	104B Southampton Street Sydenham Christchurch 8023
Email	chrissie.williams@xtra.co.nz
Phone	+6421330789
<b>Office Use</b>	
Submission ID	47370
Submitted Date	13/09/2022 13:59:27
Submission Type	Online
Attachments	No
Notes	No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	The inclusion of Flat5/254 and 6/254 Fitzgerald Avenue, parts of the properties at Flat7/254 and Flat 8/254 Fitzgerald Avenue, and parts of Flat 2/256 and Flat 4/256 Fitzgerald Avenue, Richmond, comprising area A on the Proposed Future Site Boundaries Plan - Lots A, B and C in the edge housing overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.
My submission is that	I do not support a land use change to allow built development on the specified lots. This sets a devastating precedent that undermines the vision and intention of the Regeneration Plan to create a protected public green space in the OARC. This cost much time and money; the decision has been made about the Regeneration Plan so there is no need to change it. It is an offense to the thousands of people who gave up their properties on the understanding that the properties were now 'worthless', and invalidates years of consultation to create a land use plan we could all be happy with. Housing overlays were mooted in specific areas, for specific types of housing, and also stipulated lease conditions that would remove the incentive of private profit. The long delay in establishing the co-governance entity means this land and the awa are not yet protected by any covenant, and are therefore still vulnerable to 'death by a thousand cuts', the whims of ever-changing local politicians, and any other circumstance that can be manipulated. Before any permissions are given, the co-governance tram needs to be established. I want this situation to be remedied once the governance team is established.
I seek the following decision from the Council	I would like to see Council refuse this land use change, restricting the owner to uses already established in the Regeneration Plan.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak

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If others make a similar submission would you consider presenting a joint case at the hearing

No

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First name

Marilyn

---

Last name

Yurjevich

---

Name of organisation, if you are submitting on behalf of the organisation

private submission

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Address for service

32 Memorial Ave, Ilam, Christchurch 8053

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Email

yurjevichm@orcon.net.nz

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Phone

021 061 3940

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**Office Use**

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Submission ID

47377

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Submitted Date

13/09/2022 17:28:42

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Submission Type

Online

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Attachments

No

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Notes

No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Yes
The specific provisions of the plan change that my submission relates to are as follows.	Allowing Residential Development on red zone land
My submission is that	I am vehemently opposed to the rezoning of the land to enable residential development. I was red zoned myself, a red zone repair as our house was only 4 years old, and we are still suffering financially because of this, when others who were lucky enough to be classified rebuilds received a few hundred thousand more than us, most with houses which would have had a lesser market value than ours. I am gobsmacked that the Council is now looking to allow this application to go through and for these people who chose not to accept the red zoning to now be in a position to make money on the deal. What about the other original cross lease owners who accepted the red zoning payout - the applicants are effectively being given their share of the land for free. It is just another kick in the guts for the hundreds of residents like myself who were financially disadvantaged by the red zoning and continue to struggle financially 11 years later. The Council's time would be better spent revisiting the inequality that was created between red zone repairs and red zone rebuilds. If red zone owner knew that their land could in the future be rezoned and developed a lot more people would have stayed put. We sought legal advice at the time and were told it was fruitless to try and fight it as the only person who would make on the deal would be our lawyer. So we reluctantly accepted the 2007/2008 RV and tried to move on.
I seek the following decision from the Council	The application to rezone and allow residential development should be declined.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak

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If others make a similar submission would you consider presenting a joint case at the hearing

No

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First name

Carey

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Last name

Poulter

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Name of organisation, if you are submitting on behalf of the organisation

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Address for service

81 Alexandra Street Christchurch

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Email

mikeandcarey@hotmail.com

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Phone

0277131647

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**Office Use**

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Submission ID

47379

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Submitted Date

13/09/2022 18:44:37

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Submission Type

Online

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Attachments

No

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Notes

No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	The plan change in its entirety
My submission is that	As a red zone evictee myself, the proposed plan change that results in commercial gain for one individual has multiple significant effects on my mental health. The effects are: Uncontrollable outrage directly at the ignorant tone deaf bureaucrats that thought this privatisation of red zone land appropriate. Despair at the repeating of imperial colonist history in that once again land forcibly taken from its owner by the crown has been gifted to another for private advantage. Sadness that the crown and by its delegated authority CCC are set to repeat and reinforce the same mistakes if the past. This is perhaps the worst decision/process of recent times emphasised by the fact that the expected process for transfer of crown owned land to others has been overridden in what appears to be "under the cover of darkness" For the large number of families that were evicted from their homes under govt duress do not deserve to have their worst fears confirmed by an impenetrable tone deaf bureaucracy.
I seek the following decision from the Council	Reject the plan change and leave the land zoned as it is.
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Murray
Last name	James



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Name of organisation,  
if you are submitting  
on behalf of the  
organisation

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Address for service 138 Petrie Street Richmond Christchurch

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Email murray@maidengroup.co.nz

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Phone 0211828468

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**Office Use**

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Submission ID 47383

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Submitted Date 13/09/2022 19:59:01

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Submission Type Online

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Attachments No

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Notes No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Yes
The specific provisions of the plan change that my submission relates to are as follows.	Private Plan Change 11
My submission is that	Oppose the plan change. To allow the opportunity to build on red zoned land is clearly unjust and unfair. Redzone designation enshrined in the regeneration plans and aspirations of tangata o Ōtautahi should be better respected. If it looks like redzoned land and smells like redzoned land it is red zoned land.
I seek the following decision from the Council	Do not allow residential development creep by stealth onto Red Zone land. Very disappointing plan change LINZI!
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Siobhan
Last name	Murphy
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	128 Winters Road ŌTAUTAHI 8052
Email	siobhan@icch.co.nz
Phone	0274758822

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**Office Use**

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Submission ID	47382
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Submitted Date	13/09/2022 19:41:10
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	All
My submission is that	I oppose these plan changes. This land should not be built on again as it was red zoned for a reason. A huge number of families lost their homes during this process, consider how they would feel to see this land reclassified and allowed to be built on again. Also, it is unbelievable extra land was gifted to this family trust, where they may (if this is approved) profit from it. This is another kick in the guts to those that lost their homes and had no choice.
I seek the following decision from the Council	Decline the plan change.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Matthew
Last name	Baird
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	Avonhead Christchurch 8042
Email	mbairdnz@gmail.com

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Phone	0211846420
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**Office Use**

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Submission ID	47384
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Submitted Date	13/09/2022 20:13:41
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	All.
My submission is that	I oppose all the proposed changes. This land was red-zoned for a reason. The earthquakes clearly showed us that this land is not fit to be built on. It should never have been built on, and it certainly should not be built on again. Many people were forced out of their red-zoned homes after the earthquakes, often suffering significant and heartbreaking personal losses. To allow one group to come in and profiteer off the losses of so many is despicable and deeply unjust. It is bad enough that the government gave away land bought with taxpayer money to these people; do not allow them to further exploit this tragedy for their own selfish gain.
I seek the following decision from the Council	Please reject the proposed changes. This land should not ever be built on. It is not safe in case of future earthquakes, and furthermore it is deeply unjust to the many people who lost their homes in the red zone as a result of the earthquakes.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Katia
Last name	De Lu
Name of organisation, if you are submitting on behalf of the organisation	

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Address for service	Greendale Ave, Avonhead, Christchurch
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Email	katiadelu@gmail.com
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Phone	0223056424
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**Office Use**

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Submission ID	47385
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Submitted Date	13/09/2022 20:15:01
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	The inclusion of 7/254 and 8/254 Fitzgerald Ave, and 9-20/5 Harvey Tce being sold for residential medium density. The inclusion of Flat5/254 and 6/254 Fitzgerald Avenue, parts of the properties at Flat7/254 and Flat 8/254 Fitzgerald Avenue, and parts of FLat 2/256 and FLat 4/256 Fitzgerald Avenue, Richmond, comprising are A on the Proposed Future Site Boundaries Plan - Lots A,B and C shown below, in the edge housing overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.
My submission is that	I oppose this proposal. While it might be seen as a pragmatic solution in normal times, the gifting of this land by LINZ without any reference, consultation or agreement with the former owners, is an affront to the thousands who were persuaded to accept the Crown offer after the quakes. It will allow the applicants to profit financially without any benefit to the previous owner., and to proceed with a development which may well significantly undermine the principles and purpose of the Regeneration Plan which was approved by the Government last year with very strong community support. It will also set a precedent to potentially allow further commercial development and possible intensification. which is not in line with agreed Plan. In my view, definitive advice on this proposed change should be directed to the newly established Co-governance body to determine the outcome. To do otherwise is to pre-empt the authority and responsibility of this body.
I seek the following decision from the Council	That CCC do not endorse this plan change. Rather Council refer this proposed change to the newly established Co-governance body to determine the outcome
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes



First name	Peter
Last name	Beck
Name of organisation, if you are submitting on behalf of the organisation	Myself and as Patron of Avon Otakaro Network and on behalf of Eastern Vision
Address for service	102/277 Kilmore Street Christchurch 8011
Email	peterjbecknz@gmail.com
Phone	021 654 445
<b>Office Use</b>	
Submission ID	47388
Submitted Date	13/09/2022 21:13:08
Submission Type	Online
Attachments	No
Notes	No

## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	No
The specific provisions of the plan change that my submission relates to are as follows.	Private Plan Change 11
My submission is that	This land was red zoned following the earthquakes. People were basically forced to sell their houses and land to the government when all they needed to do was hold onto their land, apply for a zone change and they build lots of fugly cheaply made residences and sell them for lots of money because there was apparently nothing wrong with the land in the first place. You are taking the micky and making a mockery of all these people who were affected. Additionally lots of precious character homes and villas. Please respect the people affected and leave the land zoned as it is already, part of the green zone. I thought the residential red zone was being Covenanted so it couldn't be built on going forward.
I seek the following decision from the Council	Leave the land zone as it already is ie not for housing. Respect the people affected by the government decision to red zone. Is someone lining council pockets to get this land rezoned for housing?
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Margaret
Last name	Stewart
Name of organisation, if you are submitting on behalf of the organisation	

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Address for service	50 Woodville St St Albans Christchurch
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Email	margaret.stewart002@gmail.com
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Phone	0276 444571
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**Office Use**

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Submission ID	47389
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Submitted Date	13/09/2022 21:51:30
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Submission Type	Online
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Attachments	No
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Notes	No
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**Private Plan Change 11 - Harvey Tce and Fitzgerald Ave**

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Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Proposed inclusion of the property at 5 Harvey Terrace in Appendix 13.14.6.2 of the District Plan, with an alternative zoning of Residential Medium Density (RMD).

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My submission is that

In relation to rule 13.14.2.1.5: o The proposal is inconsistent with rule 13.14.2.1.5 as this proposal is seeking to allow for medium density apartments on the land that is not currently designated edge housing, ie at 5 Harvey Terrace. o If the proposal is allowed then what is the purpose in having edge housing (single dwelling on a site) when part of the Corridor is being rezoned to allow for multiple units in a site? o It is noted that most properties in Harvey Terrace are single unit dwellings, so a lower density zoning, similar to the rest of Harvey Terrace would integrate better into the existing neighbourhood and activities in the zone. o It is also noted that the Bill Sutton house that has been retained in the Avon River Corridor, almost over the road from the subject site, is a single unit dwelling. While there are some apartments / flats in Harvey Terrace and others in the nearby Heywood Terrace, the character of Harvey Terrace fronting onto the Avon River Corridor is very much one of single unit homes that have a character that integrates well with the corridor. o The proposal submission makes the point several times that the frontage of the subject property at 5 Harvey Terrace having a "very small 18 metres frontage on Harvey Terrace". However the width of the section is of less relevance to the decision considering that the property will, if rezoned to RMD, involve significantly more vehicle movements, noise and activity given it would be of a higher density than the other properties in Harvey Terrace. o At a maximum, the zoning could be Residential Suburban Density Transition, which is the same zoning as the rest of Harvey Tce, and this would be consistent with the other areas that front on to the Avon River corridor, such as Draper Street. o However the property at 5 Harvey Terrace should only be allowed one single dwelling on it, to be more consistent with the rest of Harvey Terrace, and recognising that the subject land is really part of the Avon River corridor. o The property at 254 Fitzgerald should not be zoned RMD, at most it should be RSDT which would be consistent with it being next to the Edge Housing at 256 Fitzgerald Avenue and the rest of Harvey Terrace, especially if there is an entrance / exit onto Harvey Terrace. In relation to rule 13.14.2.1.1 Policy - Ōtākaro Avon River Corridor Areas: o The proposed development is definitely inconsistent with the above policy. It is not right to make an assumption that "a very small 18m frontage on Harvey Tce' would be outside the Edge Housing Overlay, when it is going to be required that any apartments built on Fitzgerald Ave under the plan change, will have to use a laneway onto Harvey Tce for all access. o This is a 'thin end of the wedge' approach to developing the Avon River Corridor, and may result in rationale for further development in other parts of the corridor in the future if this plan change is allowed to proceed. In relation to rule 13.14.2.1 (Regeneration): o The proposal won't enhance the green frontage to Fitzgerald Ave, as there will be the view form the street onto new apartments, even if the actual boundary is planted with trees and shrubs. o The proposal is at odds with the above rule in respect of the proposed RMD zoning of 5 Harvey Terrace as there would be a view from the street of housing, whereas the current view is of bare land and grass. The proposed housing won't provide any regeneration of the land. If housing is to proceed in any form on 5 Harvey Terrace, it should be screened from the street view by planting of native plants and shrubs on the street boundary. o There will be reduced opportunities for recreation, cultural activities and community-based activities if apartments are built on the land (instead of the possibility of other activities being developed in future).

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I seek the following decision from the Council	<ul style="list-style-type: none"><li>o Reject the proposed inclusion of the property at 5 Harvey Terrace into Appendix 13.14.6.2 of the District Plan with an alternative zoning of RMD.</li><li>o The property at 5 Harvey Terrace is suited to, at most, a zoning of RSDT and a maximum of one dwelling.</li><li>o The property at 254 Fitzgerald should not be zoned RMD, at most it should be RSDT.</li><li>o If rezoned to RSDT, direct that the boundary of 5 Harvey Terrace, facing to the street would need to be planted with native plants and shrubs to screen any view of housing on the property.</li></ul>
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Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
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If others make a similar submission would you consider presenting a joint case at the hearing	No
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First name	David
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Last name	Jarman
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Name of organisation, if you are submitting on behalf of the organisation	
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Address for service	31 Harvey Terrace Christchurch
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Email	david@castlebrade.co.nz
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Phone	021401450
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**Office Use**

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Submission ID	47358
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Submitted Date	12/09/2022 23:25:18
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	No
The specific provisions of the plan change that my submission relates to are as follows.	The entire plan change
My submission is that	I oppose this plan change. This land was bought by the New Zealand people to act as a regeneration area. A green area held in common, for the good of all, and the good of nature, not for the enrichment of private individuals. I am a very active volunteer with the native planting efforts in the red zone, and as far as I see it, all our work is completely pointless if all our trees are going to be cut down and paved over gradually over the course of the next 100 years. We are planting for an old growth forest of the future, not a temporary park. I wholeheartedly support higher density housing being constructed, but there are many many decrepit, rotting flats in Christchurch that could be replaced to make space for that medium density housing. Build on brownfield, not green field.
I seek the following decision from the Council	Do whatever is necessary to return this land to ownership by the government, and never encroach on regeneration areas ever again.
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	David
Last name	Daish

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Name of organisation,  
if you are submitting  
on behalf of the  
organisation

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Address for service      5 Ballantyne Ave, Upper Riccarton

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Email                        david@daish.me

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Phone                        0211516781

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**Office Use**

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Submission ID            47392

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Submitted Date           13/09/2022 22:48:59

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Submission Type        Online

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Attachments            No

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Notes                      No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Ōtākaro Avon River Corridor Development Plan
My submission is that	I oppose the rezoning of land from red zone to residential. The Government determined that this land was not fit for rebuilding following the earthquakes. 12 years later why does the Glenara Family Trust believe that the land is able to be built on? It would be disappointing if the council approved this decision. It is a decision based on profit for the current landowner, it is not a decision based on what is good for the land. Who will take responsibility for the land if and when Christchurch has another earthquake? The red zone should be left untouched as a space for the Christchurch people to come together and enjoy following the earthquakes. It should not be a place to use for excessive profit at the detriment to others. I drive past this section regularly, it is a low point and prone to water sitting. It is not a good site for development.
I seek the following decision from the Council	I wish to see the plan change not approved. Do not agree to amend the plan. Do not give the Glenara Family Trust an avenue to profit from red zoned land. Redzoned land is for the people of Christchurch only.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Lucinda
Last name	McEvedy

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Name of organisation,  
if you are submitting  
on behalf of the  
organisation

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Address for service      51 Quinns road Shirley Christchurch

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Email                      loo\_squinda@hotmail.com

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Phone                      021 207 5628

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**Office Use**

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Submission ID            47393

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Submitted Date          13/09/2022 23:14:33

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Submission Type          Online

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Attachments              No

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Notes                      No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Enabling residential development on privately owned sites located on the outer edge of the Specific Purpose (Ōtākaro Avon River Corridor) Zone (SPOARC), at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave
My submission is that	I oppose the enabling of residential development on privately owned sites located on the outer edge of the Specific Purpose (Ōtākaro Avon River Corridor) Zone (SPOARC), at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave. This area should be designated for native plant and bush regeneration.
I seek the following decision from the Council	I seek for the Council to prevent the enabling of residential development in this area and designate the land for native plant and bush regeneration instead.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Kazia
Last name	Tini
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	5/86 Brockworth Place, Riccarton Christchurch 8011
Email	kaziatini@outlook.com
Phone	0273034554

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**Office Use**

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Submission ID	47394
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Submitted Date	13/09/2022 23:30:12
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	All of the above concerning residential development.
My submission is that	I oppose all provisions in using this area for residential development. The fact that LINZ has sold a section of the red zone slated for native regeneration to private property developers is abhorrent. This sets a dangerous precedent for the use of land in the area that blocks any communal benefit and instead lines the pockets of a few. The community has suffered enough. The fact that this is being pushed through under the radar so quickly is concerning. Meaningful community consultation needs to occur.
I seek the following decision from the Council	Please oppose this residential development. This area is better suited for native restoration, don't ignore the meaningful mahi of community volunteers. At least engage in foundational community consultation before pushing this through. Red zone residents have been ignored for too long by the council.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Julia
Last name	Stowell
Name of organisation, if you are submitting on behalf of the organisation	

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Address for service	100 Elizabeth Street, Riccarton
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Email	jfernstowell@gmail.com
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Phone	0224781107
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**Office Use**

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Notes	No
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Submission ID	47395
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Submitted Date	14/09/2022 00:24:34
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Submission Type	Online
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Attachments	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	The Specific Provisions of the plan change that ALPA's submission relates to are as follows: The inclusion of 7/254 and 8/254 Fitzgerald Ave, and 9-20/5 Harvey Tce being sold for residential medium density. The inclusion of Flat 5/254 and 6/254 Fitzgerald Avenue, parts of the properties at Flat 7/254 and Flat 8/254 Fitzgerald Avenue, and parts of Flat 2/256 and Flat 4/256 Fitzgerald Avenue, Richmond, comprising are A on the Proposed Future Site Boundaries Plan - Lots A, B and C shown below, in the edge housing overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.
My submission is that	ALPA's Submission is that: ALPA supports the submission made by Avon-Otakaro. Two-thirds of homes in our area were red zoned. We know of the range of emotions and thoughts of these people (our previous neighbours and community members), who accepted the government offer for their red zone land on the understanding that private residences could not be rebuilt on irreparable land. A covenant or restriction must be put on this proposed plan change so that no private residences can be placed back on red zone land.
I seek the following decision from the Council	We seek the following decision from the council: ALPA does not support the land plan change. No red zone land should be allowed for private residential use. Please note: Submission presented on behalf of Avon Loop Planning Association
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	Yes
First name	Cilla
Last name	Clements

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Name of organisation,  
if you are submitting  
on behalf of the  
organisation

Avon Loop Planning Association

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Address for service

ALPA Secretary c/o 19 Hurley Street, Christchurch, 8011

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Email

cillaclements@xtra.co.nz

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Phone

0274941954

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**Office Use**

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Submission ID

47398

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Submitted Date

14/09/2022 09:25:59

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Submission Type

Online

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Attachments

No

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Notes

No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Enable residential development on privately owned sites located on the outer edge of the Specific Purpose (Ōtākaro Avon River Corridor) Zone (SPOARC), at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave. Apply the Edge Housing Area overlay to 254 and a small part of 256 Fitzgerald Avenue to enable residential development in accordance with the Residential Suburban Density Transition Zone rules. Add 5 Harvey Terrace to a list of properties in Appendix 13.14.6.2 that can continue to be used for pre-earthquake activities within the SPOARC and be developed according to the provisions of the Residential Medium Density Zone.
My submission is that	I oppose these provisions as they deviate from the current plan released by Christchurch City Council to purpose the redzone as public park, which in turn sets a precedent for the re-privatisation of sections within the redzone. Hence I expect this plan change to be more detrimental to the current plan of creating a public park than the direct effect of the current properties in question. From a personal perspective I would like to see more public parks with native bush within Christchurch City. On another note, this provision seems rushed. At the very least I would hope for a longer process with greater discussion with the public and relevant parties impacted by this.
I seek the following decision from the Council	I wish to see the council continue with their original plan of purposing this land as a public park, hence rejecting the proposed changes. I wish to see the consultation process for these provisions to be extended and more publicly advertised.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Casey

Last name	Peat
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	5 Ballantyne Ave, Upper Riccarton, Christchurch
Email	caseypeat@protonmail.com
Phone	0221875590
<b>Office Use</b>	
Submission ID	47399
Submitted Date	14/09/2022 10:51:24
Submission Type	Online
Attachments	No
Notes	No

## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

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Could you gain an advantage in trade competition through this submission?

No

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If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?

Yes

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

The inclusion of 7/254 and 8/254 Fitzgerald Ave, and 9-20/5 Harvey Tce being sold for residential medium density. The inclusion of Flat5/254 and 6/254 Fitzgerald Avenue, parts of the properties at Flat7/254 and Flat 8/254 Fitzgerald Avenue, and parts of FLat 2/256 and FLat 4/256 Fitzgerald Avenue, Richmond, comprising are A on the Proposed Future Site Boundaries Plan - Lots A,B and C shown below, in the edge housing overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.

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My submission is that	<p>We oppose the provisions for the following reasons; Prior to the land transaction of 254 Fitzgerald Ave and 5 Harvey Terrace into private ownership this was a public space, it has been given to a private owner with no compensation back to the community. Only the land associated with the people who did not take the crown offer had stated permitted activities this was done as a form of natural justice, this is clearly outlined in Appendix One Amendments to the resource management act documents, linked below. This document outlines the intent of the land uses and should have been considered with the LINZ transaction.</p> <p><a href="https://dpmc.govt.nz/sites/default/files/2019-08/Appendix%20One%20-%20Amendments%20to%20Resource%20Management%20Act%20Documents.pdf">https://dpmc.govt.nz/sites/default/files/2019-08/Appendix%20One%20-%20Amendments%20to%20Resource%20Management%20Act%20Documents.pdf</a></p> <p>256 Fitzgerald Ave is RMD there is an opportunity here for this developer to add a commercial component which would see further profiteering from this free land. This transaction and proposed plan change set a dangerous precedent for this to occur at 213A River Road. 254 Fitzgerald Ave and 5 Harvey Terrace sit in the OPOHRC area, specifically the green spine outlined in the district plan; this is one of the narrowest parts of the green spine and changing this land use undermines the intent of the green spine. Delays in the title transfers from LINZ to CCC and the establishment of co-governance have impeded the process, had co-governance been in place this land transaction may not have occurred without a covenant or at all. Although the Regeneration Plan no longer holds any legal structure it has informed the District Plan and the Global Settlement its intent exists in both of these documents. There are many examples of Red Zone Land that has been disposed of where a covenant has been put in place, why was it not done here.? It is abhorrent that the former landowner was not given first right of refusal and that a private developer is profiting from the trauma of others.</p>
I seek the following decision from the Council	<p>The private owner should be limited to existing uses of which they will still benefit from and the land should not be developed for housing that will only benefit the private landowner.</p>
Do you wish to speak at the hearing in support or opposition of your submission	<p>I wish to speak</p>
If others make a similar submission would you consider presenting a joint case at the hearing	<p>Yes</p>
First name	<p>Hayley</p>
Last name	<p>Guglietta</p>

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Name of organisation, if you are submitting on behalf of the organisation Avon Otakaro Network

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Address for service PO Box 26115 North Avon CHCH 8148

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Email hayley@guglietta.co.nz

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Phone 0299827180

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**Office Use**

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Submission ID 47400

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Submitted Date 14/09/2022 10:53:17

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Submission Type Online

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Attachments No

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Notes No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Enable residential development on privately owned sites located on the outer edge of the Specific Purpose (Ōtākaro Avon River Corridor) Zone (SPOARC), at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave.
My submission is that	The red zone presents a rear opportunity to revert parts of Ōtautahi to something closer to a pre-development state, which would be beneficial for all of Ōtautahi. These proposals are a bad idea and should no proceed.
I seek the following decision from the Council	No further sections of the red zone should be changed for commercial development
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Matthew
Last name	Cameron
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	17 Truman Road, Bryndwr
Email	mamatthewc@gmail.com
Phone	+6421590300

### Office Use

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Submission ID	47401
Submitted Date	14/09/2022 10:55:23
Submission Type	Online
Attachments	No
Notes	No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	The entire plan change
My submission is that	I oppose enabling residential development in the red zone. I think this sets a dangerous precedent.
I seek the following decision from the Council	No residential development in the red zone.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Anna
Last name	Henderson
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	16 ARGOSY PLACE, Blenheim
Email	a.henderson200@gmail.com
Phone	0212161689
<b>Office Use</b>	
Submission ID	47402



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Submitted Date	14/09/2022 11:04:26
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	I specifically object to the inclusion of Parts of 7/254 and 8/254 Fitzgerald Ave, and 9-20/5 Harvey Tce being zoned for residential medium density. I equally object to Inclusion of Flat 5/254 and Flat 6/254 Fitzgerald Avenue, parts of the properties at Flat 7/254 and Flat 8/254 Fitzgerald Avenue, and parts of Flat 2/256 and Flat 4/256 Fitzgerald Avenue, Richmond, comprising area A on the Proposed Future Site Boundaries Plan - Lots A, B and C shown below, in the Edge Housing Overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.
My submission is that	I strongly oppose this Proposed Private Plan Change. There should be no development of red zone land for personal gain. Some of this land was very generously given to the current owner to help resolve a cross lease issue. There is no way that anyone should profit from this generosity. This would be a slap in the face to all those former landowners in the red zone who had to walk away from their land.
I seek the following decision from the Council	There should be a covenant on this land so that it cannot be developed for housing or on sold for personal gain while remaining in private ownership. If the existing owner no longer wishes to reside there, then the land should be offered back to the Christchurch City Council who are the current red zone guardians.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Jane
Last name	Hopkins

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Name of organisation,  
if you are submitting  
on behalf of the  
organisation

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Address for service Richmond, Christchurch

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Email janehopkins99@gmail.com

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Phone 027 478 0362

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**Office Use**

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Submission ID 47403

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Submitted Date 14/09/2022 11:26:51

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Submission Type Online

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Attachments No

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Notes No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

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Could you gain an advantage in trade competition through this submission?

No

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If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?

Not applicable

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

Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

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My submission is that

I do not support the Private Plan Change 11 provisions which are proposed for the land on Harvey Tce and Fitzgerald Ave. The land which is the subject of the proposed land change was been Red Zoned and although it has been transferred into private ownership from LINZ, the development of this land would set a precedent for residential development on Red Zone land. While the Otakaro plan shows some areas designated for "fringe housing" there has not been community discussion or specific policies around this and this particular area was not one of the areas designated for this use. The Geotechnical information for this land shows liquefaction risk and the report about land strengthening in the area states that it is "assumed" that certain strengthening has been done. There is no detail or data about the strengthening work. A key issue that seems to be disregarded in the development of this, and other land, is the impact on adjoining and nearby residents. Where land needs any kind of remediation or strengthening there is an effect on nearby residents. While the Christchurch District plan has provisions around earthworks and the need to protect residents from negative effects and damage, in my experience there are no practices that the Chch City Council puts in place to ensure that policies are adhered to. It seems that residential development is approved by the CCC on a "non notified" basis therefore nearby residents are unaware of what has been apporved until work starts, and are then powerless to have any input into the decision or provide feedback about concerns. It appears that this is the preferred situation by CCC Staff so that development is approved without wider input. Given the earthquake experiences of Christchurch and the geography of the land, there is a propensity for many areas to be subject to liquefaction, lateral spreading, flooding and other land issues which generates the need for land strengthening or remediation and enhanced foundations. This work impacts on adjoining residents with the potential to damage their properties. I have personal experience of this situation having moved from a Red Zoned destroyed home to a subdivision developed to provide land for displaced residents. After rebuilding and living quietly for several years, a further small development by a different owner has been Consented by the Christchurch City Council on a non-notified basis and substantial earthworks undertaken. Despite lodging complaints about the effects of the earthworks, particularly the compaction process which has caused vibration and earth movement affecting my house, the work has carried on. I request that the Christchurch City Council does not support this application for land use change on the basis that it is Red Zoned land and the policies and practices around the use and development of Red Zoned requires more specific guidance and discussion. There is similar housing development in many areas of the city meeting current needs.

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I seek the following decision from the Council

I request that the Council decline the application for the Private Plan Change 11 - Harvey Tce and Fitzgerald Ave given it is Red Zoned land and the Ōtākaro Avon River Corridor plan has not yet defined the parameters around new residential housing for this area, there are no specific policies and practices in place by the Christchurch City Council to protect the property rights of existing adjacent residents and given that this land has been "given" away to new owners the Council should not be facilitating or endorsing this development and their financial gain.

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Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
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If others make a similar submission would you consider presenting a joint case at the hearing	No
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First name	Jessica
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Last name	Adams
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Name of organisation, if you are submitting on behalf of the organisation	
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Address for service	63 Metehau Street Marshland, Christchurch
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Email	jessica.m@xtra.co.nz
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Phone	0274077023
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**Office Use**

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Submission ID	47407
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Submitted Date	14/09/2022 14:58:48
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

<p>Could you gain an advantage in trade competition through this submission?</p>	<p>No</p>
<p>If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?</p>	<p>Not applicable</p>
<p>The specific provisions of the plan change that my submission relates to are as follows.</p>	<p>The specific provisions of the plan change that our submission relates to are as follows.: The inclusion of 7/254 and 8/254 Fitzgerald Ave, and 9-20/5 Harvey Tce being sold for residential medium density. The inclusion of Flat5/254 and 6/254 Fitzgerald Avenue, parts of the properties at Flat7/254 and Flat 8/254 Fitzgerald Avenue, and parts of Flat 2/256 and Flat 4/256 Fitzgerald Avenue, Richmond, comprising area A on the Proposed Future Site Boundaries Plan - Lots A, B and C in the edge housing overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.</p>

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My submission is that We oppose the provisions for the following reasons; \*Prior to the land transition of 254 Fitzgerald Ave and 5 Harvey Terrace into private ownership this was a public space. It has been given to a private owner with no compensation back to the community. The people who did not take the crown offer had stated permitted activities. This was done as a form of natural justice and this is clearly outlined in Appendix One Amendments to the resource management act documents, linked below. This document outlines the intent of the land uses and should have been considered with the LINZ transaction.  
<https://dpmc.govt.nz/sites/default/files/2019-08/Appendix%20One%20-%20Amendments%20to%20Resource%20Management%20Act%20Documents.pdf> \*256 Fitzgerald Ave is RMD so creating an opportunity for this developer to add a commercial component which would see further profiteering from this free land. This transaction and proposed plan change set a dangerous precedent for this to occur at 213A River Road. \*254 Fitzgerald Ave and 5 Harvey Terrace sit in the OPOHRC area, specifically the green spine, outlined in the district plan; this is one of the narrowest parts of the green spine and changing this land use undermines the intent of the green spine. \*Delays in the title transfers from LINZ to CCC and the establishment of co-governance have impeded the process. Had co-governance been in place this land transaction may not have occurred without a covenant or at all. Although the Regeneration Plan no longer holds any legal structure it has informed the District Plan and the Global Settlement its intent exists in both of these documents. \*There are many examples of Red Zone Land that has been disposed of where a covenant has been put in place, why was it not done here.? \*It is an inexcusable oversight that the former landowner was not given first right of refusal and that a private developer is profiting from the trauma of others.

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I seek the following decision from the Council We seek the following decision from the Council: The private owner should be limited to existing uses of which they will still benefit from and the land should not be developed for housing that will only benefit the private landowner. \*We further request that the process involved in this proposed transaction and land use reclassification be scrupulously investigated to avoid further indications of "politics by stealth". The notification and the time frame involved in this instance are unacceptable.

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Do you wish to speak at the hearing in support or opposition of your submission I do not wish to speak

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If others make a similar submission would you consider presenting a joint case at the hearing Yes

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First name David

---

Last name DUFFY

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Name of organisation, if you are submitting on behalf of the organisation	Richmond Residents' and Business Association
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Address for service	46A Vogel Street Richmond, Christchurch
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Email	secretary@wearerichmond.co.nz
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Phone	212054294
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**Office Use**

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Submission ID	47408
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Submitted Date	14/09/2022 15:13:14
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Yes
The specific provisions of the plan change that my submission relates to are as follows.	Proposed Private Plan Change 11
My submission is that	I oppose consent being given for building on this site. This land is red zone land and is an important part of the green pathway. Giving permission for a multiunit dwelling is against the spirit of the plan for this section of the red zone and is insulting to those who had compulsory acquisition and destruction of their homes after the earthquakes.
I seek the following decision from the Council	Consent for building on the site should be denied and a moratorium put on future building.
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Mary
Last name	Crowe
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	19/7 Bangor Street, Christchurch Central 8011
Email	marycrowe270@yahoo.co.nz
Phone	0275655005

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**Office Use**

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Submitted Date	14/09/2022 15:14:29
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Submission Type	Online
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Attachments	No
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Notes	No
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Submission ID	47409
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	All provisions/proposals
My submission is that	<p>The below is my submission regarding all of private plan change 11: Firstly we are disappointed that Land Information New Zealand (LINZ) has given the corner of Harvey Tce and Fitzgerald Avenue properties, to the previous owners, on cross lease, who declined to sell after the earthquakes. This land could have been used as part of the Avon River Corridor as always intended. The decision should have been notified to Christchurch residents before it came to this proposal. This could now set a precedent for the future for TC3 land being used for development. Pockets of housing in the regeneration plan was to be experimental housing on leased land, not high-density development for sale and profit. We imagine extensive housing would not be conducive to this type of weight bearing land that has a high risk of a natural hazard. After reading the recent Government documentation re the new medium density residential standards (MDRS) that will enable landowners to build up to three homes of up to three storeys on most sites up to 50% maximum coverage of the site without the need for a resource consent we are concerned that on this site there could be quite a number of multi level dwellings, which would put a strain on the access to Harvey Tce from Fitzgerald Avenue and from the other direction as commuters use Harvey Tce as a rat run to the city and vice versa. We do not agree that Harvey Tce should be the only access to these sites should the plan change go ahead. In the near future a cycleway is to be installed along Heywood Tce (adjacent to Harvey Tce) then along Draper Street (both Harvey Tce and Heywood Tce meet Draper Street). It is named the Avon Otakaro Route (Puari ki Te Karoro) as per CCC documentation. This alone will put extra pressure on our small street. Heywood Tce is not a large Street but is already full of cars, some parking on the berms nightly, they either use Heywood Tce to exit onto Fitzgerald Avenue or they use Harvey Tce, returning home they can also use Harvey Tce as there is no direct access from the other side of Fitzgerald Avenue onto Heywood Tce. Draper Street is similar and is full of overnight parking. Residents from both of these Streets now use some of Harvey Tce to park, it would only get worse</p>

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with the Avon Otakaro Cycling Route. There are still multi-level developments underway on Heywood Tce and also houses 'land banked' for the same in the future, this would put extra pressure on parking in the area. At non busy times of day often it is hard to turn right onto Fitzgerald Avenue from Harvey Tce. I wouldn't like to imagine the morning commute when cars are either coming out of 5 Harvey Tce (that access being to/from all of the properties proposed) to move out onto Fitzgerald Avenue in either direction, I imagine it would build up down Harvey Tce. If garaging or parking was not required on this new build, then parking would have to go down Harvey Tce which only has ability left for few parks. I imagine at least 40 adults could live on the proposed dwellings, equating to possibly 40 more cars. We also feel that the corner of Harvey Tce and Fitzgerald Avenue is a significant corner that has the opportunity to beautify this area on one of the main avenues of Christchurch, it would be a shame to see any tall townhouse complex ruin the appeal it currently has. Any large dwelling would not be in keeping with existing housing in the rest of the Street that the owners rebuilt accordingly after the earthquakes. The multi-level dwelling at the end of the street would look like a large question mark and could not be disguised with trees. We would also like it noted that Harvey Tce was made a 'living street' a number of years ago and was shaped and planted reminiscent of the daisy fields that once grew there. A multi-level development would have the opposite effect on this corner. We are not happy that a property developer is quietly gaining ex red-zone land (now SPOARC) and stand to make a profit from it, and would like the council to decline the plan change application.

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I seek the following decision from the Council

We hope this Private Plan change is not routinely granted and are not in agreement to any of the proposal.

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Do you wish to speak at the hearing in support or opposition of your submission

I do not wish to speak

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If others make a similar submission would you consider presenting a joint case at the hearing

No

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First name

Moira

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Last name

Farrell

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Name of organisation, if you are submitting on behalf of the organisation

Not applicable

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Address for service

31 Harvey Tce, Richmond

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Email

moira\_farrell@hotmail.com

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Phone

021792776

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#### **Office Use**

Submission ID

47410

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Submitted Date	14/09/2022 15:18:32
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Hayley Guglietta Tue, 13 Sept, 11:32 (1 day ago) to me DRAFT SUBMISSION The Specific Provisions of the plan change that my submission relates to are as follows: The inclusion of 7/254 and 8/254 Fitzgerald Ave, and 9-20/5 Harvey Tce being sold for residential medium density. The inclusion of Flat5/254 and 6/254 Fitzgerald Avenue, parts of the properties at Flat7/254 and Flat 8/254 Fitzgerald Avenue, and parts of FLat 2/256 and FLat 4/256 Fitzgerald Avenue, Richmond, comprising are A on the Proposed Future Site Boundaries Plan - Lots A,B and C shown below, in the edge housing overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.
My submission is that	LINZ have been remiss in not including a covenant with this land transaction, this would have prevented the private land owner from making this Plan Change request and profit from losses of the former owner. Very few of the 5000 private home owners benefited from the Red Zoning of their homes. Most HOMEOWNERS felt forced to accept the government offer as that was their only option to retain their equity. The Regenerate CHCH public engagement process developed a Regeneration Plan that informs the District Plan that outlines the land uses for the Red Zone. This plan change proposed will open the door to further challenges to Land Use of the red zone. Its an insult at the very least to the citizens who used to live there and who would still choose tho live there. I would like to return to a beautiful section on River Road where i did once live. It might well be that the former landowner might be happy with this transaction but for every one that was happy there will be many who are not and this development should it go ahead will just be a constant reminder that there may have been hope had they stayed . Any edge housing zones were designed to only be leased so that any proceeds go back into the development of the OARC for public good, this request will only benefit the private landowner
I seek the following decision from the Council	The current owner should be restricted to the existing uses and the land should not be developed for housing. It is not right for the owners to benefit personally when so many others in the red zone suffered the permanent loss of their private land and dwellings.

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Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
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If others make a similar submission would you consider presenting a joint case at the hearing	Yes
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First name	cheann
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Last name	carroll
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Name of organisation, if you are submitting on behalf of the organisation	
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Address for service	10 randall st richmond
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Email	cheann.c@gmail.com
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Phone	0212521594
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**Office Use**

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Submission ID	47411
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Submitted Date	14/09/2022 16:07:07
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Submission Type	Online
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Attachments	No
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Notes	No
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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Proposed Private Plan Change 11 to enable residential development at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave.
My submission is that	Land that was taken under duress post the Christchurch earthquakes when land was red-zoned, meant that land owners were given either a current valuation price for their land, nor the opportunity to get their land back if the the aforementioned red zone land was to be re-sold
I seek the following decision from the Council	That the Christchurch City Council offer the red zoned land back to the original owners as of at the the time prior to the land being red zoned by the Christchurch 2011 earthquakes
Do you wish to speak at the hearing in support or opposition of your submission	I do not wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Rob
Last name	Battersby
Name of organisation, if you are submitting on behalf of the organisation	
Address for service	105 Bamford Street, Woolston Christchurch
Email	info@rhsconsulting.co.nz
Phone	03 377 3521

### Office Use

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Submission ID	47412
Submitted Date	14/09/2022 16:09:49
Submission Type	Online
Attachments	No
Notes	No

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## Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	Proposed Private Plan Change 11, Enable residential development on privately owned sites located on the outer edge of the Specific Purpose (Ōtākaro Avon River Corridor) Zone (SPOARC), at 5 Harvey Tce, 254 Fitzgerald Ave and part of 256 Fitzgerald Ave. Apply the Edge Housing Area overlay to 254 and a small part of 256 Fitzgerald Avenue to enable residential development in accordance with the Residential Suburban Density Transition Zone rules. Add 5 Harvey Terrace to a list of properties in Appendix 13.14.6.2 that can continue to be used for pre-earthquake activities within the SPOARC and be developed according to the provisions of the Residential Medium Density Zone.
My submission is that	I oppose the specific provisions and wish to have them amended, for reasons of common sense and morality.
I seek the following decision from the Council	I oppose the specific provisions and wish to amend them to NO housing or development within that area. It is a kick in the teeth to everyone who had to move when their house was red zoned. If that area is able to be built on, it should be given back to those people, for free, with a substantial compensation for their home being destroyed. At the very least, the previous owners should have first right of refusal as was verbally granted them in talks with Regen Chch. The Council should decline this proposal and seek to understand how they can undo the purchase of this land that falls against the vision of the Red Zone as set out by Regenerate Christchurch and approved by the Government. This private plan change goes against everything the public have fought for, everything submitted to Regen Chch in their extensive surveys, and everything in Regen Chch's Plan. Regen Chch clearly laid out this space as part of the Green Spine; nothing should be in the Green Spine other than native trees and wetland. Changing this is wasting the millions of dollars spent surveying all of Christchurch, and spitting on the public's right to be heard. The role of the CCC is to represent the people of Christchurch; not to make a quick buck at our expense - especially when that quick buck will cost us millions down the line when land that is unsuitable for building on collapses in the next earthquake. This proposed Plan Change is short-sighted and unsustainable.

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Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
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If others make a similar submission would you consider presenting a joint case at the hearing	Yes
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First name	Layling
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Last name	Stanbury
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Name of organisation, if you are submitting on behalf of the organisation	
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Address for service	16B Spencer St
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Email	lails42@gmail.com
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Phone	0224869125
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**Office Use**

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Submission ID	47413
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Submitted Date	14/09/2022 16:31:30
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Submission Type	Online
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Attachments	No
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Notes	No
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# GreenwoodRoche

PROJECT LAWYERS

14 September 2022

Christchurch City Council

**Contact** Lauren Semple  
**Phone** 03 353 0574  
**Email** lauren@greenwoodroche.com  
**Reference** 2786475-1

**Christchurch**  
Level 3, 1 Kettlewell Lane, The Crossing,  
680-690 Colombo Street  
PO Box 139, Christchurch 8140

**To:** Christchurch City Council

**Submission on:** Proposed Private Plan Change 11 – Harvey Terrace/Fitzgerald Ave

**From:** Lauren Semple

**Date:** 14 September 2022

## 1 Introduction

- 1.1 This is a submission on a private plan change proposed by the Glenara Family Trust (*the Applicant*) to the Christchurch District Plan (*CDP*). The Applicant proposes a private plan change to rezone the outer edge of the Specific Purpose (Ōtākaro Avon River Corridor) Zone (*SPOARC Zone*). The proposed rezoning includes 254 Fitzgerald Avenue to be included within the Edge Housing Overlay and 5 Harvey Terrace to be subdivided and included in Appendix 13.14.6.2 of the SPOARC Zone with an alternative zoning of Residential Medium Density (collectively the *Site*). The effect of this change would enable the Site to be developed for medium density housing under the proposed provisions. The plan change also proposes to restrict vehicle access to the Sites from Harvey Terrace only, and make any other consequential amendments (*PC 11*).
- 1.2 I oppose PC 11 and seek that PC 11 be declined by the Christchurch City Council.
- 1.3 I could not gain an advantage in trade competition through this submission.
- 1.4 I wish to be heard in support of my submission.

### Background to the Ōtākaro Avon River Corridor Regeneration Plan

- 1.5 The Site forms part of the Ōtākaro Avon River Corridor, being an area of considerable significance to mana whenua and the wider community of Ōtautahi/Christchurch. Following on from the devastation of the 2010/2011 earthquakes, the future use of the area was subject to an extensive, robust planning process which received input from thousands of members of that community as well as public and private sector interest groups, mana whenua, and the local authorities. It was also informed by best available

information concerning the technical challenges and opportunities of the existing environment.

- 1.6 That process culminated in the development and approval of the Ōtākaro Avon River Corridor Regeneration Plan (*Regeneration Plan*), which establishes a vision and objectives, and set of planning provisions (including the SPOARC Zone) designed to implement those aspirations, for the regeneration of the area. Those aspirations, articulated in more detail within the Regeneration Plan, are primarily focussed around restoration of the area's natural environment, and the strengthening of connections between people, the river, and the land.
- 1.7 Those aspirations – and the provisions within the CDP which implement them – were subject to extensive testing, review and public consultation through the Regeneration Plan process. In my submission, they remain the most appropriate for the area as a whole, and should provide a key part of the framework against which all private plan changes should be considered.
- 1.8 For the reasons set out below, it is considered that the proposed residential development enabled by PC11, should it be approved, would unacceptably undermine the intended function and aspirations of the SPOARC Zone, and should therefore be declined.

## **2 SUBMISSION**

### **General**

- 2.1 As part of its aspirations for the Ōtākaro Avon River Corridor, the Regeneration Plan specifically acknowledged the remaining privately owned residential sites within the area, and sought to protect those ongoing residential uses through the SPOARC Zone. It also recognised limited opportunities for small-scale housing in specific areas within the Green Spine identified by the "Trial Housing Overlay" and "Edge Housing Overlay". Again, the location and scope of those opportunities was informed by technical analysis and public feedback.
- 2.2 The Site for PC11 is not currently located within either Overlay within the Green Spine. Outside of those areas, the key emphasis for the Green Spine is predominantly on ecological restoration, stormwater management and flood protection, opportunities for the practice of mahinga kai as well as other amenity and recreation opportunities such as walking and cycling. The landscape character of that area is anticipated to be largely free of built development.
- 2.3 PC11 does not, in my submission, adequately demonstrate that these aspirations will not be unduly compromised by the additional residential development that it seeks to enable. Nor does it adequately assess the adverse effects of that additional development

on the surrounding environment, including flood hazard, water quality, recreational activities and any native habitats in and around the Site.

- 2.4 It is further noted that the enabling provisions of the Resource Management (Enabling Housing and Other Matters) Amendment Act 2020 (*Enabling Act*) have the potential to introduce significant additional urban intensity within this area, should PC 11 be approved. Again, neither the potential effects of this, nor its implications for the aspirations for the Ōtākaro Avon River Corridor, have been adequately assessed by the Applicant.
- 2.5 By contrast, as set out above the land uses currently enabled by the SPOARC zone have been subject to detailed analysis and are considered to be the most appropriate for this Site, and the wider area. Approval of PC11 would undermine the environmental benefits and public utility that those uses seek to provide.

### **Specific reasoning**

- 2.6 A key objective of the Regeneration Plan is to restore native habitat with good quality water so there is an abundant source of kai, birdlife and native species.<sup>1</sup> As set out above, the Green Spine in particular is expected to be the centre of extensive ecological restoration and a range of native habitats to which residential development is inherently incompatible.
- 2.7 The Assessment of Environmental Effects for PC 11 provided by the Applicant anticipates that PC 11 will not contribute to natural regeneration, natural hazard mitigation, accessibility or cultural purpose objectives.<sup>2</sup> In my submission, that is a fundamental flaw with this proposal, and should result in its decline on the basis that it is not the most appropriate planning approach for this area.
- 2.8 As set out further above, under the CDP, residential activities within the SPOARC Zone are restricted to the Edge Housing Area Overlay and Trial Housing areas. It is intended that residential development is limited to these specific sites and designed to front onto the area, to improve integration between the edge of existing neighbourhoods and the activities within the area.<sup>3</sup> The areas available for residential development have already been identified as excluding the PC 11 area. The SPOARC Zone also provides a consent pathway to enable evaluation and decision-making in respect of land uses that are not identified as preferred in the Regeneration Plan (habitat restoration, eco-sanctuaries, cultural planting and environmental education facilities).<sup>4</sup> Seeking residential

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<sup>1</sup> Ōtākaro Avon River Corridor Regeneration Plan, page 24.

<sup>2</sup> Assessment of Environmental Effects provided by the Applicant, page 1.

<sup>3</sup> CDP, 13.14.2.1.5 Residential Activities.

<sup>4</sup> Ōtākaro Avon River Corridor Regeneration Plan, page 45.

development via a plan change undermines the consenting pathway already established in the SPOARC Zone.

- 2.9 A key step in creating the platform for successful regeneration of the area focuses on providing confidence and certainty by amalgamating titles.<sup>5</sup> Subdividing the title at 5 Harvey Terrace to create additional lots contradicts what is required in the Regeneration Plan to successfully regenerate the area – the elements being: land title amalgamation; infrastructure; and clearance – which are required before development can begin.<sup>6</sup> Amalgamation of land titles within the area is imperative to reduce transactional difficulties that may constrain regeneration activities.<sup>7</sup> Any subdivision and residential development on land intended for regeneration runs counter to the steps proposed by the Regeneration Plan.
- 2.10 The inclusion of further land titles at 5 Harvey Terrace included in Appendix 13.14.6.2 Pre-Earthquake Activities List undermines the intention of regeneration in the area. The Pre-Earthquake Activities List is intended to manage activities in the area ensuring effects on existing privately-owned residential properties are consistent with those anticipated in the alternative zone provided in the table.<sup>8</sup> The addition of further sites on the Pre-Earthquake Activities List undermines the original purpose which is to manage the effects of the SPOARC Zone on existing private property owners. Allowing additional properties on the Pre-Earthquake Activities List is likely to exacerbate constraints on public utilities and effects on other residents.
- 2.11 In addition, the alternative zone being Residential Medium Density for 5 Harvey Terrace may have the unintended effect of enabling further intensification as required by the Enabling Act. Despite Christchurch City Council deciding not to notify Plan Change 14: Housing and Business Choice on 8 September 2022, it is clear that adoption of the Medium Density Residential Standards is a mandatory requirement with central government provided with powers to appoint a commissioner(s) to notify plan changes that comply with the intensification requirements should local government fail to do so. Increased density will further undermine the purpose of selected areas creating a “soft” boundary between the regenerated Ōtākaro Avon River Corridor and the remaining neighbourhood.
- 2.12 The Green Spine is expected to change the character of the Area from residential to open parkland and native restoration.<sup>9</sup> The intended shift away from pre-earthquake residential character to open parkland and native restoration is integral to regeneration of the Area and is at the heart of the Regeneration Plan. PC11 is fundamentally

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<sup>5</sup> Ōtākaro Avon River Corridor Regeneration Plan, page 66.

<sup>6</sup> Ōtākaro Avon River Corridor Regeneration Plan, page 13.

<sup>7</sup> Ōtākaro Avon River Corridor Regeneration Plan, page 66.

<sup>8</sup> CDP, 13.14.2.1.4, Continuation of Pre-Earthquake Activities.

<sup>9</sup> Ōtākaro Avon River Corridor Regeneration Plan, page 55.



inconsistent with that aim. Further, medium density residential development in accordance with the Pre-Earthquake Activities List decreases opportunities for the Site to be used for the preferred activities within the SPOARC Zone. This issue is likely to be exacerbated by more enabling provisions required by the Enabling Act in the Residential Medium Density zone with respect of the 5 Harvey Terrace site.

- 2.13 Finally, it is noted that the Regeneration Plan and the CDP provisions which implement its vision, is a long term aspirational planning document. With at least a 30 year time horizon it is critical that its provisions are not undermined or compromised in its early years. It is my submission that granting PC 11 will effect just such a compromise and adversely impact the integrity of the plan and the confidence that the community can have both in the Regeneration Plan itself and the CDP.

### **3 RELIEF SOUGHT**

- 3.1 I seek a decision that declines PC 11 as PC 11 does not give effect to the overall objectives of the Regeneration Plan, as expressed through the SPOARC Zone.

**DATED this 14<sup>th</sup> day of September 2022**



**Lauren Semple**

**Address for Service:**

Greenwood Roche  
PO Box 139  
Christchurch  
Attention: Lauren Semple

Email: [Lauren@greenwoodroche.com](mailto:Lauren@greenwoodroche.com)

Phone: 03 353 0572

**From:** Greening the Red Zone <[greeningtheredzone@gmail.com](mailto:greeningtheredzone@gmail.com)>

**Sent:** Wednesday, 14 September 2022 5:05 pm

**Subject:** Submission on Private Plan Change 11

Hi Anita, I was just trying to make a submission on this Plan Change on behalf of our organisation, but apparently it closed while I was still writing it. My clock is maybe a bit slower than yours!

Can I please ask you to include this brief response from us?

Regarding:

*The inclusion of 7/254 and 8/254 Fitzgerald Ave, and 9-20/5 Harvey Tce being sold for residential medium density. The inclusion of Flat5/254 and 6/254 Fitzgerald Avenue, parts of the properties at Flat7/254 and Flat 8/254 Fitzgerald Avenue, and parts of Flat 2/256 and Flat 4/256 Fitzgerald Avenue, Richmond, comprising are A on the Proposed Future Site Boundaries Plan - Lots A, B and C shown below, in the edge housing overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.*

Submission:

Greening the Red Zone opposes this land use change. While gifting the land provided an easy fix for LINZ to get around the crosslease, for the new owner to now request a land use change to financially benefit from that free land is untenable.

Request:

We urge Council to deny this land use change, and require the owner to be confined to the uses as laid out in the Regeneration Plan, which then informed the District Plan.

Yes we would like to speak, and would also be happy to join a delegation.

Sincerely,

Tanya Didham

co-chair

[Greening the Red Zone](#)

**From:** Gregory Partridge <[greg\\_partridge@hotmail.co.nz](mailto:greg_partridge@hotmail.co.nz)>  
**Sent:** Wednesday, 14 September 2022 5:23 PM  
**Subject:** Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Hi Mark

I've just learned of this Plan Change and want to make a submission on it.

I realise I've missed the official deadline, but are you able to please add my following submission to those that others have submitted?

**The Crown gave property owners in the land that was zoned Red Zone following earthquakes, that the land wouldn't be returned to private ownership, and that it wouldn't be redeveloped into housing.**

**Furthermore, the Chief Geotechnical Scientist who fronted a public meeting held at Christchurch Central School which Government Officials also fronted alongside him, informed property owners in the area that the land in question along the Avon River Corridor which was being Red Zoned due to the fact that when the Southern Faultline ruptures, that Christchurch is expected to shake for 3 to 5 minutes and that due to the fact there is nothing between the riverbanks that the land either side of the Avon River corridor will be subject to significant subsidence and lateral spread.**

**To honour promise made by the Crown, the Christchurch City Council must reject Private Plan Change 11 - Harvey Tce and Fitzgerald Ave.**

Kind regards

Greg Partridge  
48 Perth Street  
Christchurch 8013  
021 027 17556

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## Abu Samah, Mia

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**From:** Gregory Partridge <greg\_partridge@hotmail.co.nz>  
**Sent:** Wednesday, 28 September 2022 12:41 am  
**To:** Abu Samah, Mia  
**Subject:** Re: Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Mia,

Sorry for the delay in getting back to you - I haven't had a chance to check my emails for a while.

Answers to your questions are below in red font.

Kind regards

Greg Partridge  
48 Perth Street  
Christchurch 8013

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**From:** Abu Samah, Mia <Mia.AbuSamah@ccc.govt.nz>  
**Sent:** Thursday, 22 September 2022 9:23 am  
**To:** greg\_partridge@hotmail.co.nz <greg\_partridge@hotmail.co.nz>  
**Subject:** RE: Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Kia ora Greg,

Hope your day is going well – I'm following up on the below requested information. We are finalizing the submissions for Private Plan Change 11 and would appreciate if you could provide us an update.

Thank you and have a great day,

## Mia Abu Samah

**Senior Planning Support Officer**  
Development Support Team, Planning & Consents



 [Mia.AbuSamah@ccc.govt.nz](mailto:Mia.AbuSamah@ccc.govt.nz)

 Te Hononga Civic Offices, 53 Hereford Street, Christchurch

 PO Box 73013, Christchurch 8154

 [ccc.govt.nz](http://ccc.govt.nz)

**From:** Abu Samah, Mia  
**Sent:** Tuesday, 20 September 2022 2:37 pm  
**To:** greg\_partridge@hotmail.co.nz  
**Subject:** FW: Private Plan Change 11 - Harvey Tce and Fitzgerald Ave  
**Importance:** High

Kia ora Greg,

Thank you for submitting your response re Private Plan Change 11 - Harvey Tce and Fitzgerald Ave.

I will add your submission to our records, but please can you answer following questions:

1. Could you gain an advantage in trade competition through this submission? (Yes/No)

**No**

2. If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition? (Yes/No/Not Applicable)

**Not applicable**

3. The specific provisions of the plan change that my submission relates to are as follows. (Clearly state the rule/provision number your submission relates to.)

Appendix 13.14.6.2 and 13.14.6.1

4. My submission is that (Clearly state if you support or oppose the specific provisions or wish to have them amended with reasons for your view.)

**Appendix 13.14.6.2 and Appendix 13.14.6.1 were both put in place for good reasons following the Canterbury Earthquakes.**

**To keep the Green Spine "*free of built development, providing a continuous area of public open space with trails, pathways and footbridges, extending from the central city to the sea*".**

**Christchurch has had enough of the goal post being shifted on us, of promises being back tracked on and broken.**

5. I seek the following decision from the Council (Give precise details stating what amendments you wish to see made to the proposed Plan Change.)

**Say No to allowing the land to transfer back to private ownership. Surely lessons must have been learned from the cataclysmic seismic events and the dates on which Christchurch was ripped apart. The Red Zone **MUST** remain as it is, to flourish as a green space.**

**The Council **MUST** put the wellbeing of residents first. No existing or future resident should ever have to relive the experience of what it was be Orange Zoned for a whole year and then finally Red Zoned - it is simply not good guardianship as Civic Leaders to add that emotional, mental and financial burden upon anyone**

6. Do you wish to speak at the hearing in support or opposition of your submission? (Yes/No)

Yes

7. If others make a similar submission would you consider presenting a joint case at the hearing (Yes/No)

Yes

Please attach any additional information or supporting documents.

Please respond to this email at your earliest convenience so we can add your submission to our records.

Kind regards,

## Mia Abu Samah

Senior Planning Support Officer

Development Support Team, Planning & Consents



[Mia.AbuSamah@ccc.govt.nz](mailto:Mia.AbuSamah@ccc.govt.nz)



Te Hononga Civic Offices, 53 Hereford Street, Christchurch



PO Box 73013, Christchurch 8154



[ccc.govt.nz](http://ccc.govt.nz)



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**From:** Gregory Partridge <[greg\\_partridge@hotmail.co.nz](mailto:greg_partridge@hotmail.co.nz)>  
**Sent:** Wednesday, 14 September 2022 5:23 PM  
**To:** Stevenson, Mark <[Mark.Stevenson@ccc.govt.nz](mailto:Mark.Stevenson@ccc.govt.nz)>  
**Subject:** Private Plan Change 11 - Harvey Tce and Fitzgerald Ave

Hi Mark

I've just learned of this Plan Change and want to make a submission on it.

I realise I've missed the official deadline, but are you able to please add my following submission to those that others have submitted?

**The Crown gave property owners on the land that was zoned Red Zone following earthquakes, that the land wouldn't be returned to private ownership, that it wouldn't be redeveloped into housing.**

**Furthermore, the Chief Geotechnical Scientist who fronted a public meeting held at Christchurch East School, which Government Officials (Roger Sutton and others) fronted alongside him, informed property owners at the meeting whose property along the Avon River Corridor was being Red Zoned due to the fact that when the Southern Faultline ruptures, Christchurch is expected to shake for 3 to 5 minutes, and due to the fact there is nothing between the riverbanks, that the land either side of the Avon River corridor will be subject to significant subsidence and lateral spread.**

**To honour those statements made at that meeting, a promise made by the Crown, the Christchurch City Council must reject Private Plan Change 11 - Harvey Tce and Fitzgerald Ave.**

**Property owners were paid out money by the Crown in a legally binding agreement when the land ownership was transferred to the Crown. If the Council agrees to this Plan Change 11, you are setting yourselves up for a dangerous precedent for other former land owners to start proceedings to take back ownership of what was formerly their property. Doing so will put the Red Zone transformation into a greenbelt in serious jeopardy.**

Kind regards

Greg Partridge  
48 Perth Street  
Christchurch 8013  
021 027 17556

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<http://www.ccc.govt.nz>

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**From:** Mark Thompson <markthompsonnz@hotmail.com>  
**Sent:** Wednesday, 14 September 2022 6:06 pm  
**Subject:** Feedback on Private Plan Change 11 - Harvey Tce and Fitzgerald Ave / 540

Dear Anita

I lost my submission part way through.

Briefly, I don't oppose the houses being built on the land.

I live on Harvey Terrace and it's become the short cut for cars, they race through at 60+ km per hour, there are kids in the area, people walking dogs etc. If further development occurs in the street there needs to be improved speed bumps, to slow down or deter the cars racing through.

Thanks  
Mark

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