Submitter Details			
Submission Date: First name:	10/05/2023 Shayne	Last name:	Andreasend
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought: -Please restrict the High Density Zone to INSIDE the four avenues - make this zone an attractive and vibrant area where people want to live, then proceed later to engulf the surrounding suburbs AFTER the potential inside the four avenues is maximised. -Please restore the 35 degree southern boundary recession plane in the MDRS rules, as even 50 degrees is too harsh for the Christchurch winter.

#### My submission is that:

Considerations: 1) Christchurch has far more character and human values without high density housing. 2) Restriction to two levels is much safer in the event of an earthquake, especially in the unstable ground of St Albans. 3) Access to sunlight is good with the 35 degree recession plane, even though that was designed for Auckland. 4) Traffic in Christchurch is already at capacity. Medium density can accommodate this, but high density housing will overload the roading system. 5) Our water pressure is already poor in St Albans. 6) Privacy has a value to the residents that is not mentioned anywhere in the MDRS.

Submitter Details				
Submission Date: First name:	10/05/2023 Nick	Last name:	Edwards	
Prefered method of co	ontact Email			

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:All

Decision Sought: Approval of the proposed change

#### My submission is that:

I in support of the plan changes. To meet present and future housing needs, our city needs to grow, and continued urban sprawl is unsustainable. I think in general, the plan strikes the right balance between enabling density intensification, while still ensuring a pleasant liveable city and maintaining Christchurch's unique characteristics as a ""garden city"".

Submitter Details			
Submission Date: First name:	10/05/2023 Bron	Last name:	Durdin
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought:Reconsider areas marked for MDRZone to a much smaller, more central, area closer to the inner city. Change the current Medium Density areas to a low - mod density, perhaps just double storey instead of triple storey units. This would create a forth level of density. Protect much more of our mature tree lined leafy river suburbs by controlling demolition / development and intensification. Enforce storm water planning with porous materials in driveway developments.

#### My submission is that:

I oppose the plan change to create huge default areas of Medium Density Residential Zones across Christchurch. There is currently already an over supply of 3 storey townhouse developments. It is defacing that suburban feel of our neighbourhoods. While I support intensification within the central and immediate surrounding areas such as Addington, Riccarton, St Albans, Sydenham, Phillipstown for example, I do not support intensification in the suburbs where it is important to protect family housing stock with green space and trees. Intensification of 3 storey townhouses should be limited to a certain distance from the centre of city eg 2km or wherever makes a logical boundary. It doesn't make sense to base intensification purely on access to one current bus service that may or may not operate in the future. Surely a more common sense idea would be to focus on main arterial routes and use these as natural boundaries for intensification such as Brougham Street. I am not sure that the plan changes take enough consideration of current storm water / run off infrastructure and the effects that mass urbanisation will have on these current aging, broken and failing systems. I am also not in support of 3 storey builds next to preexisting single storey / double storey houses where shading and damp and cold will become an issue in the winter. I read of new light angle designs for Chch but it is not ok to forgo sun for any months of the year. Sunlight is important for warmth and mental health. People need to feel and see the sun as part of mental wellbeing. Having mass amounts of 3 storey townhouses in our outer suburbs such as Halswell also continues to put pressure on the small amount of facilities such as schools and shops and single bus routes and arterials. Not enough town planning has occurred at present and the piecemeal approach to current development is does not given enough consideration to our natural environment. Once our precious green leafy suburbs are gone, they are gone for good. So while it is nice to see a street such as MacMillan Ave be protected - it should not be just one street - it should be the greater area of Cashmere. It is not just the original large wooden homes that make the MacMillain area special, it is the gardens and trees that create the overall special environment. It is like that all through upper and lower Cashmere, Beckenham, Hillsborough, Cracroft, Somerfield, Opawa. This is just the south, there are areas throughout Christchurch that deserve protecting and are not worth losing. Consider a rethink to the plan changes, your medium density zone is too severe at 12m building heights and should be reduced to respect our special city.

Submitter Details			
Submission Date: First name:	10/05/2023 Julia	Last name:	Mallett
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought:Introduce a qualifying matter to reduced the MDZ around suburban schools, to reduce strain on families priced out of these areas by development, to find a middle ground consisting of vibrant inner city density together with retention of the traditional kiwi neighbourhood a short commute from the city. Increase planting requirements by reducing density/height limits in MDZ. Require development to be in keeping with the style and sensibility of the existing neighbourhood. Understanding that not all suburbs can be legitimately captured by heritage orders, but nonetheless each have an ""era"" they are drawn from, and new developments should compliment these.

#### My submission is that:

I oppose the new Medium Density Zone being put in place in so much of suburban Christchurch. - high and medium density zoning is appropriate in the inner suburbs (Edgeware, Syndenham, Phillipstown, Riccarton, inner City, and similar) to promote a vibrant city, and around shopping areas with close proximity to public transport hubs. HDZ and MDZ absolutely have their place. - The large numbers of families moving to the Selwyn and Waimakariri Districts, and to suburbs such as Northwood and Halswell, indicate that families would rather add to their commute to secure more affordable bungalow-style homes. -MDZ/HDZ are supported by those who believe that higher density is better for the environment, however, the large amount of commuter traffic would suggest that this is not the case. Families are by and large not choosing to shift their behaviour to living in townhouses, instead opting to move to outer suburbs that are not yet supported by frequent and reliable public transport. - Families are being priced out of their local areas by developers, even under the current rules. Increase density will not ease this, in fact the opposite. - free form development is often unattractive and not in keeping with the style of the area. There are some pockets of thoughtful development, but largely they are plain boxes that do not add to the visual landscape. This is not in keeping with our beautiful city. - Although there are requirements to have planting in the proposed plan, it does not go far enough. We are continuing to pave and cover our land, which will adversely impact the city during extreme weather events, which are becoming more frequent. -Largely townhouse developments already only come with a single (or no) garage per home. We hope that behaviour is changing and people are eschewing car ownership. However, again, the volume of traffic on the roads and cars parked on the roadside would suggest this behaviour change is very far away. Increasing the density with 3 homes of three stories, but presumably only one off-road carpark each, will further degrade the landscape of our suburban neighbourhoods.

Submitter Details				
Submission Date: First name:	10/05/2023 Vickie	Last name:	Hearnshaw	
Prefered method of co	ontact Email			

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Specific Purposes Zone,Chapter 14 - Residential,Commercial

Decision Sought: I would speak with council on the prosed city plan, if invited to do so.

#### My submission is that:

I do support the idea of developing a new town plan. What most important to make sure that the over design is homogeneous. Most cities people generally admire and like to be in include Paris, Vienna and Berlin. This is because they have good access, but most importantly is the way the buildings are articulated ie beautifully proportioned. This is usually in relation to height, but also the design of detailing. This must include the size and placement of windows. Most recent higher density housing are very unattractive as they are built to the lowest standard. A flash of bright colour as a design feature, will not cut the mustard. Potentially they will become undesirable and future slums.

Submitter Details			
Submission Date: First name:	10/05/2023 Matty	Last name:	Lovell
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought: I seek that this intensification change be dismissed entirely and the RMA remains as is.

#### My submission is that:

I am strongly opposed to PC14. I live on St James Ave which is a lovely tree lined street which is also a war memorial st which host an ANZAC day parade. I oppose these changes because the intensification would comprise all both of these. I am very proud of New Zealand's efforts in WWII I had family members involved in the war, and I now take my children to the ANZAC parade every year in honour of those that we lost to help protect this Country, City and neighbourhood I call home. We moved to this area 5 years ago, and the idea that we now reside on a living memorial to our fallen soldiers is extremely close to my heart, and they are too all those in the Christchurch area and I the intensification of 3-6 store buildings on the street would compromise and ruin that totally. Additionally this street is lined with beautiful large and growing trees, these add to the character, charm and heritage of the area and the memorials. Adding 3-6 story buildings in the area again compromises all of these areas.

Submitter Details			
Submission Date: First name:	10/05/2023 Robert	Last name:	Fletcher
Prefered method of co	ontact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought: I support the plan change and would like to see it implemented with no further amendments.

#### My submission is that:

In general, I am strongly in support of the plan change. I am in support of the creation of Medium-Density Residential rules, as it is essential for continuing to accomodate newcomers to Christchurch, maintain housing affordability, and creating the population density that enables goods and services to be conveniently provided within walking or biking distance. Reducing density restrictions gives more flexibility to homebuilders to respond to market demand and allow more people to reside where they like for example closer to jobs or nearer the centre city. I am dissatisfied with the number of qualifying matter exceptions added since last year which detract from this, especially zones of 'little or no public transport' which clearly can and would change once sufficient density is acheived, as well as an the airport contour zone, which I think has very little impact on the livability of those areas. These don't seem like good and genuine reasons why intensification should be constrained. I am in support of the location of High-Density Residential Zones, they are well placed in terms of accessability to shops and transport options, it would benefit many people to be able to live in these areas. It would be good to have more options for high density living away from the CBD.

Submitter Details				
Submission Date: First name:	10/05/2023 Tony	Last name:	Pennell	
Prefered method of co	ontact Email			

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought:Roof profiles have provision for future solar panel installation unless orientation north is impossible. I would suggest this as part of the future sustainability mission for our smart city development. The council must seek input from solar panel experts as I have no expertise

#### My submission is that:

Sunlight qualifying submission. Many of us wish to have solar power on the roof. A 12 mtr building with a terrace or green roof is ideal. At present nearly all single story houses are built with poor roof orientation to sunlight or poor angles. A 12 mtr structure will probably preclude solar panels unless designed in. As trees and grass will make up 40% of land no ground solar likely

Submitter Details			
Submission Date: First name:	10/05/2023 Jack	Last name:	van Beynen
Prefered method of co	ontact Email		

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council

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

Provision:Commercial

Decision Sought: I would like the changes to building height restrictions in the central city to be removed, and for the plan to instead stick with the restrictions imposed in the city's post earthquake blueprint (28m)

#### My submission is that:

I would like Council to remove the height limit change to the City Centre Zone. I think the idea of a low-rise city, with no new buildings over 28 metres, is a really good one and shouldn't be abandoned. It has the potential to be a real selling point for the city - a city with sun and without wind tunnels. We already have so much bare land in the CBD. This change also seems, to me, to punish those developers who have contributed to the rebuild and got on with building on their land, while rewarding those who have held back the city's progress.

Submitter Details				
Submission Date: First name:	10/05/2023 Sarah	Last name:	Flynn	
Prefered method of co	ontact Email			

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

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

Provision: Subdivision, Development and Earthworks, Chapter 14 - Residential

Decision Sought: I do no want 14ii - increases in building heights because what that actually means is not new houses built on vacant land, but the destruction of often beautiful homes to crowd the city with a large number of generically tasteless buildings, jammed in without trees or greenery.

#### My submission is that:

My submission is that increased height limits should NOT be allowed in residential areas 'willy nilly' - without the need to apply for resource consent. Many modern blocks are completely tasteless and don't bring beauty to the city. We do not have the infrastructure to support all the extra cars on the roads this dense living brings to suburbia. Homes that have been in place for decades are affected by lack of light, extra noise and loss of privacy. People who have lived in their suburbs for decades, as we have, should have some consultation agency about any proposed nightmare going up around them. How can it be right for some property developer to stick some tacky building up and then move on to leave residents to deal with the consequences? My other concern is the waste and polution which we are supposed to be addressing. Where are all these perfectly good, and often beautiful houses going? Landfill? I recently watched a large villa be demolished in a very short space of time - beautiful rimu floors and window frames smashed to bits. These houses are actually beautiful, made from resources we should/can no longer use (native woods etc), but we are throwing them away. It is immoral and wasteful.

Submitter Details			
Submission Date: First name:	10/05/2023 Barry	Last name:	Newcombe
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:Subdivision, Development and Earthworks,Designations and Heritage Orders

Decision Sought: To include as a Qualifying Matter area the Opawaho Heathcote River corridor. It is not clear how 'corridor ' is defined but I expect this will include a distance from the water?

#### My submission is that:

PC 14 and PC13 Proposed changes outlined in Public Notice - Resource Management Act 1991 - Christchurch District Plan (distributed to households) section vi defines Qualifying Matters and lists a substantial number of sites/locations/features where qualifying matters apply. Included are Styx River setback and Otakaro Avon River corridor. A significant omission from the listed sites/locations/features is Opawaho Heathcote River corridor. This is as least as significant as the other rivers listed and is considerably more important to include than many of the other listings.

Submitter Details			
Submission Date: First name:	10/05/2023 Joyce	Last name:	Fraser
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council

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

Provision:Transport,Chapter 14 - Residential

Decision Sought: In addition to the public transport restriction, I would like an amendment to include off-street parking as a design requirement.

#### My submission is that:

I generally support the public transport accessibility restriction. I would also like to see some requirement for developers to provide off-street parking and /cycle storage for residents, and also charging stations for EV. The people of Ōtautahi are still heavily invested in personal car use and while we might like to dream of an electric vehicle/public transport idyll, this could take some considerable time to achieve. To prevent street parking congestion some practical provision needs to be made in the design requirements.

Submitter Details			
Submission Date: First name:	10/05/2023 John	Last name:	Rice
Prefered method of contact Email			

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

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

Provision:Natural Hazards,Natural and Cultural Heritage,Chapter 14 - Residential

Decision Sought: I suggest that the RNN-RuUF zone boundary be amended to be closer to Sutherlands Road so as to exclude the extent of actual new planting already existing in Sutherlands Basin. Also I suggest that the RNN-RuUF zone boundary within the private property that is 750 Cashmere Road be amended to be closer to Sutherlands Road so as include the row of magnificant ancient Macrocarpa Trees within the RuUF Zone and so protect them from removal in the event of development of the adjacent RNN zone along Sutherlands Road. The boundary I suggest is illustrated by the solid red line overlain on the planning map in the first snip below. This would also align better with the flood management area shown on the planning maps as shown in the 2nd snip below. Photos attached

#### My submission is that:

My submission concerns the planning map 50 and in particular the area to the east of Sutherland's Road and to the north of Cashmere road that includes the new Sutherlands basin and the property that is 750 Cashmere Road.

# Submission form and submission guidelines

For the proposal for deeming provisions for the zoning of new and stopped roads

The proposed Christchurch Replacement District Plan

Notified 20 July 2016



## **Submission Form Guidelines**



#### Make your submission

Make a submission on the attached form and return it to the Christchurch City Council using one of the options identified on the top of the form (e-mail, post, hand delivery).



#### Submitter Details

In the full name(s) box write the name(s) you want to be used in relation to your submission. If the submission is being made on behalf of an individual this should be the individual's name. If it is the name of a company or organisation that name must be registered.

If you appoint an agent or representative to represent your submission, write your agent's full name (including company name, if they work for a company) and tick the box authorising them to represent you.

The address for service (either postal or e-mail, as selected by you) will be used by the Christchurch City Council and the Independent Hearings Panel (IHP) to send notices of any information relating to the hearings. **Email is the Christchurch City Council's prefered option**. The address for service can be your agent's address.

Please provide a day time telephone number where you are most easily contactable for hearing time or schedule changes.

#### **Trade Competition**

Please ensure you complete the tick boxes in this section.

#### Hearing

By lodging a submission on the proposal, you are entitled to attend the relevant hearing and to be heard by the IHP in support of your submission. If you indicate you wish to be heard you will be sent all of the relevant information from the Christchurch City Council, IHP, and/or other submitters (via your address for service).

If you select 'no' your submission will still be considered by the Christchurch City Council and the IHP but you will not be sent copies of this information. Your submission is just as valid if you choose not to be heard and you will be notified of the IHP decision. If you don't tick either box, the IHP will contact you at your address for service to ask whether you wish to be heard (if you don't respond within five working days, the presumption is that you don't wish to be heard).

Submitters who make similar submissions are encouraged to present a joint case at the hearings.



#### **Submission Details**

This form is specific to the proposal identified on the front page of this document. For more detailed information on the proposal visit **proposeddistrictplan.ccc.govt.nz** or email **dpreview@ccc.govt.nz** 

If you would like the proposal to be changed, it is important to clearly state the changes you seek.

Clearly state the reason(s) for your submission, for example how the proposal would affect your day-to-day activities or your experiences of the environment.

You need to make a separate submission for each point or map. If you lodge your submission on a hard copy form please ensure that you include all attachments.

#### Note

If you need assistance with completing the submission form, please contact the Christchurch City Council on 941 8999 to speak to a district plan review planner or email your query to **dpreview@ccc.govt.nz** 



1

#### Submissions must be received no later than Wednesday 31 August 2016.

#### Make your submission:

,, <b>,</b>			
Post:	District Plan Submissions Christchurch City Council	Email:	dpreview@ccc.govt.nz
	PO Box 73001 Christchurch 8154	Deliver:	Christchurch City Council 53 Hereford Street, Christchurch

Submitter Details (All details marked with an * must be provided)								
Full name(s)* John Robert Rice								
I authorise the person below to represent my submission: (tick)								
Submitt	er agent <sup>:</sup>	's name						
Address	for serv	ice <i>(indic</i>	ate your preference)*					
Email*	(tick)	direc	directproject1@gmail.com					
Post*	(tick)	10 R	10 Redmund Spur Road, Kennedys Bush, Christchurch 8025					
Phone n	umber*	(03)9	60 9152		Mobile n	umber*	027 220 5905	
	Full nam I author Submitt Address Email* Post*	Full name(s)* I authorise the p Submitter agent Address for servi Email* (tick)	Full name(s)* John I authorise the person bel Submitter agent's name Address for service (indica Email* (tick) direct Post* (tick) 10 Re	Full name(s)*       John Robert Rice         I authorise the person below to represent my submission         Submitter agent's name         Address for service (indicate your preference)*         Email*       (tick)         Post*       (tick)         10 Redmund Spur Road, Kenn	Full name(s)*       John Robert Rice         I authorise the person below to represent my submission:         Submitter agent's name         Address for service (indicate your preference)*         Email*       (tick)         Post*       (tick)         10 Redmund Spur Road, Kennedys	Full name(s)*       John Robert Rice         I authorise the person below to represent my submission:       (tick)         Submitter agent's name       (tick)         Address for service (indicate your preference)*       (tick)         Email*       (tick)         Post*       (tick)         10 Redmund Spur Road, Kennedys Bush, Christor	Full name(s)*       John Robert Rice         I authorise the person below to represent my submission:       (tick)         Submitter agent's name       (tick)         Address for service (indicate your preference)*       (tick)         Email*       (tick)         Post*       (tick)         10 Redmund Spur Road, Kennedys Bush, Christchurch 80	Full name(s)*       John Robert Rice         I authorise the person below to represent my submission:       (tick)         Submitter agent's name       Address for service (indicate your preference)*         Email*       (tick)         Post*       (tick)         I o Redmund Spur Road, Kennedys Bush, Christchurch 8025

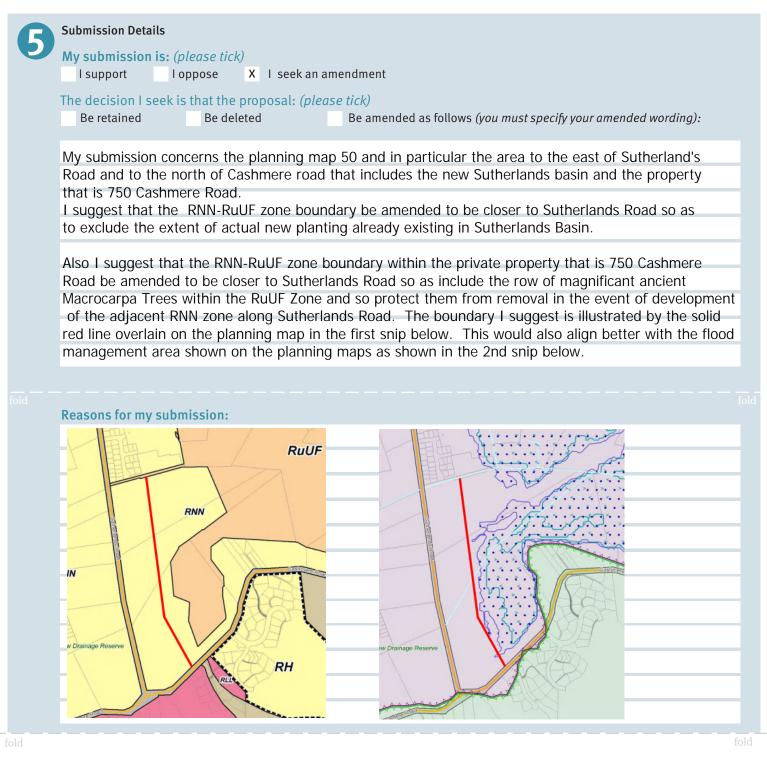
#### Privacy Act 1993

Submissions are public information. Information on this form including your name and contact details will be accessible to the public on the Independent Hearings Panel (IHP) or the Council websites and at Council service centres and libraries. The Council is required to make this information available under the provisions of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014. Your contact details will only be used by the Council and IHP for the purpose of the district plan review process. The information will be held by the Council or IHP. You have the right to access the information and request any correction.

3	Trade Competition (All details marked with an * must be provided)If you are a person who could gain an advantage in trade competition through making a submission, your right to make a submission may be limited by Clause 6(2) Schedule 1 of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014.I could gain an advantage in trade competition through this submission.*YXNIf you answered Yes to the above statement please complete the following.I am directly affected by an effect of the proposal that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competitionXYN
4	Hearing (All details marked with an * must be provided)         I wish to be heard in support of my submission.*       Y       X       N         If you answered Yes to the above statement please complete the following:         If others make a similar submission, I will consider presenting a joint case with them at a hearing.       X       Y       N         Signature of submitter*       Date*       11       Apr 2023



#### Please use the guidelines to assist you to complete this form.



FREEPOST Authority No.178





District Plan Submissions Christchurch City Council PO Box 73001 Christchurch 8154

Submitter Details				
Submission Date: First name:	10/05/2023 Graham	Last name:	Townsend	
Prefered method of contact Email				

**Consultation Document Submissions** 

Provision:

#### Not Stated

#### I seek the following decision from the Council

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

Provision:Introduction,Strategic Directions ,Transport,Subdivision, Development and Earthworks,Natural and Cultural Heritage,Open Space

Decision Sought:No specific decision, just a broad intention to discourage urban sprawl while supporting public transport and communal greenspace.

#### My submission is that:

1. I support the overall thrust of the increased intensification. We cannot permit urban sprawl especially on high-quality soils that should be used for purposes such as market gardening as part of the overall drive to lessen food miles and lower our climate impact. 2. It is also vital that developers do not get rich at the expense of our collective well-being. Hence I fully support using ""Financial Contributions from anyone looking to develop land, even when a resource consent isn't needed (as per the new direction of the Enabling Housing Act)."" 3. Communal green space and greater tree cover will both be vital as our climate heats. I strongly applaud the growing network of cycle/walking tracks across the city and especially in the new subdivisions in the wider Halswell area. 4. Planning for better public transport options is a must - we have to get out of our cars. 5. The current fashion for black or dark grey roofing will exacerbate the urban heat-island effect. In view of climbing global temperatures, it is therefore a form of collective self-harm. I do not know whether it falls within the CCC's power to influence this fashion, but we should be using surfaces with a much higher albedo to reflect as much incoming solar radiation back into space as we can. 6. Given the likely ramping up of la Nina/El Nino cyclicity and hence the likelihood of more severe droughts, new suburban housing should include mandatory roof-runoff rainwater storage. We have just installed 1000L and probably should have doubled that capacity.

Submitter Details				
Submission Date: First name:	10/05/2023 Denis	Last name:	Morgan	
Prefered method of contact Email				

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

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

Provision:Transport,Subdivision, Development and Earthworks,Chapter 14 - Residential

Decision Sought:Chapter 7 Transport o Given that PC 14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies. o Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS. Chapter 8 Subdivision Aspiration o That a subdivision creating 18 residential units is outside the scope of PC14 and not in keeping with neighbourhood amenity values. Requested Action o Any subdivision of Lot 3 DP27773 is restricted to no more than one residential unit accessing easement 192726. Chapter 14 - High Density 14.6 Discretions Requested Action o There be no discretion regarding stream setbacks, boundary setbacks and recession planes; a building fits the envelope, or it doesn't. Nor should there be any discretion regarding additional privacy through outlook spaces. These are more relevant with such significant changes under PC14. A resident is totally dependent upon officers' experience, objectivity, and fairness with the resident excluded from the consenting process if the application is non-notified. 14.6.2.2 Requested Action o Delete the second sentence of Clause 14.6.2.2

#### My submission is that:

Chapter 7 Transport. I support the following. Objective 7.2.1 (iv) iv. that reduces dependency on private motor vehicles and promotes the use of public and active transport; Policy 7.2.1.1 (iv) iv. reflecting neighbourhood identity and amenity values. Policy 7.2.1.6 (iii) iii. encouraging the use of travel demand management options that help facilitate the use of public transport, cycling, walking and options to minimise the need to travel. o On-site parking will not be required for residential developments. o Currently in the Merivale/St Albans area parking is chaotic and space at a premium. o My requests to the local councillor and community board for comment on reduced residential amenity values caused by parking remain unanswered. o CCC does not police the restricted parking zones now and an increase in housing density will add to the chaos. o The problem has been caused by the granting of consents for businesses, rest homes, and hospitals without proper traffic management and controls. (A request has been made to CCC for information as to traffic mitigation proposals for a new facility in Mansfield Avenue by Nurse Maud on an existing carpark. So where do the existing cars now park and where do staff and users of the new facility park? Council have not replied). o The increase in hospitals and retirement facilities has increased the size and frequency of service vehicles (increased heavy traffic). o Air B+B operate in the area adding to parking demand. o Currently CCC is investigating speed reduction/safety options within Merivale. Speed is very much an issue in the narrow(ed) streets with parking on both roadsides. o Rules are pointless without enforcement. o CCC has confirmed 37 infringement notices have been issued in Murray Place in the 6 months October 2022 to March 2023. 19 were for parking over the time restriction Allowing a generous 6 weeks for Christmas and other statutory holidays that leaves 20 weeks x 5 days = 100 days to collect 19 infringement notices. That is woeful and reflects Councils control performance. My testimony will be that cars are parked in the restricted zones all day every weekday. The other infringement notices are likely to be for parking too close or over a residential driveway and in these cases the resident must complain first! There is no effective control outside of the Central City for parking management. Chapter 8 Subdivision o I cannot comprehend, assimilate, or propose the subdivision possibilities confronting me from all the Sec 32 and PC14 information. o I can only express that I anticipate major adverse effects and state my position and hope for a reasonable outcome. o To my north is a right of way (ROW) that serves 3 single storey residences to the east of 48 Murray Place (i.e., 50, 50A + 50B Murray Place). These are lots 1, 2 +3 of DP27773 which is subdivision of Lot 2 of DP 8859 (circa 1929). All 3 sections are greater than 600 square metres in size. o Lot 3 of DP27773 utilises an easement (192726) over my 48 Murray Place that was created in favour of Lot 2 DP8859 in 1929. Both the original lot and the current lot reflect a single residential unit employing the easement while lots 1 + 2 DP27773 developed new

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sewers elsewhere. I am interpreting that only one other residential unit can access the sewer under my land in addition to my residential unit. o If redeveloped pursuant to PC 14, the possibility is for 18 residential units to use the narrow ROW to the north - a mini highway for vehicles or pedestrians. Although stream setback might restrict some development, it is possible all 3 sections being halved totalling 6 allotments X 3 residential units each = 18 residential units using the ROW. o A worse case is amalgamation of titles with CCC granting discretion for more than 18 units without notification. Chapter 14 Residential High Density Council Discretion Reference Clause 14.6 14.6.1.3 RD2, RD6, RD9, RD10, RD11 o CCC is reserving discretion on several (building) matters in PC14 and many are proposed as non-notified in within Restricted Discretionary Activities. o Non-notified means once a decision has been made to proceed with the application on a non-notified basis, then an application can be assessed, and a decision made about whether to grant or refuse the application. There is no avenue for any input into the process by any other persons. o This is a concern, including delegating to Commissioners, because. Staff move on and interpretations change with staff changes (i.e., consistency issues). Pressure is heaped on Council by developers and their designers. Where an application is non-notified there is no avenue for any input into the process by any other persons (neighbour) Commissioners have no personal investment or interest in the outcomes. Some examples of concern (in my neighbourhood) are. 1 The granting of business and hospital consents at Councils discretion without notification and with public excluded has led to traffic congestion and a loss of residential amenity values around Merivale. <sup>1</sup> The permanent granting of business resource consents (after temporary consents post-earthquakes) in Papanui Road without parking requirements or controls. 1 Buildings at 38 and 38A Murray Place intrude into the stream set-back by a considerable margin; one shows at least 50% intrusion and the second a 20% intrusion. The second has also been granted consent in a flood zone. These are poor discretionary decisions. 14.6.2.2 Height in relation to Boundary 14.6.2.2 Height in Relation to Boundary o The use of the far boundary of a ROW to set the recession plan, has major effects on neighbours to the opposite side of the ROW. o This clause is a carry-over from past plans and is not appropriate for the new PC14 rules with a set point 3 meters above ground and at the new angles proposed, o PC14 allows a new residential unit development at 52 Murray Place to be set back from the ROW by 1 metre and using the recession plane allowance based on the furthest ROW boundary (2nd sentence 4.6.2.2), the building height would intersect the recession plane at a height of 9 metres. Then using the angles employed in CCC Sec 32 documents for winter solstice (260) and March equinox (470), and an August mid-point (330), at the 9m intersect point the sitting room and BR1 at 48 Murray Place would see no sunlight for 6 months from March to August, and the outside living, no sunlight for 3 months, o At the full height of 12 meters to eave was used, residential units at #52 would be set back 3.5 meters and shading over 48 Murray Place would be increased including all outside living space for 6 months each year. o Council has discretion over altering the setback, so the full height of 12m (plus roof height) could be granted at a 1-meter setback creating the worst of options (shading and privacy) being non-notified and at CCC's discretion with no opportunity for me to comment (except at CCC's invitation). o No examples are given within PC14 or Section 32 documents where an existing single storey house is impacted in the HDZ. o The removal of the last sentence will not disadvantage any HDZ lot adjacent to a ROW compared to any other HDZ site of the same proportions. That is, each allotment to be decided on its own merits and not taking advantage of a neighbouring ROW.

#### Plan Change 14 – Christchurch City Council

#### Submission on Proposed Changes

Submitter:Denis James MorganAddress:48 Murray Place, St Albans, ChristchurchContact #:027 275 9077



#### **Preamble**

- There is a plethora of (Section 32) documents and maps for a lay person to digest and comprehend from Christchurch City Council (CCC or Council). I cannot absorb or assimilate all in a coherent manner.
- My submission focuses on personal circumstances and believe these circumstances will be reflected within the community.
- The submission uses I, me, my, mine for descriptive purposes.

#### **Submitters Circumstances**

- I am aged 73 years and reside at 48 Murray Place, St Albans, Christchurch with my wife aged 70 years.
- 48 Murray Place is within the proposed HRZ and within a proposed Large Local Centre Intensification Precinct (Merivale).
- Our property was purchased in 2006 being the basis of a retirement plan and included a 1930's era cottage that was damaged beyond repair in the 2011 earthquakes.
- A replacement single storey 2-bedroom cottage was completed in 2016. This building was constructed within the planning rules of the day and was the cornerstone of a retirement plan, being close to amenities (in Merivale).
- $\circ$   $\;$  This building has more than 40 years remaining of its RMA life of 50 years.
- To the north is a right of way (ROW) that serves 3 single storey residences to the east of 48 Murray Place.
- North of the ROW (at 52 Murray Place) is a 1930's era 2 storey residence that occupies less than 50% of the site at its 2-storey portion.

#### Effects of Plan Change 14 on 48 Murray Place

- My concerns are reduced privacy, reduced sunlight, increased traffic both on roads and the ROW, increased noise, and increased use of an easement. Overall, a loss of amenity value.
- All properties to the north and east of 48 Murray Place are suitable for redevelopment.
- There is the possibility is for 18 residential units to use the narrow ROW to the north a mini highway for vehicles or pedestrians.
- To the north of the ROW at 52 Murray Place, there will be rights for housing development to 14m high.
- It is ominous if additional residential units can connect to (or replace) the sewer pursuant to easement 192726 from Lot 3 DP277773 and my garden is to be destroyed.
- Within new residential units' under PC14, "outlook" spaces are required from all habitable rooms. Development of 52 Murray Place will cause *major effects/loss of privacy* on 48 Murray Place by outlook spaces from habitable rooms up to 4 stories high being into my bedroom, living room and outdoor living space being exacerbated by CCC's extra floor level. (The existing building being typical of the 1930's has small and high south windows that do not intrude on privacy at 48 Murray Place).
- $\circ$  I have major concerns about quality of life with PC14 changes.
- 0



#### **Submitters Views on Higher Density**

- I have no objection to high(er) density housing.
- I have no objection to high(er) density in my neighbourhood.
- I have a *strong* objection to.
  - ✓ Lack of proper social impact assessment\*
  - ✓ Lack of community consultation by the NZ House of Representatives.
  - ✓ Every 300 square metre section in HDZ being a candidate.
  - ✓ Scant references within Sec 32 documents to American and European practices but no science or studies of similar experiences especially at similar latitudes. The reports are opinions without community input or facts.
- Good examples of high(er) density and sites are.
  - ✓ The older development at 868 Colombo designed by the late Peter Beavon; this is a community village situation after Mr Beavon spent years in the UK studying urban design.
  - ✓ The complex under construction on the corner of Montreal + Kilmore Street.
  - ✓ The complex under construction on the corner of Manchester St + Cambridge Terrace.
  - ✓ The large site to be developed at 60-72 Papanui Road.

#### \*Social Impact Assessments

- Social Impact Assessment (SIA) is firmly rooted in the philosophy outlined in the *International Principles for Social Impact Assessment* (Vanclay 2003).
- SIA is a well-established international practice that has clarified how to *interact with* communities in planning developments to promote positive developmental outcomes for society and the environment.
- o Gillian Stewart, Social Impact Assessor Co Creationz Ltd notes that
  - ✓ "In NZ, very few studies on the social impacts of housing intensification have been conducted".
  - ✓ "Neighbourhoods and communities are not homogeneous or static buildings and infrastructure on maps. They comprise people – with diverse ethnic, cultural, economic, and social values, needs and interests – whose wellbeing and lives will be affected and shaped by the provisions (of town plan outcomes)".
  - ✓ "As important, but less acknowledged, is the effect the planning process is having on people concerned about draft provisions. Consultation as opportunities 'to have your say' needs to be rooted in proper social analysis of the 'communities'.

#### **CCC changes to MDRS in HDZ**

- Improving sun light through improved recession planes.
- Increased (minimum) building height (from 12m to 14 m) allowing an additional storey.
- Increased privacy concerns through increased outlook spaces (now over 4 storeys).
- Buildings up to 20 meters at Council discretion in Large Local Centre Intensification Precincts.
- Section 32 supporting documents/assessments are on multi storey neighbours without consideration of **recently** established single storey dwellings that were developed in accordance with planning rules.
- CCC has "exempted" some residents from the effects of MDRS but "worsened" the effects on others through a reinterpretation of hubs and centres included in HDZ. The St Albans/Merivale residential precinct has been compromised and modified by consents granted for hospitals and rest homes and businesses, without notification and with public excluded, which CCC now uses to justify a HDZ zoning as a Large Local Centre Intensification Precinct.

#### **Population + Statistics**

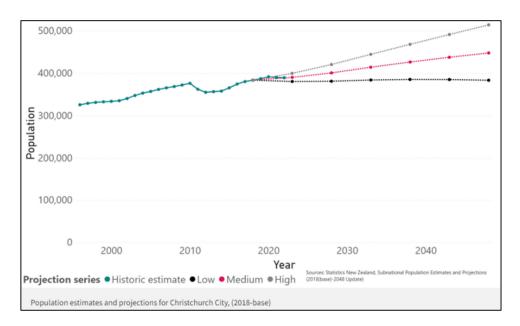
Current

housing needs

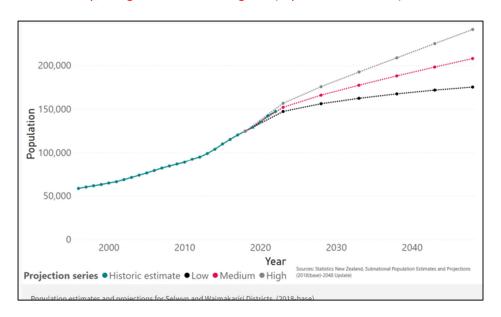
 A CCC housing survey show that 55% of survey respondents in Christchurch prefer single storey residential options (below). 70% valued orientation for the sun.

The majority of respondents would like to live in a stand-alone single storey home (55%), with three bedrooms (51%), is energy efficient (71%) and is orientated to take advantage of the sun (70%).

- CCC data also reveals the following.
  - ✓ Christchurch city's most recent population estimate was 389,300, in June 2022.
  - ✓ The 2010/2011 earthquakes resulted in a net loss of around 21,000 people, but by 2017 the city's population had recovered to pre-earthquake levels.
  - Projections suggest that by 2033 the population is likely to be around 414,000 under a medium-growth scenario (increase 6.4% from 2022 Red, my addition). However, it could range anywhere between 384,000 (less than 2022 levels red, my addition) and 445,000 (increase of 14% red, my addition).
  - ✓ By 2048, the city's population is expected to be around 448,000 (but could range anywhere between 384,000 (less than 2022 levels – red, my addition) and 514,000 (increase of 32% - red, my addition).

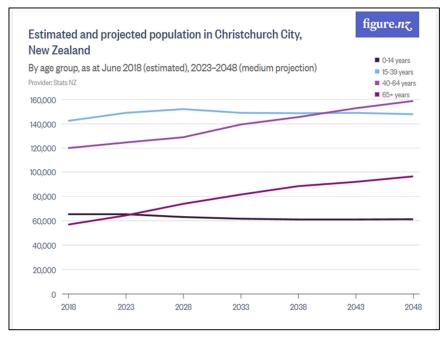


- By comparison, regions are growing at a much faster rate.
  - ✓ Neighbouring Selwyn and Waimakariri districts had an estimated combined population of 147,200 in 2022.
  - ✓ Growth is currently tracking faster than what has been projected under a highgrowth scenario.
  - ✓ Longer term, under a medium growth scenario, the population is expected to be around 177,000 by 2033 and around 208,000 by 2048.



✓ Obviously, the growth is in the regions (my comment in red)

- Looking at demographics, data from CCC could not be found, but information from Figure NZ correlates with CCC's medium estimate to 2048.
- The following graph shows a declining trend in 0-14 and 15 39 age groups, and an increase in 40 64 and 65+ age groups. This confirms an ageing population.



- If the number of houses in my part of Murray Place are counted (the part running North-South and joining McDougall Avenue), there are 13 residential units.
  - 9 of the 13 are occupied by retired people who sought to be near facilities in retirement (Merivale Village) – 70%.
  - 1 is occupied by a family with primary school aged children.
  - 1 is occupied by a family with secondary school aged children.
  - $\circ$   $\,$  1 is occupied by a couple with adult working children.
  - 1 is occupied by a couple still working without children at home.
- These statistics, surveys and demographics do not support the approach by MDRS and PC14 and have not been considered/mentioned in any Social Impact Assessment or any other Assessment.

**Specific References follow.** 

#### Transport + Traffic

Chapter 7 Transport. Reference Objective 7.2.1 (iv) iv. that reduces dependency on private motor vehicles and promotes the use of public and active transport;

#### Reference Policy 7.2.1.1 (iv)

iv. reflecting neighbourhood identity and amenity values.

#### Reference Policy 7.2.1.6 (iii)

iii. encouraging the use of travel demand management options that help facilitate the use of public transport, cycling, walking and options to minimise the need to travel.



The picture is typical of current parking practices abutting driveways. The cars in the distance were parked in a restricted zone all day. The road has been narrowed and with cars both sides of the road, the carriageway is single lane. This is "oppressive" and unsafe. Family and friends cannot visit on weekdays, and tradespeople and gardeners are reluctant to commit to jobs due to the lack of parking. The result is reduced amenity value.

- On-site parking will not be required for residential developments.
- o Currently in the Merivale/St Albans area parking is chaotic and space at a premium.
- My requests to the local councillor and community board for comment on reduced residential amenity values caused by parking remain unanswered.
- CCC does not police the restricted parking zones now and an increase in housing density will add to the chaos.
- The problem has been caused by the granting of consents for businesses, rest homes, and hospitals without proper traffic management and controls. (A request has been made to CCC for information as to traffic mitigation proposals for a new facility in Mansfield Avenue by Nurse Maud on an existing carpark. So where do the existing cars now park and where do staff and users of the new facility park? Council have not replied).

- The increase in hospitals and retirement facilities has increased the size and frequency of service vehicles (increased heavy traffic).
- Air B+B operate in the area adding to parking demand.
- Currently CCC is investigating speed reduction/safety options within Merivale. Speed is very much an issue in the narrow(ed) streets with parking on both roadsides.
- Rules are pointless without enforcement.
- CCC has confirmed 37 infringement notices have been issued in Murray Place in the 6 months October 2022 to March 2023. 19 were for parking over the time restriction Allowing a generous 6 weeks for Christmas and other statutory holidays that leaves 20 weeks x 5 days = 100 days to collect 19 infringement notices. That is woeful and reflects Councils control performance. My testimony will be that cars are parked in the restricted zones all day every weekday. The other infringement notices are likely to be for parking too close or over a residential driveway and in these cases the resident must complain first! There is no effective control outside of the Central City for parking management.

#### **Requested Action**

- Given that PC 14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies.
- Common sense dictates a proper transport analysis contemporaneously with *PC14/MDRS*.



ustrotion only: Medium-Density Residential Standards (MDRS).

Indicative illustration only: High-Density Residential Zone.

CCC's perceptions of MDZ + HDZ (Compared to current situation they are "unreal" and the actual above will worsen within an HDZ in Merivale/St Albans)

#### **Subdivision**

#### **Reference Chapter 8**

- I cannot comprehend, assimilate, or propose the subdivision possibilities confronting me from all the Sec 32 and PC14 information.
- I can only express that I anticipate major adverse effects and state my position and hope for a reasonable outcome.
- To my north is a right of way (ROW) that serves 3 single storey residences to the east of 48 Murray Place (i.e., 50, 50A + 50B Murray Place). These are lots 1, 2 +3 of DP27773 which is subdivision of Lot 2 of DP 8859 (*circa* 1929). All 3 sections are greater than 600 square metres in size.
- Lot 3 of DP27773 utilises an easement (192726) over my 48 Murray Place that was created in favour of Lot 2 DP8859 in 1929. Both the original lot and the current lot reflect a single residential unit employing the easement while lots 1 + 2 DP27773 developed new sewers elsewhere. I am interpreting that only one other residential unit can access the sewer under my land in addition to my residential unit.
- If redeveloped pursuant to PC 14, the possibility is for 18 residential units to use the narrow ROW to the north a mini highway for vehicles or pedestrians. Although stream setback might restrict some development, it is possible all 3 sections being halved totalling 6 allotments X 3 residential units each = 18 residential units using the ROW.
- A worse case is amalgamation of titles with CCC granting discretion for more than 18 units without notification.

#### **Aspiration**

• That a subdivision creating 18 residential units is outside the scope of PC14 and not in keeping with neighbourhood amenity values.

#### **Requested Action**

• Any subdivision of Lot 3 DP27773 is restricted to no more than one residential unit accessing easement 192726.

#### **High Density**

#### **Reference Chapter 14**

#### Reference Clause 14.6

#### 14.6.1.3 RD2, RD6, RD9, RD10, RD11

#### **Council Discretion**

- CCC is reserving discretion on several (building) matters in PC14 and many are proposed as non-notified in within Restricted Discretionary Activities.
- Non-notified means once a decision has been made to proceed with the application on a non-notified basis, then an application can be assessed, and a decision made about whether to grant or refuse the application. *There is no avenue for any input into the process by any other persons.*
- This is a concern, including delegating to Commissioners, because.
  - ✓ Staff move on and interpretations change with staff changes (i.e., consistency issues).
  - ✓ Pressure is heaped on Council by developers and their designers.
  - ✓ Where an application is non-notified there is no avenue for any input into the process by any other persons (neighbour)
  - ✓ Commissioners have no personal investment or interest in the outcomes.
  - ✓ Some examples of concern (in my neighbourhood) are.
    - The granting of business and hospital consents at Councils discretion without notification and with public excluded has led to traffic congestion and a loss of residential amenity values around Merivale.
    - The permanent granting of business resource consents (after temporary consents post-earthquakes) in Papanui Road without parking requirements or controls.
    - Buildings at 38 and 38A Murray Place intrude into the stream set-back by a considerable margin; one shows at least 50% intrusion and the second a 20% intrusion. The second has also been granted consent in a flood zone. These are poor discretionary decisions.

#### **Requested Action**

• There be no discretion regarding stream setbacks, boundary setbacks and recession planes; a building fits the envelope, or it doesn't. Nor should there be any discretion regarding additional privacy through outlook spaces. These are more relevant with such significant changes under PC14. A resident is totally dependent upon officers' experience, objectivity, and fairness with the resident excluded from the consenting process if the application is non-notified.

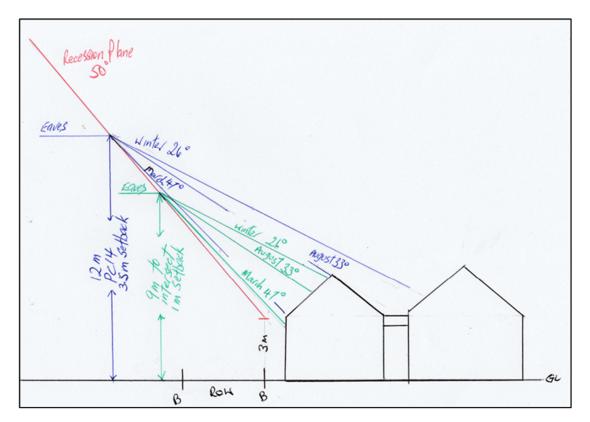
#### 14.6.2.2 Height in Relation to Boundary

- The use of the far boundary of a ROW to set the recession plan, has major effects on neighbours to the opposite side of the ROW.
- This clause is a carry-over from past plans and is not appropriate for the new PC14 rules with a set point 3 meters above ground and at the new angles proposed.
- PC14 allows a new residential unit development at 52 Murray Place to be set back from the ROW by 1 metre and using the recession plane allowance based on the furthest ROW boundary (2<sup>nd</sup> sentence 4.6.2.2), the building height would intersect the recession plane at a height of 9 metres. Then using the angles employed in CCC Sec 32 documents for winter solstice (26<sup>0</sup>) and March equinox (47<sup>0</sup>), and an August mid-point (33<sup>0</sup>), at the 9m intersect point the sitting room and BR1 at 48 Murray Place would see no sunlight for 6 months from March to August, and the outside living, no sunlight for 3 months.
- At the full height of 12 meters to eave was used, residential units at #52 would be set back 3.5 meters and *shading over 48 Murray Place would be increased including all outside living space for 6 months each year.*
- Council has discretion over altering the setback, so the full height of 12m (plus roof height) could be granted at a 1-meter setback creating the worst of options (shading and privacy) being non-notified and at CCC's discretion with no opportunity for me to comment (except at CCC's invitation).
- No examples are given within PC14 or Section 32 documents where an existing single storey house is impacted in the HDZ.
- The removal of the last sentence will not disadvantage any HDZ lot adjacent to a ROW compared to any other HDZ site of the same proportions. That is, each allotment to be decided on its own merits and not taking advantage of a neighbouring ROW.

#### **Requested Action**

• Delete the second sentence of Clause 14.6.2.2

(See over for drawing).



Recession Planes as proposed PC14.

Submitter Details				
Submission Date: First name:	10/05/2023 Jo	Last name:	Jeffery	
Prefered method of contact Email				

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought:Keep the height change proposal within the four avenues until such a time that further housing is required outside of that. Protect Merivale streets from any such development permanently and apply a heritage ruling on these streets, like what has been done around Deans Bush.

#### My submission is that:

The blanket rule for increased building heights should not be enforced on all streets, especially those with heritage buildings and a tree canopy - like Rugby Street, Merivale Lane and surrounding streets in Merivale. Buildings over two levels will impact greatly on the 'Christchurch' garden city feel of these beautiful streets which should be protected for future generations. There is still plenty of capacity within the four avenues for multi level residential buildings and this should be considered first before any other residential areas are impacted.

#### Christchurch City Council

### Our proposed Housing and Business Choice Plan Change (14)

Submitter Details				
Submission Date: First name:	10/05/2023 Sandra (Sandy)	Last name:	Bond	
Organisation:	Dr Sandy Bond LLC (self)			
Prefered method of contact Email				

#### **Consultation Document Submissions**

#### Provision:

#### Not Stated

#### I seek the following decision from the Council

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

#### Provision:Commercial

Decision Sought: I would like to see the height limits reduced. I do not recall what was decided post the Canterbury earthquake series, but I seem to recall it was 5-6 story buildings as the maximum height.

#### My submission is that:

While I agree with the need to increase density, I believe the height limits within the city center of 90metres are too high. I lived through the earthquakes 2010-2014 and during that time the CCC asked for feedback from the community of what they wanted to see when the city builds back. I seem to recall the pink sticky notes of ideas - but one was clear, that they did not want high-rise buildings - due the perceived danger of these (subsequent to two prominent buildings collapsing), and for other reasons. The need for a tiered approach building up and away from the river to preserve river views, etc. Are these views no longer relevant?



# Our proposed Housing and Business Choice Plan City Council

Submitter Details				
Submission Date: First name:	10/05/2023 Nicholas	Last name:	Latham	
Prefered method of contact Email				

#### **Consultation Document Submissions**

**Provision:** 

#### Not Stated I seek the following decision from the Council

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

Decision Sought:Less restrictions on increasing housing, especially mixed zone areas.

#### My submission is that:

Support more housing, with an especially in the city centre

Submitter Details				
Submission Date: First name:	10/05/2023 Charlotte	Last name:	Smith	
Prefered method of contact Email				

**Consultation Document Submissions** 

Provision:

#### Not Stated

#### I seek the following decision from the Council

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

Provision:General Rules and Procedures,Subdivision, Development and Earthworks,Designations and Heritage Orders,Specific Purposes Zone,Chapter 14 - Residential

Decision Sought: I would like to see the height restrictions significantly reduced to allow for only a max of 2 stories except in areas with high density.

#### My submission is that:

I oppose the Proposed plan change 14. I do not agree that all parts of Christchurch need to have development of up to 3 houses up to 12m high. Some areas are already very busy near schools and to have up to 3 houses increases the traffic and reduces the quality of life for those in these areas. We live in Strowan and the traffic is already horrendous any time from 7:45 - 9am and 2:30 until about 4pm. Allowing for buildings up to 12m also will not allow of much in the way of natural sunlight and significantly reduce light and health of homes. Some of the older areas have lovely heritage homes and it ruins the fabric of the areas who thoughtless ugly infill housing are added to the heritage areas. Some of the streets are special being a memorial to the war dead and it would be sad to see these streets changed. Also with the seismic activity in Christchurch I think it would be very ill advised to have houses that are up to 12m tall. I would also suggest that the cheap housing is not built to the same quality of older homes and may not survive a large earthquake as the land is not as good with a tendency to liquefaction.

#### (14) Christchurch City Council

#### Our proposed Housing and Business Choice Plan Change (14)

Submitter Details				
Submission Date: First name:	10/05/2023 Mark	Last name:	Figgitt	
Prefered method of co	ontact Email			

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council

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

Decision Sought: Ensure that all high density is consented and checked for compliance across the Board

#### My submission is that:

You have made our zone (115a Merivale Lane) high intensity with buildings up to 4 storeys high, without consent. I have a number of questions/submissions re this 1. Who pays for the infrastructure upgrade i.e. drains sewers, water supplies as the current infrastructure is not capable of delivering to this level. This needs to be clear and therefore consented and understood by all current rate payers. 2. How will parking be covered as specifically in Merivale there is no parking and adding high density increases the pressure on this - this needs to be clear and therefore consented 3. How can you make this high density @ 4 storeys and still meet the sunlight clause withourt consenting This appears to be a rushed and not well considered plan what are the other options that have been considered

Submitter Details			
Submission Date: First name:	10/05/2023 George	Last name:	Hooft
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought:Suburban areas (most of the areas designated as medium density) should be left as ""normal"" suburban areas: leafy, single storey homes. That is what people looked for when they bought and to suddenly find that they may be in the middle of an intense apartment style area is an unfair and unexpected change. The sort of medium level intensification that is predicated should be reserved for areas inside or around the transitional zone (ie the four Aves) or other new designated areas (per above examples) where they are known in advance.

#### My submission is that:

I oppose Chapter 14 of PC14 as it relates to the densification of residential housing in Christchurch. The proposed changes will: significantly reduce life-giving sunlight to people and vegetation; increase anxiety and depression caused by loss of sunlight and loss of privacy; materially decrease the number of trees and greenery in Christchurch; create an unsupportable level of on-street parking; and overload infrastructure services (ie three waters). There is no need to use densification to create housing when there are already many under-utilised land areas in Christchurch for that purpose (eg industrial area at Garlands Rd, former Christchurch Women's hospital site, former Addington saleyards, empty social housing at Carey St in Somerfield). All those areas have been allowed to be left negligently vacant and undeveloped while the Council allows property developers to build architecturally uninspiring cookie-cutter soulless boxes. There is no need to deprive families and ratepayers of sunlight and privacy when there are plenty of alternative spaces available for the development of housing.

Submitter Details				
Submission Date: First name:	10/05/2023 Michael	Last name:	Campbell	
Prefered method of co	ontact Email			

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

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

Provision:Transport,Chapter 14 - Residential,Commercial

Decision Sought: I am seeking a review of the 'Public Transport Accessibility Restriction'. It should only be applied in areas where the population numbers do not support public transport investment e.g. Brooklands. I believe the current designation is too broad and does not take into account the fact that many high-frequency transport routes already operate in and through these areas. I am seeking that council do not use this to reduce public or active transport investment and initiatives in the affected areas. I strongly push back on any move for the council to ignore the public transport needs of the outer suburbs. Furthermore I am seeking that the council reduce the areas that the Public Transport Accessibility Restriction designation applies, specifically removing any areas within a 10 minute walk to a high frequency bus route or any other bus route that runs to/through the CBD or otherwise across the city. Finally i am asking the council to advise how the designation of Public Transport Accessibility Restriction is decided and how it can be removed as the city grows and outer suburbs need better transport solutions.

#### My submission is that:

I am concerned and oppose the broad designation of 'Public Transport Accessibility Restriction'. This has the potential to designate, forever, the suburbs in question to be forever dependant on the use of private motor vehicle to provide access to, and get around the city. This may likely dis-encourage future investment in these areas for public and active transport including additional or different bus routes, light rail, cycle ways and walking. It will mean investment in these areas will go to other parts of the city that do not fall under this designation. It will also mean more pollution and more congestion in these areas. If anything outer suburbs should be a priority for council to improve access to public transport, to encourage people out of private vehicles. Outer suburbs do not have the benefit of being within walking distance to the cbd or shops, so we should be looking to improve options for this, not take them away. This will also mean that the council will not be able to adequately fulfil its requirements of net carbon zero and having recently declared a climate emergency. I believe this is an arbitrary designation, that is a choice based one. Other designations based on natural hazards make sense. However this one is only in place because the council (or other local authority) has chosen not to invest to make public transport a suitable option for these areas, which affects accessibility. I fear as well that pressure will be placed on council by residents to not invest in future public transport improvements in these areas for fear of having the designation removed. I believe that the designation is also wrong. I am based in the Limes in Parklands. We are a 10 minute walk to the number 7 bus route, which is one of the most high-frequency bus routes in Christchurch that goes direct to the CBD. Anywhere near this route should not have this designation applied to. Note - I have no interest in developing my land into higher density, more concerned that the council may actually decide to pull back or even withdrawn any investment in active or public transport once the designation is in place. I very much want more of this, not less.

Submitter Details			
Submission Date: First name:	10/05/2023 Darryl	Last name:	Swann
Prefered method of co	ontact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:Chapter 14 - Residential,Planning Maps Decision Sought:keep the existing rules for all areas except the Centre City.

#### My submission is that:

The planned changes to height and boundary restrictions are too far reaching, and should be done on an area by area basis. Government should not be mandating this blanket change to all cites.

Submitter Details			
Submission Date: First name:	10/05/2023 Ivan	Last name:	Thomson
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

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

Decision Sought: The the Independent Hearings Panel and Council adopt the proposed Residential Suburban Zone for 287 Centaurus Road and areas in the vicinity as per above as denoted on Planning Map 46. Confirm the Waterway Setback that applies to Pope's Drain is 5m.

#### My submission is that:

We support the Residential Suburban Zone (RSZ) for our property as notified together with the RSZ for the the surrounding area including, but not limited to, that area bordered by Vernon Tce, Aynsley Tce, Albert Tce and Armstrong Avenue as shown on Planning Map 46. Our reasons for the support are that the qualifying matters have been thoroughly investigated by the Council and justified in the Section 32 Evaluation for PPC 14 in accordance with the relevant sections of the Act introduced through the Enabling Housing Supply and other Matters Amendment Act. We query the accuracy of the Waterway Setback for our property shown along the western edge of Pope's Drain (Map 46). We understand the drain to be a Network Waterway as defined in the Plan which is subject to a 5m buildings setback .(Chapter 6, Rule 6.6.4). Also refer to Chapter 6 Appendix 11.5.4.3 for waterway classifications. We seek that the Planning Map be amended accordingly if required.

Submitter Details			
Submission Date: First name:	10/05/2023 Michael	Last name:	Galambos
Prefered method of co	ontact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:Chapter 14 - Residential

Decision Sought: To permit parking, charging of EVs, storage and pursuit of hobbies I believe the proposed plan change should require: 1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger. 2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply. 3 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.

#### My submission is that:

I support the proposed plan change 14. New Zealand is currently experiencing a housing affordability and cost of living crisis. This plan change will facilitate the development of land and provision of additional housing. This aligns with Council's community outcome of ""Sufficient supply of, and access to, a range of housing"" as stated in the 2021 Long Term Plan. While the plan change aligns with the supply and access to housing I am concerned that we will not get a range of housing. Looking at recent developments in and around the central city, many either 1 - have no provision for off-street parking 2 - have a central car park that is off-street but outdoor with no electrical provision 3 - have a small single garage Unlike large foreign cities Christchurch and New Zealand do not have extensive public transport networks for inter or intra city transport. While peak oil and climate change are likely to change automobile use, many believe that this may be a change to electric vehicles, e-bikes and similar. To support charging of electric vehicles it will be necessary to have off-street parking close enough to residences to permit electrical supply. In addition, given New Zealand's culture of DIY, innovation, sports and the great outdoors, a garage is more than a parking space but can also be a place where people pursue hobbies and store sporting equipment. For these reasons, although I support the plan change, I would like Council to set minimum parking requirements. I suggest that: 1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger. 2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply. 3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units. 4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.

Christchurch City Council

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details				
Submission Date: First name:	10/05/2023 Vivienne	Last name:	Boyd	
Prefered method of co	ontact Email			

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:Subdivision, Development and Earthworks Decision Sought:no apartments on narrow no exit streets

#### My submission is that:

Current and future provision for higher density housing in suburban areas, i.e. a number of apartments on a section where previously there was one house, do no take into account the roading issues for those living in other dwellings on particularly narrow suburban streets and especially no exit streets! During the at times protracted building process large trucks and equipment are left on each side of the narrow street and on berms, plus footpaths are blocked. Access into and out of the street is severely compromised for those already living there. When eventually the apartments are completed the additional vehicles owned by the new occupiers and their visitors continue to clog up both sides of the street making driving hazardous and parking impossible.

### 14) Christchurch City Council

#### Our proposed Housing and Business Choice Plan Change (14)

Submitter Details				
Submission Date: First name:	10/05/2023 Mike	Last name:	Oxlong	
Prefered method of co	ontact Email			

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Introduction,Abbreviations and Definitions,Strategic Directions ,Natural Hazards,General Rules and Procedures,Transport,Subdivision, Development and Earthworks,Natural and Cultural Heritage,Designations and Heritage Orders,Utilities and Energy,Chapter 12 - Papakāinga/Kāinga Nohoanga Zone,Specific Purposes Zone,Chapter 14 -Residential,Commercial,Industrial,Open Space,Planning Maps,All,Other Decision Sought:Don't fucken change anything and stop ruining the fucken city

#### My submission is that:

This shit is so fucken stupid, honestly anyone that works for the council should be fired. Parking in the city already dogshit and you wana build more shithole 5 story houses with no garages and just creates more conjunction on the streeets that are already packed. Imagine trying to work in town these days. You can't fucken park anywhere and have to walk 10minutes to get to a site. Love doing 3 trips with all my tools twice a day becuase you can park anywhere. Any plan that the council has had has never been valuable by anyone that has to work a proper and actually work in the shithole known as town. All these shithole 2 story shit box houses for the poor people that are useless and don't work or should I say don't won't to work because they are just a useless piece of shit to society should just be put on the street and not be paid by the fucken government. I know that all they do it get on the piss and buy drugs becuase in have had to live next to them. Just stop fucken making these perfectly capable single story houses into 3, 3 story houses devaluing every house around it. Clearly you don't give a fucke about those people that had to work hard for their money and actually work for their house only for them to lose so much money in house value for a shitty building company to make some money over it.

Submitter Details			
Submission Date: First name:	10/05/2023 Bruce	Last name:	Taylor
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought:Replace the HDRZ zoning with MDRS for all the properties on the east side of Allister Avenue.

#### My submission is that:

My wife and i do not support the proposed plan 14 designation of HDRS for our property at 8 Allister Avenue, Merivale. (1) There is no valid reason why we are not the same designation as our neighbours' properties of MDRS on the other side of Allister Avenue . The only reason must be because any designation of HDRS closer to the Merivale Mall complex is too difficult to work out and Allister Avenue is being used as a easy way out of the planners ' problem. (2) Properties situated north of Leinster Road have always been designated as Res 1 or Living 1. This prime residential zoning distinction should be maintained. (3)High rise apartment buildings will diminish the prospect of reducing global warming . Concrete will replace grass and trees. Refer to Simon Upton's recent paper on this topic. (4)All day parking on one side of Allister Avenue and the presence of many vehicles and young children at peak school times would be factors decreasing the viability of access for owners and for motorists using the Avenue as a short cut route and increasing the chances of accidents . (5) Our property has a land area of 1503 m2. A 32 metre high apartment building would unreasonably add to congestion and lack of safety , Allister Avenue not being a full width road .Services would have to be considerably upgraded .Neighbours 'properties would be adversely affected by shading unless a ""qualifying matter ""applied .Even an apartment building of up to 14 metres would adversely affect the viability of the Avenue and the enjoyment of the area by its property owners.

Submitter Details			
Submission Date: First name:	10/05/2023 Dominic	Last name:	Mahoney
Prefered method of co	ontact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought: I wish Perry Street to not be rezoned High-density Residential Zoning. Ideally staying at the current Residential Suburban or equivalent.

#### My submission is that:

I am opposed to Perry Street, Papanui being rezoned to "High-Density Residential Zone". During the 2016 Christchurch Replacement District Pan hearing, Decision 41 Chapter 14: Additional Residential Medium Density Areas for Linwood (Eastgate), Hornby and Papanui (Northlands) identified that: "[21] ... Those submissions gave us a great deal of information that we had not previously received, particularly relating to the four war memorial streets in the area. The full history of these memorial streets, honouring the fallen of World War II, is set out in attachments to the evidence of Mrs Margaret Howley (RMD130) and can be found on our website. [22] Frankly, if we had known of this information it would have been a good reason not to require notification. That is because it at least indicates a potential matter of historic heritage to which the direction as to protection in s 6(f) of the RMA could well apply. [24] There are four streets (St James, Windermere, Dormer and Perry) that are war memorials and could be compared to Memorial Avenue itself. There are plaques recognising this status, and St James Avenue hosts an annual Anzac Day Parade. As such, these streets have special significance and we are satisfied RMD zoning would denigrate that significance." [28] ... and the view we take of the importance of the four memorial streets included in these two sectors, we reaffirm the RS and RSDT zoning of these areas. In 2016 it was deemed unacceptable to rezone Perry Street to Medium Density and it was kept as Residential Suburban because of historical heritage nature of the street. Therefore, how is going from the current Residential Suburban zoning to High-density Residential Zoning not a breach of s 6(f) of the RAM and contradictory to the 2016 Hearing decision for the same reasons that the housing density intensification was rejected in 2016. Additionally, most of Perry Street (east of Dudley Creek) is identified on the current CCC Planning Maps as being in a Flood Management Area and at risk of surface flooding during the 1-in-200 APE Flood Event. This area has restrictions on floor levels, building platforms and ability to undertake site filling as it is required for floor water storage due to the elevated flooding risk of the area. How is going to a High-Density Zoning in this area sensible when you would be putting more people, property and built infrastructure at increased risk of flooding. Considering the recent (early 2023) flooding event in the North Island and devastating societal effects, how is undertaking more intensified development, further increase the exposure to this flooring hazard a prudent urban development measure? Therefore, to prevent increase flooding risk to future development High-density Residential Development should not be allowed in these areas of elevated floor risk.

Submitter Details			
Submission Date: First name:	10/05/2023 John	Last name:	Stackhouse
Prefered method of co	ontact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought: To either: a. Where a high-density zone meets medium density zone (the boundary) medium density requirements in terms of heights and recession planes should be applied. All new builds on those lots/building sites in the high-density zone bounding a medium density zone would therefore be required to meet medium density building requirements. This would therefore soften the impact of high-density development on neighbouring medium-density properties. This would lead to more consistent respect of the living conditions for those in neighbouring medium-density housing, particularly with regard to light and privacy. or b. Ensure at least a 10m natural planting corridor on HDZ areas where the HDZ bounds a MDZ. Recession planes would be applied to the new boundary 6m from the neighbouring MDZ properties. This would therefore lead to a softened blend between MDZ and HDZ and respect aspects of privacy and light.

#### My submission is that:

I wish to have the specific provisions in Chapter 14 (residential) amended. There is a need to soften the impact on neighbouring properties in medium density zones bounding high density zones. The current 'hard' boundaries in effect have HDZ regulations applied to one or more boundaries of MDZ properties leading to an inequitable and detrimental outcome for those properties. This is not a desirable outcome as it immediately disadvantages these property owners of MDZ properties and does not lead to an outcome based on 'natural justice'. It disadvantages them significantly with regard to privacy and sunlight in particular by applying HDZ regulations to at least one boundary of a MDZ property.

Submitter Details			
Submission Date: First name:	10/05/2023 clare	Last name:	mackie
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought:vote against the Sunlight Access Qualifying Matter as part of CCC's PC14 notification

#### My submission is that:

I believe you should vote against the Sunlight Access Qualifying Matter that is part of the council's proposed plan as it would delay any new construction to the new standards through out the city for over a year. With the qualifying matter, the height restrictions would not majorly differ from the existing limits on residential building heights currently imposed on the city, restricting the types of medium density homes that could be built. Many highly liveable cities around the Northern Hemisphere are further from the equator with lower sunlight angles than Christchurch, yet are denser with a wide range of medium and high density residential buildings. Therefore, we should be learning from these cities rather than restricting what we can build here.

Submitter Details			
Submission Date: First name:	10/05/2023 Neil	Last name:	Hodgson
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

Not Stated

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:Chapter 14 - Residential Decision Sought:add this amendments to any changes to resource management laws

#### My submission is that:

amended to consider sunshine not to be reduced significantly from any new building. ie is new building should not reduce at any time of the year the sun a property currently receives by more then 20%

Submitter Details			
Submission Date: First name:	10/05/2023 Eric	Last name:	Ackroyd
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought: Stipulate that higher density housing development be prioritised in the city centre ahead of other residential zones.

#### My submission is that:

I support increased housing availability in Christchurch, but higher density housing should be built close to the city centre first and foremost, using existing brownfield sites (empty sections, gravel carparks) or replacing existing but dilapidated multi-unit dwellings. Once the city centre has been developed, then the high- and medium-residential zones outside the centre should be developed, again focusing on replacing existing older multi-unit dwellings. This will mean more people living close to the city centre to keep roading congestion in check, but also leave the maximum number of single-dwelling properties still available. These properties are more likely to have greater tree cover to help climate goals and space for produce gardens etc for those who want them. Higher-density residential zones will need strict noise limits - i.e. perhaps the creation (and enforcement) of something like residential low-noise traffic zones, particularly relating to exhaust and stereo noise, which is an ongoing problem and will be made worse by increased density.

Submitter Details			
Submission Date: First name:	10/05/2023 Michael	Last name:	Tyuryutikov
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought: To keep in place existing minimal courtyard area and parking space rules for residential properties, as well as sunlight requirements.

#### My submission is that:

Please keep in place existing minimal courtyard area and parking space rules for residential properties, as well as sunlight requirements. They are required to keep Christchurch livable regardless of building height or number of houses per plot rules.

#### 14) Christchurch City Council

#### Our proposed Housing and Business Choice Plan Change (14)

Submitter Details				
Submission Date: First name:	10/05/2023 Lorraine	Last name:	Wilmshurst	
Prefered method of co	ontact Email			

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:Chapter 14 - Residential

Decision Sought: Some denying of Govt rules that apply in high population area but not Christchurch

#### My submission is that:

Yes there is aneed for extra housing for the growth of our city but not a a deterant to the character of our city. We do not want large high rise residential developments in our suburban areas. the use of vacant land in suburban area to two storeys and a couple of blocks makes sense but to go to 12 metres in Ical shopping areas is not required. It is cheap[er and easier to obatin finace in new subdivisions in areas such as Selwyn District and Waimak Dist - why ruin our cituy - we need to provide sustainable transport into the city not high density buildings that will provide wind corridors - a flat city with a strong easterly wind is a problem.

# Submitter Details Submission Date: 10/05/2023 First name: John Last name: Walker Prefered method of contact Email

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:Chapter 14 - Residential Decision Sought:I support the proposed plan change as it is.

#### My submission is that:

I support the changes to allow greater housing intensification in medium density areas as I believe it is important for sustainability as greater housing density is more sustainable in a city environment. It may also make it more worthwhile demolishing older colder housing and replacing it with modern energy efficient housing. Hopefully it will also increase the supply of housing to make it more affordable for those wanting to buy their own home.

Submitter Details			
Submission Date: First name:	10/05/2023 Anna	Last name:	Melling
Prefered method of co	ontact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought: Make lower maximum heights to account for lower sun height further south. Your current plan will cause efforts at greening the city through gardens and solar panels to be wasted.

#### My submission is that:

3 storeys is too high, here in the south island where the sun is so much lower in winter. I live in medium density residential. I am on the south side of the block, so there are properties directly to my north that can be developed. If developed to 3 storeys - I will lose all sunlight to my garden, will not be able to grow fruit or vegetables any more. I will lose cherished family history in the form of a fruit tree planted by my Grandpa 50 years ago - he died when I was 3 - the tree will die from lack of sunlight. The potential use of solar panels for energy on my property will be severely diminished.

Submitter Details				
Submission Date: First name:	10/05/2023 Kate	Last name:	Revell	
Prefered method of co	ontact Email			

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:Chapter 14 - Residential,Commercial Decision Sought:Restrict building heights to a maximum of 22 metres.

#### My submission is that:

I oppose the increase in building height limits of 22+ metres. This includes suburban and commercial. I believe that the highest building height should be 22 metres in all areas.

# Our proposed Housing and Business Choice Plan Christchurch City Council

Submitter Details			
Submission Date: First name:	10/05/2023 Chris	Last name:	Neame
Prefered method of	f contact Email		

#### **Consultation Document Submissions**

Provision:

Not Stated I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:Chapter 14 - Residential,Commercial Decision Sought:Maximum height for development of 22 metres

#### My submission is that:

I oppose any development greater than height of 22 metres, in residential and commercial zones

#### T24Consult Page 1 of 1

## Our proposed Housing and Business Choice Plan Change (14)

Submitter Details				
Submission Date: First name:	10/05/2023 Kirsten	Last name:	Templeton	
Prefered method of co	ontact Email			

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council

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

Provision: Chapter 14 - Residential

Decision Sought: I would like to see the plan changed so that neighbours would have to be consulted if a site was to be developed in a manner that was reasonably different to the current layout/style/size of a property.

#### My submission is that:

I oppose the proposed change from residential area to medium density area which allows for the building of several 3 storey units on a current site with no consultation with neighbours. I feel this would have a detrimental effect on the feel of a neighbourhood, property prices and the environment enjoyed by current homeowners.

Submitter Details			
Submission Date: First name:	10/05/2023 Rosemary	Last name:	Baird Williams
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought: I wish to see Evesham Crescent and Bewdley Street made a Residential Character Area under Plan Change 14.

#### My submission is that:

I support the addition of Bewdley St and Evesham Crescent as a Residential Character area. These streets are a rare example of intact 1950s and 1960s post war suburban architecture and retain their original feel and layout. People visiting me often comment how all the houses look the same - modest, set back from the road, front gardens. Spreydon is changing rapidly, and I understand the need for more housing, but I think it's really cool to retain a street like this that reminds us of how the city grew after the war - and reflects a very middle/lower class way of suburban life.

Submitter Details			
Submission Date: First name:	09/05/2023 Adrien	Last name:	Taylor
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Provision: Chapter 6 General Rules and Procedures

#### Oppose

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

#### My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

#### Oppose

#### I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter

#### My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

#### Provision: Chapter 14 Residential

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Submitter Details			
Submission Date: First name:	10/05/2023 David	Last name:	Mallett
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council

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

Decision Sought: I would like to see proximity to schools, in particular primary schools, added as another qualifying matter to restrict development around schools and promote the retention of the current housing stock that is ideally suited to young families.

#### My submission is that:

I oppose the plan change. In particular I disagree with the proposed densification of housing in proximity to schools, especially primary schools. The increased density housing is not well suited to young families, and the newly developed houses are generally too expensive for young families. As a result we are seeing this in our community leading to a reduced primary school roll as families can't afford to live nearby, and a loss of community. If we have to grow and densify (which I philosophically disagree with) then I support the growth being close to commercial centres and public transport routes, however think that the importance of schools to the community have not been picked up in the plan change. In particular we are in the West Spreydon primary school area and I would like to see development reduced in this area.

Submitter Details				
Submission Date: First name:	10/05/2023 Luke	Last name:	Baker-Garters	
Prefered method of co	ontact Email			

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

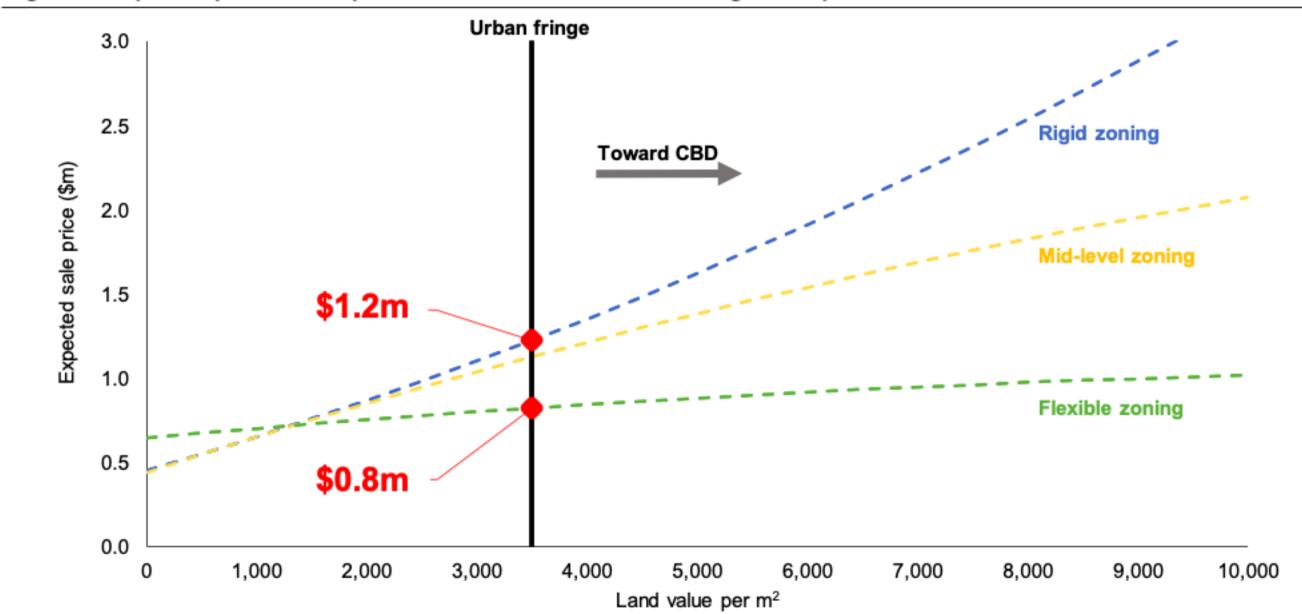
#### If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Provision:Natural and Cultural Heritage, Designations and Heritage Orders

Decision Sought: I seek the following decision (s) from the council: -Removal of the city-wide sunlight access qualifying matter in its entirety -removal of the Public transport accessibility restriction qualifying matter in its entirety -removal of all central city maximum building height overlays. These should be replaced with a single overlay that does not restrict building height. -amend plan change 14 to zone all of the central city to mixed use zoning.

#### My submission is that:

I oppose the city-wide sunlight access qualifying matter. This is illegal under the MDRS and will significantly blunt the effect of the MDRS on rents and house prices, which is the point of this QM. This is a very transparent attempt to delay the implementation of the district plan until 2024 in the hope of a change in central government that is more receptive to the NIMBY attitudes towards housing at the council. The cost-benefit analysis for the MDRS is very clear that with these changes, median house prices will be \$20,244 (in 2020 dollars) lower in 2043 and disposable income for new households will be \$10,122 (in 2020 dollars) higher than the status quo. This is a massive stealth tax increase enforced by the council that transfers from renters to owner occupiers and would be the largest tax increase in council history. If people are worried about receiving less sunlight they can sell their houses and collect the large windfall gains from up-zoning on their land values and move somewhere where they can receive sunlight all day. How much sunlight do homeless people get? Properties with less sunlight will have this reflected in their property values and people with preferences for lower levels of slight can pay less for these properties. It's not the role of the council to determine the preferences of people for the amount of sunlight their house receives. I oppose all Public transport accessibility restriction qualifying matters. Some of these have to be a parody, the Bishopdale/Papanui area has the 28 and 107 buses that run straight through it plus the orbiter, one of Christchurch's most used bus routes, running not far from it. This area is of course only included here because of the local resident's associations lobbying the council to protect their property values which the council has sadly caved to. This area is very close to a large job centre in Northlands mall which is exactly where housing should be concentrated. Similarly, the Avonhead/llam area has the 130 and 140 bus routes close by and is not far from Bush Inn and the University of Canterbury. I oppose all of the central city maximum building height overlays. Housing should be concentrated in the central city and property owners should be free to decide the height of whatever they want to build in the CBD. The height restrictions imposed after the earthquakes have led to poor outcomes in terms of the types of housing that have been built in the CBD with townhouses being built in prime inner city locations when land values would indicate that apartment buildings should be built there. This is one area where NIMBYs and YIMBYs agree. This is not surprising, inner-city height restrictions distort the land price curve and increase inner-city land prices which property owners can't respond to by increasing the number of units on their land, which increases the price per square foot per dwelling (see Figure 4 attached from the NPS-UD CBA prepared by PWC for the Ministry for the Environment). This is why inner-city dwellings in Christchurch are very expensive per square foot and out of reach of most people. High land prices are overcome through building multi-storey buildings that provide a much larger total floor area and spread the costs of land across a larger number of dwellings. Areas such as these contribute to greater accessibility for the rich and poor alike. Central cities have significant amenity value, wage premiums and agglomeration effects which are attractive to people of all income levels but can only be realised by the rich when height restrictions are imposed.



#### Figure 4: Expected price for a representative unit under three zoning assumptions.

Source: Auckland Council data, PwC analysis.

Note: Expected sale price is derived using the equations of the exponential lines fitted to the data displayed in Figure 3. As that figure shows, actual prices vary around these price points.

Submitter Details			
Submission Date: First name:	09/05/2023 Monique	Last name:	Knaggs
Prefered method of contact Email			

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Provision: Chapter 6 General Rules and Procedures

#### Oppose

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

#### My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

#### Oppose

#### I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

#### My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

#### Provision: Chapter 14 Residential

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Yeah - I sure hope that if this does all go through, that you know what you're doing regarding height of buildings. I'm thinking of shade issues, here - but then again, with climate becoming hotter and hotter, shadow from taller residential buildings may not be a bad thing?? If there ARE going to be higher buildings, though, you would do well to have all roofs planted with greenery, PLUS have space on the roof for residents to sit/sunbathe for 20 minutes or so, in order for them to get the required daily amount of sunshine/Vitamin D needed to keep residents healthy.

If ten-storey high apartment buildings DON'T have enough space on their roofs for residents to be able to get their daily dose of Vitamin D sunshine, and/or if you don't have balconies facing the sun, then you need to keep in mind that other ways for residents to get enough sun should be well thought out (sunny parks or walkways nearby, for instance)

Cheers

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Submitter Details			
Submission Date: First name:	09/05/2023 George	Last name:	Laxton
Prefered method of contact Email			

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

#### Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

#### My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

#### Oppose

#### I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

Provision: Chapter 14 Residential

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

I am deeply concerned with the current car dependent status quo that we are currently living with in Christchurch. One of the best ways we can combat this is by building ammenities closer together and this means housing density. Not just in one or two places but city wide along major transport routes as proposed. Just looking at all the 2 story town housing popping up just shows that there is demand for higher density housing near where people work and go for ammenities. The way I see it is that they are being built instead of higher density housing because the rules don't allow them to.

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

#### Christchurch City Council

#### Our proposed Housing and Business Choice Plan Change (14)

Submitter Details			
Submission Date: First name:	09/05/2023 Elena	Last name:	Sharkova
Prefered method of contact Email			

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

#### My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

#### Oppose

#### I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

#### My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

#### Provision: Chapter 14 Residential

#### Support

#### I seek the following decision from the Council

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

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Submitter Details			
Submission Date: First name:	09/05/2023 Elena	Last name:	Sharkova
Prefered method of contact Email			

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

#### Provision: Chapter 14 Residential

Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

Provision: Chapter 14 Residential

Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

#### Provision: Chapter 14 Residential

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Submitter Details			
Submission Date: First name:	10/05/2023 Annette	Last name:	Prior
Prefered method of contact Email			

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council

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

Provision: Chapter 14 - Residential

Decision Sought: I would like to see the new builds and high rise buildings, built in new subdivisions. That way people know they are buying into a home, where this will be all around them.

#### My submission is that:

I oppose the height of new builds in high and medium Density residential standard. They are to big next to the housing as it is now. New land subdivisions should be built with these new high story places, so they are kept together. Rather than have people in existing housing going though new high builds next to them.

Submitter Details				
Submission Date: First name:	10/05/2023 Stephen	Last name:	Deed	
Prefered method of contact Email				

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought: In Suburban Residential areas a height limit of 2 stories should apply regardless of how close to Suburban Shopping areas.

#### My submission is that:

In Suburban Residential areas a height limit of 2 stories should apply regardless of how close to Suburban Shopping areas. it is unreasonable to have higher building heights than 2 stories in Suburban Residential areas.

Submitter Details			
Submission Date: First name:	09/05/2023 Felix	Last name:	Harper
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

Provision: Chapter 14 Residential

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

#### My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

Provision: Chapter 14 Residential

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

350

Submitter Details				
Submission Date: First name:	10/05/2023 Jono	Last name:	de Wit	
Prefered method of contact Email				

**Consultation Document Submissions** 

**Provision:** 

#### **Not Stated**

#### I seek the following decision from the Council

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

Decision Sought: That the Riccarton Bush interface qualifying matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road. That the area covered by the sunlight QM is reduced in size to match the public transport acccess QM area.

#### My submission is that:

I generally support the changes to zoning and rules to allow people to build housing with higher density and more storeys on their land because it will allow the city to grow and house it's people without continually sprawling further and further out. It should result in more housing where people want to live for more affordable prices. It will allow more people to live closer to public transport, work and shops which will mean more people will be able to have a viable choice of taking public transport, walking or biking instead of adding to traffic jams. I do not support the Riccarton Bush interface qualifying matter because I do not believe it meets the strict requirements for a qualifying matter and it will have a large negative effect on the density which will be able to be built around the important Riccarton Road transport corridor and close to Riccarton central. It makes no sense to plan mass rapid transport down Riccarton road while at the same time severely limiting the amount of housing which can be built on the northern side of it in central Riccarton. I do not believe this QM is in the interest of the city or the people who may want to live close to Riccarton and the future MRT there. I do not support the sunlight QM because it will delay the MDRS and the tree financial contributions from taking effect and will likely result in a worse built form especially in the six storey zones due to the setbacks and recession planes required. I would support a sunlight QM if it had the same boundaries as the transport access QM so that it did not delay the MDRS in the most important areas and does not reduce the density able to be built in the six storey zones. The area north of Riccarton road and west of Straven Road should be HRZ not MRZ because limiting density near a main public transport route that is so close to Riccarton central and on a planned MRT route does not make sense. This should be where apartments are allowed to be built! I think the area of Riccarton road between Riccarton and Church Corner town centres should be included in the six storey zone. This will be an MRT route and it needs to be allowed to build apartments close to it. It does not make sense to have the HRZ zone go all the way south to Blenheim Road in Riccarton central, but then only have MRZ right on Riccarton road slightly West of Riccarton central. This is the area where I currently live. I think the Airport Noise Influence Area should be moved further back from Riccarton road to allow higher density close to this important public transport route. I do not support the Residential Heritage Area QM south of Shand Crescent in Riccarton for the same reasons. I do not think this area meets the threshold to be a protected area especially when it is located so close to Riccarton Road public transport corridor. I think the walkable catchment distances from town centres should be increased because they are guite short at the moment and allowing more people to live close to these centres will be a good thing.

Submitter Details			
Submission Date: First name:	10/05/2023 Janice	Last name:	Lavelle
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

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

Provision: Chapter 14 - Residential, Open Space, Other

Decision Sought: Seriously rethink the MRZ zones across Christchurch. Stop seeing building tiny box multi- story cheek by jowl housing as the answer. Housing is not the only determinant of good health and a happy society.

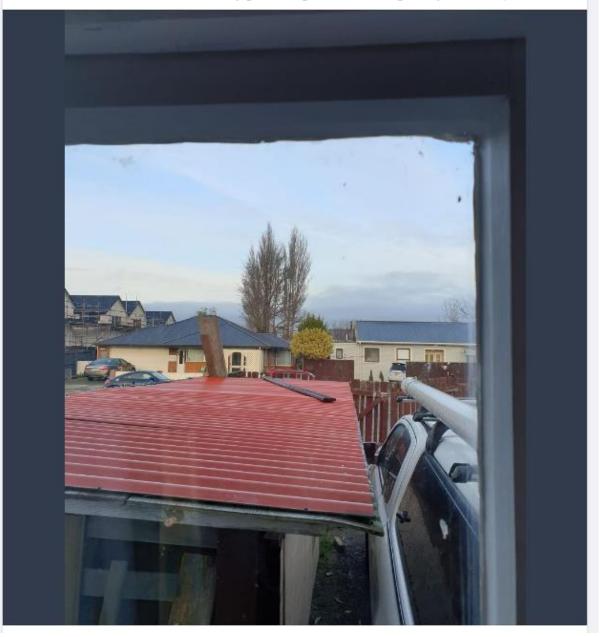
#### My submission is that:

I don't have many comments to make. I think the financial contribution to, lets be frank, pay off the council to allow the tree canopy to be further degraded is a complete joke. It will not deter developers. They will add the cost into the price for the new builds and pass it onto the buyers. I live in Edinburgh Street - fortunately on a corner site which is unlikely to be immediately surrounded by 3 story future slum monstrosities however they are popping up everywhere and a lot of really big trees have disappeared. Subsequently the bird life has pretty much gone with it. I do not see how this helps the environment or supports wellness for people or the ecosystem in any way. People need space greenery and wildlife. Wildlife needs a habitat!! This is not New York or London. You can do better.



City council reports about 16% of tree canopy gone in Christchurch since 2016...anyone surprised when in fill housing is rampant? These beautiful big poplars have been part of the Edinburgh St skyline for who knows how long. Gone to make way for 18 units...well done Christchurch city

skyline for who knows how long. Gone to make way for 18 units...well done Christchurch city council. Try and put those 2 facts together and you might come up with part of the reason. At the same time we want bird corridors? Only good thing is it isn't nesting time yet. Yes I'm pissed off.



10.00

### Christchurch City Council Our proposed Housing and Business Choice Plan Change (14)

### Submitter Details **Submission Date:** 10/05/2023 First name: Last name: Conroy Roger Prefered method of contact Email

**Consultation Document Submissions** 

**Provision:** 

#### Not Stated

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:Chapter 14 - Residential,Other

Decision Sought: I want to make this submission. I'm not interested in receiving the Council's decision, as I will read it in the newspaper.

#### My submission is that:

CH 14: ""requiring greater sunlight access for homes"". If a 2 story or higher building was built 2 meters from my north boundary, it would reduce the sunlight in my living room and bedroom by about 80%. I'm 77 years old, and I would be devastated. Other: Why are we planning for future growth for Christchurch city? New Zealand's population is forecast to start declining in 2050. If we don't increase the city's population, we wouldn't need medium density and high density housing.

Submitter Details				
Submission Date:	10/05/2023			
First name:	Jason	Last name:	Middlemiss	
Organisation: Waimāero Fendalton-Waimairi-Harewood Community Board				
Prefered method of contact Email				

#### **Consultation Document Submissions**

**Provision:** 

#### **Not Stated**

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:Strategic Directions Decision Sought: -

#### My submission is that:

3.3.2. The Board has concerns around the desire to minimise transaction costs and resource consent processes, design standards, and requirements for written approvals. The Board acknowledges the rights of developers, but is concerned that there will be no requirement for developers to engage with the local community to ensure developments are designed with careful consideration for the surrounding community and environment. 3.3.7. The Board supports the need for new developments to be well integrated with the existing environment without hindering the social, economic and cultural well-being. But it is also vital to consider the capacity of existing infrastructure to support the development. For example, the Merivale area does not have the transport infrastructure to support more intensification. The Board strongly supports the sunlight access qualifying matter and updated recession planes. The Board believes these are essential elements of the Plan Change.

### Christchurch City Council

### Our proposed Housing and Business Choice Plan Change (14)

Submitter Details			
Submission Date: First name:	10/05/2023 Elisabeth	Last name:	Stevens
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential

Decision Sought:At minimum, make our whole street medium density. But ideally, make no change. For the sized pieces of land, mostly around 650m2, putting a 3+ storied apartment up will cause implications with the sun, causing damp houses. It will also mean the loss of beautiful 100 yr plus old bungalows. These houses are largely very well kept, and are lovely to live in. Having a multi-storied apartment will destroy the feel of the community. Christchurch is a great place to live because of the sense of community. Why would you want to change that? There is no need to change the density of the city area.

#### My submission is that:

Our street, Hawthorne Street, is being split into medium and high density with this new plan. Our lovely community of mostly 100 year old plus, well maintained, bungalows will be pulled out and 3+ storied apartments built. Our community will not exist as we know it now. We currently walk down the street and know our neighbours. We have a great community spirit and all take care of our properties. Being able to build multi-level apartments, that take sun from neighbouring properties for 5 months a year, will destroy our community.

Submitter Details			
Submission Date: First name:	10/05/2023 David	Last name:	Hood
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

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

Provision:Strategic Directions ,Chapter 14 - Residential

Decision Sought:CLEAR goals/rules. What is 'walking distance'. Thats an open ended statement, and imprecise language. If I were to be asked to make a decision that might impact me, based upon 'walking distance' for new buildings, HOW is that even possible? Also, walking distance for who? Is this fuzzy rule, going to apply to children? The the old? To the physically less able? And, how do people with some of the above, carry all their groceries back to their 'walking distance' home? Often you will see people loading the back of their vehicle with many many bags of groceries or other shopping related items - so just how practical is walking back and forward to the shops is it, for these multiple numbers of bags - IF even a bag type item?

#### My submission is that:

Oppose - strongly. We are asked to make our environment more liveable, our houses warm and dry for the health of its occupant, and the community safe and suitable for us all. Yet the changes to the rules are going to impinge on doing much of the above laudable goals. Height of buildings along with the density of living are suitable IF they were done as a new development - arguably. When done to an existing living environment, the benefit (if any) erodes or removes the quality for those already in the environment, and that have HAD to comply over the years or decades, to that environment. Changes to the location of boundary distance, saw houses allowed to be built closer together than they once were - with issue then arising from recession planes and the 'blue sky' and sunlight on those on the southern Shaded) side of boundary. Couple that (or is that now removed) with the height of new buildings, means not only is the blue sky and shading issue being ignored, but made exponentially worse. Then add the privacy issue - losing any sense of that - with multiple story building literally right looking into, not simply your once tranquil and private property, but having the added densification means the removal respite sought by many people from the hub bub of the noise of the city. IF I wanted that, or found it not an issue, I would have already bought in a city environment. As society gets 'busier' and the wide open spaces we once deliberately sought, by buying the 'quarter acre' sections, the less able we are to have the space to have a wee bit of respite to the increased urbanization of our cities AND life. Short-sighted changes to long standing requirements start to bight deep, such as removing on site parking, and or even, garaging in some instances - so this becomes a fraught issue. How so? IF we were to buy an electric vehicle, were do we charge them? Not on the street in the suburbs, and likely not in the street in the city itself, in general so where? Not in a housing situation with multiple stories if the garaging/parking issue gets 'complicated'. Now, will these housing developments have sufficient infra-structure for the charging of the vehicles? Will the developer install sufficiently capable power cable to the units, such that the demand for charging (say over night) can occur for all the residents? Will the changes mean the residents are NOT permitted to own a vehicle (electric) as a result of not being able to charge said vehicle - which is kind of necessary when owning a vehicle. Or is that actually a goal? Don't even get me started with the Insurance implications. My existing rights to a healthy home, safe home, enjoyable home, is being eroded - quickly, by these changes. NO, I am not being selfish. I am aware that there is a need for more housing - affordable preferably. Where you give help to one person BUT take away from another is - diluting the quality of life for us all, not improving it. Soon enough, once people in these denser living units grow as people/couples and perhaps start having a family, they will then require a larger home - and possibly a bit of lawn on their property. Where will that new home be? Probably not next door to them, where once there was a nice tranquil home, as that too has possibly been 'developed' into a multi unit housing building, with the owner having driven out.

Christchurch City Council

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details				
Submission Date: First name:	10/05/2023 Alexandra	Last name:	Free	
Prefered method of contact Email				

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:Chapter 14 - Residential Decision Sought:To approve proposed plan change 14.

#### My submission is that:

I wish to express my support for Proposed Plan Change 14. My partner and I believe that as we move toward a becoming a low carbon city and in conjunction with a national shortage of housing supply it is extremely important how we consider medium and high density housing and preventing urban sprawl. Along with the proposed Medium and High Density zoning we specifically support the qualifying matters set out under the RMA and the Financial contributions for developers.

Submitter Details			
Submission Date: First name:	10/05/2023 Shona	Last name:	Mcdonald
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:General Rules and Procedures,Transport,Chapter 14 - Residential Decision Sought:no 3storey blocks of flats next to single storey homes

#### My submission is that:

What the Council is proposing in regard to MDH & HDH..... has happened in Otautahi over a min of 2yrs, the horse has already bolted. Ecan & CCC have consistently made errors in regard to builds & Public Transport, historically check your records and don't repeat it's costly not sustainable at all. Seems you like to wreck things when they're ok. High density living is not the New Zealand way, people from densely populated countries won't mind living on top of each other in blocks of flats. Bus services haven't improved since the Earthquakes... shame on Ecan at ruining this. No point in talk, talk, talk and no action, no wonder less people use buses. Sadly management has a lot to answer for by not paying decent wages to keep good drivers. With a disjointed service that also would mean split shifts. Horrible. Aiming for a carless city where everyone cycles, walks or buses to work or school? This is not the 50s' or the 60s' anymore.

Submitter Details			
Submission Date: First name:	10/05/2023 Kathryn	Last name:	Higham
Prefered method of co	ontact Email		

**Consultation Document Submissions** 

Provision:

#### Not Stated

I seek the following decision from the Council

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

Provision:Chapter 14 - Residential

Decision Sought: Town is the only place where tall buildings should be allowed as that is what people expect when living there. This is how most towns work around the world.

#### My submission is that:

I don't want it to be allowed to have anyone build three stories or more in residential areas. Especially in Bryndwr and burnside. This would reduce privacy, create too many cars on our already full streets, ie the parked cars down the sides. Already we have to treat them as one ways. It would cause more noise, more clutter on bin days etc etc. Town is the only place where tall buildings should be allowed as that is what people expect when living there. This is how most towns work around the world.

Submitter Details			
Submission Date: First name:	10/05/2023 Rebecca	Last name:	West
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

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

Decision Sought:We wish to see the following amendments to the above provision: • minimum land size significantly increased, and • minimum street facing site dimension increased • allowing for the two amended points, greater attention to the mitigation of the loss of sunlight to neighboring properties should be required. We understand that the 'city' needs to accommodate greater population, but as a result of a planning rule change such as this, a great many of our current homes will become much less livable in a climate such as Canterbury. Planning should not just ignore the living conditions of current residents to try and include new ones.

#### My submission is that:

Our submission, as the owners of 3/168 Chester Street, is that we oppose the "High Density Zoning provision along the street" that will allow a four level tower development on the neighboring section at 166 Chester Street. Given our unit block is a ground one level development (built in the1970s) with the living areas facing west, there is no need for 'architectural modelling analysis' to appreciate that a 4 level, or even a 3 level tower on our western boundary would block ALL sun to our row of units for the majority of daylight hours. The most attractive / valuable / positive aspect of our property is the beautiful afternoon sun it receives deep into it's living area and full courtyard. The light/sun is what people love about living in this property. There is no question that the limited light resulting from a potential neighboring tower will change this unit dramatically, making it a cold, sunless, uninviting place to live. Given the direction and placement of sites along Chester Street in relation to 'aspect', this new provision will negatively impact so many people currently enjoying the simple healthy standard of good housing, that of light! The dimensions of the site at 166 Chester Street - narrow frontage with a total land area of 550m2 - does not allow space for any design variation for a 3-4 level development to mitigate the loss of light to our neighbouring property. The possible amalgamation of a number of these smaller narrow sites may allow for better more creative design to lessen impacts to neighbors, but the No.166 site alone can only allow for one skinny towering box that will shadow everything to its east. See attached photo.



Submitter Details			
Submission Date: First name:	09/05/2023 James	Last name:	Gardner
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

#### My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

#### Provision: Chapter 14 Residential

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Submitter Details				
Submission Date: First name:	09/05/2023 Cynthia	Last name:	Roberts	
Prefered method of contact Email				

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

6. Tree Canopy Cover and Financial Contributions

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

Provision: Chapter 14 Residential

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

Chapter 14 - Low Public Transport Accessibility Area Qualifying Matter The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future,

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#### Provision: Chapter 14 Residential

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

Chapter 14 - Sunlight Access Qualifying Matter

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

Provision: Chapter 14 Residential

Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

Chapter 14 - High-Density Residential Zone

The council is required by law allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

In supporting high density housing it is essential that green spaces and canopy cover are part of the mix in creating liveable cities. Developers must also provide suitable secure storage for electric bikes to facilitate biking as an option for occupants.

Submitter Details			
Submission Date: First name:	09/05/2023 Peter	Last name:	Galbraith
Prefered method of contact Email			

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

#### My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

#### Oppose

#### I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

Submitter Details			
Submission Date: First name:	09/05/2023 John	Last name:	Reily
Prefered method of contact Email			

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

#### My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

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#### Oppose

#### I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

#### My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

#### Provision: Chapter 14 Residential

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

I live in an apartment block which provides secure storage for bicycles. There are 45 units in the building with over 100 residents. There is bike storage at ground level for 12 bikes and storage for a further 16 bikes which require the bike to be lifted to head height. Lifting my bike up to head height is beyond me. The developer, God bless them, no doubt thinks they have done something considerate and marvellous but ... Developers must provide adequate and sensible bike storage for high density housing developments.

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Submitter Details			
Submission Date: First name:	09/05/2023 Andrew	Last name:	Douglas-Clifford
Prefered method of contact Email			

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Provision: Chapter 14 Residential

#### Oppose

### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

#### My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

### 365

#### Oppose

#### I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

Provision: Chapter 14 Residential

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Housing affordability and climate change are by far the most important issues that this plan needs to address, not protecting property values. As one of many young people who want to make Christchurch our home - it is crucial that we don't let NIMBY protectionism drown out the voices calling for positive change in how we develop our cityscapes and environments.

My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Submitter Details			
Submission Date: First name:	09/05/2023 Olivia	Last name:	Doyle
Prefered method of contact Email			

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

#### Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

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

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

#### My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

#### My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

#### Provision: Chapter 14 Residential

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Submitter Details				
Submission Date: First name:	09/05/2023 John	Last name:	Bennett	
Prefered method of contact Email				

**Consultation Document Submissions** 

Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

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

That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.

#### My submission is that:

Proposed Sunlight access qualifying matters (recession planes)

I do not believe adequate consideration has been taken on the impact on residents that the resulting loss of sunlight will have on them and their site, despite the Council modifying the originally imposed conditions. The modified recession planes only put us at a point where we would get the same limited sunlight as Auckland. That should not have been seen as a target by the CCC. Whilst it recognises the different latitudes the cities have, it does not take account of Christchurch being a colder climate than Auckland and so sunlight into our houses in the middle of winter is so much more important and essential to the well being of Christchurch residents.

Receiving no sunlight into ones ground floor unit for 3 months of the year proposed by the CCC is not acceptable as it will negatively effect the physical and mental health and well being of residents in the MDRS.

Christchurch has significant mental health issues following the earthquakes and significantly reducing or even eliminating sunlight into existing and proposed new homes during winter is going to have profound effects on residents.

Research has shown that sunlight is essential to ones health and wellbeing. Especially so in Winter.

#### Provision: Chapter 15 Commercial

#### Oppose

#### I seek the following decision from the Council

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

Lower height limit in the Central City to be the same as the High density zone of 26m (10 stories). Lower Limit height on the North side of pedestrianised streets to 14m (4 stories)

#### My submission is that:

The 90m height limit for Central city buildings ignores the Cities Blueprint which was prepared with considerable consultation and by very experienced professionals. Pre quake the city suffered from the effects of very tall buildings (like the PWC built by a developer with the biggest ego who wanted the tallest building in town). Those

effects were felt by pedestrians and cyclists who experienced the increased high wind speeds at street level, the loss of visual amenity, and the visual and physical dominance of overly tall structures.

The most successful and enjoyable cities overseas to live in and visit are arguably the lower rise cities eg Paris etc. Where the city is of a more pedestrian friendly scale.

Christchurch Central City has an abundance of empty land. One very tall building will soak up all tenants and businesses for years to come hampering development of the City as a whole. This was evidenced in the '80's and 90's when a number of tall buildings were built within the Central City;

There also appears to be not sufficient controls on building heights on the North side of streets frequented by pedestrians eg Cashel Mall redevelopment post quake suffers badly from shading in the winter making it an undesirable pedestrian space.

#### Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

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

Re write the MDRS rules to require that all medium and high density developments need to go through an Urban design approval process (like the Urban design Panel) to achieve outcomes that will benefit the communities within Christchurch.

The rules should be lenient as per the proposed rules, for comprehensive developments that show exemplar Urban design and less lenient (ie larger setbacks and lower recession planes than proposed) for one off development of individual sites to allow mid winter sun into neighbouring ground floor residential units.

#### My submission is that:

The proposed rules do not encourage a comprehensive development approach to increasing density, but instead encourage an ad hoc approach with each site considered individually and not collectively. The rules should encourage comprehensive developments of large sites (say 4000m2 and above) which are carefully planned to allow sunlight into all housing units and create communities with access to common spaces (eq outdoor play, community gardens, shared storage, shared vehicle parking/garaging, shared bicycle (and other

sport equipment) storage etc.

#### Provision: Chapter 7 Transport

#### Oppose

#### I seek the following decision from the Council

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

Introduce the requirement to provide secure storage and parking on site for e transport (bicycles, cars, scooters etc) and the charging of them.

#### My submission is that:

Given that Government and Council are trying to encourage more environmentally sustainable transport, the new rules do not encourage or require provision of secure storage within each housing unit (for bicycles etc) nor to provide off street car parking or garaging so that one can charge their e car, e bike, e scooter or whatever transport mode is developed in the coming years.

Given the increasing crime and theft in our city if we want to encourage an uptake of cycling then adequate secure storage for bikes (or other sporting/hobby/gardening equipment) needs to be provided in all housing units.

#### Oppose

#### I seek the following decision from the Council

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

Ensure the financial contribution required for not meeting the landscaping requirements is high enough that meeting the requirement will be financially beneficial to the developer.

#### My submission is that:

The introduction of a minimum 20% coverage for tree canopy is to be commended. But the financial contribution for not meeting this requirement needs to be punitive to actively encourage that provision and not provide a loophole out.

Provision: Chapter 6 General Rules and Procedures

#### Oppose

#### I seek the following decision from the Council

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

Reassess the rules proposed to create a great city that people will want to live in.

Include design controls and require all developments to be assessed by a professionally qualified urban design panel.

#### My submission is that:

The approach taken by Government and the CCC is a sledge hammer approach and there are little in the way of Design controls to help ensure a well designed City for the present and future residents of Christchurch is achieved.

Attached Documents

Experience

Name

4. 19 I am a registered Architect with Wilkie and Bruce Architects. I have 40yrs experience working as a Registered Architect in Christchurch, the city I also grew up in. I speak with considerable professional experience, care and concern for our city.

Whilst I agree that Christchurch needs to encourage higher density development, and allow for additional housing to be built into the future, we should be building houses and a city that will greatly benefit the people who will live, work and visit our city. I do not think the proposed new rules under change 14 have truely considered what the Christchurch City will look like under these rules and the negative effects on the residents and the environment that will result.

Submitter Details				
Submission Date: First name:	10/05/2023 Karen	Last name:	Theobald	
Prefered method of contact Email				
Attached Documents				
Name				
CCC Submission 2023 Theobald				

55 Morgans Valley Christchurch 8022

#### **Christchurch City Council**

#### Christchurch District Plan change submission- Clause 5.6.1.2

This submission addresses a current flaw in the District Plan and with this review process it presents Council with an opportunity to address this issue.

Our **submission** refers to the removal of Point 7, Clause 5.6.1.2 of the District Plan. The particular sentence reads "The calculation shall not take account of hazard mitigation works". The calculation is for determining risk (AIFR) from rockfall and cliff collapse. (Please find attached the full section).

In the years following the Canterbury Earthquakes of 2010/2011, the Council agreed to fund rockfall protection structures for red zoned Port Hills residents who wanted to stay in their homes. Some of our current councillors were present around the Council table when this was approved. The alternative for the homeowners was to accept the Government "red-zone" offer. A number of residents in this situation who wanted to stay in their home and further protect it from future rockfall risk with a protection structure chose the council funded option. The Council made the decision to fund these structures on the basis of using the 50% of the Crowns "red-zone" offer which the Council was funding. In other words the same ratepayer funding was being used, but for a different purpose i.e. paying to protect homes rather than buying the property through the Crowns "red-zone" offer and then demolishing and removing the house etc.

The extensive and extremely lengthy process of rockfall protection structures (RPS) engineering, design, approval and peer reviewed by council approved and contracted Geotech engineers, consenting, construction and signed off when completed was not an easy task and certainly not for the faint hearted. For those who wanted to stay living in their homes safely, the immense effort and time invested certainly contributed towards a beneficial outcome.

The design of the rockfall protection structure is required to make the home safe from rockfall risk. It is designed and constructed, maintained and signed off to protect the dwelling and those who live there and for that exact reason specifically. The Council agreed to use ratepayer funding to make these homes safe and liveable. The comprehensive contract between the homeowner(s) and the Council requires the homeowner(s) to maintain the integrity of the consented structure.

Regardless of all these facts, the current Christchurch District Plan requires discounting of the mitigation. Mitigation engineered, designed, constructed and consented by council approved staff and contractors. Yes!

The current inclusion of the sentence in question sentence also contradicts the use of mitigation in other hazard zones such as flood areas.

The impact for Port Hills homeowners who accessed a council funded and approved RPS could be significant in relation to future property value, insurance and saleability. It appears grossly unreasonable on homeowners as it voids the fact that their home is now safe (and hazard mitigated) from rockfall risk.

An alternative solution is to apply a new overlay accounting for a property or part of, that falls within a natural hazard area BUT its rockfall risk (for that particular dwelling) has been mitigated. All the consented RPS documentation relevant to a specific address exists.

This way forward has minimal effort as all the documentation as mentioned is already in existence and accessible to council staff. Our request to remove the sentence in question (point seven of clause 5.6.1.2) may seem minor but its impact is significant to the Port Hills homeowners. These ratepayers suffered immense stress and hardship to continue living in their homes after believing they were being lawful following all the council processes for their mitigation (RPS).

Thank you for your time. I am available to answer any issues around this request.

Karen and Brian Theobald Karen.theobald@xtra.co.nz 027 685 5675

#### 5.6.1.2 Exceptions to Rule 5.6.1.1 - AIFR Certificate

- a. The <u>Council</u> will issue an <u>AIFR</u> Certificate (which will be valid for 2 years from the date of issue) which specifies the calculated <u>AIFR</u> from i. and ii. below for an identified area of land in Rockfall Management Area 1, Rockfall Management Area 2 and/or Cliff Collapse Management Area 2 only, when the following procedure is undertaken and the requirements of the procedure are satisfied:
  - i. The <u>Council</u> has received a report, in respect of an identified area of land, prepared by a Chartered Professional Engineer with requisite experience in geotechnical engineering or a Professional Engineering Geologist (<u>IPENZ</u> registered), which calculates the <u>AIFR</u> from rockfall and/or cliff collapse for the identified land in the following manner:<sup>7</sup>
    - A. If the land is in Rockfall Management Area 1:
      - Apply the method for assessing the risk as set out in the GNS Science Consultancy Report 2011/311 Port Hills Slope Stability: Pilot Study for assessing life-safety risk from rockfalls (boulder rolls), and any subsequent updates to this report by GNS Science, using the parameters listed in the Table in Policy 5.2.2.4.1.a. for Rockfall Management Area 1 along with any relevant site-specific information, and other parameters in the GNS Science report (calculation 1(a)).
      - II. If the risk (AIFR) resulting from calculation 1(a) is less than that shown in the Table in Policy 5.2.2.4.1.a for Rockfall Management Area 1 (≥10-4), then using the same method set out in the GNS Science Consultancy Report 2011/311 Port Hills Slope Stability: Pilot Study for assessing life-safety risk from rockfalls (boulder rolls), and any subsequent updates to this report by GNS Science, calculate the AIFR using the parameters listed in the Table in Policy 5.2.2.4.1.a for Rockfall Management Area 2 along with all relevant site-specific information, and other parameters listed in the GNS Science report (calculation 1(b)).
    - B. If the land is in Rockfall Management Area 2:
      - I. Apply the method for assessing the risk as set out in the GNS Science Consultancy Report 2011/311 Port Hills Slope Stability: Pilot Study for assessing life-safety risk from rockfalls (boulder rolls), and any subsequent updates to this report by GNS Science, using the parameters listed in the Table in Policy 5.2.2.4.1.a. for Rockfall Management Area 2 along with all relevant site-specific information, and other parameters in the GNS Science report (calculation 2(a)).
    - C. If the land is in Cliff Collapse Management Area 2:
      - I. Apply the method for assessing the risk as set out in the GNS Science Consultancy Reports 2012/57 Port Hills Slope Stability: Pilot Study for assessing life-safety risk from cliff collapse and 2012/124 Port Hills Slope Stability: Life-safety risk from cliff collapse in the Port Hills, and any subsequent updates to those reports by GNS Science, using the parameters listed in the Table in Policy 5.2.2.4.1 for Cliff Collapse Management Area 2 along with all relevant sitespecific information, and other parameters in the GNS Science Consultancy Reports (calculation 3(a)).

#### AND

ii. The <u>Council</u> has commissioned and received a peer review report from a Chartered Professional Engineer with requisite experience in geotechnical engineering or a Professional Engineering Geologist (<u>IPENZ</u> registered)\*\*, which concurs with the application of the method required in i. above, and with the calculated <u>AIFR</u>(s) for the identified land.

Printed: 8 / 3 / 2022 Page 1 of 2

Christchurch District Plan



### Christchurch City Council

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details			
Submission Date: First name:	10/05/2023 Mark	Last name:	St. Clair
Organisation: Winstone Wallboards Lir Prefered method of co			

#### **Consultation Document Submissions**

Provision: Planning Maps

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

**My submission is that:** Tsunami Management Overlay Map Extent – Qualifying Matter

Mapping extent Oppose WWB considers that further assessment and transparency of the mapping extent needs to be provided to ensure that the area identified as Tsunami risk is the most appropriate for managing development or whether it is best utilised for civil defence emergency management.

Further assessment required on the Tsunami Management Overlay mapping

Provision: Chapter 5 Natural Hazards

#### **Oppose**

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that: Chapter 5 – Natural Hazards

5.2.2.5.2 Policy - Managing development within Qualifying Matter Tsunami Management Area Oppose WWB considers that this policy should only apply to residential development within residential zones to align with the purpose of qualifying matters under the NPS-UD. WWB also considers that risk to property is too high threshold and the focus should remain on risk to life. Overall WWB considers that Tsunami risk is best managed through Civil Defence Emergency Management warning systems.

Amend Policy 5.2.2.5.2:

Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site for residential purposes in residential zones, unless the risk to life and property is acceptable.

#### Provision: Chapter 5 Natural Hazards

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

### My submission is that:

Chapter 5 – Natural Hazards

5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area

Oppose If the proposed Tsunami Management Area Qualifying Matter overlay is adopted, the rules should only apply to those relating to residential activities within the residential zone to ensure that industrial activities within the Industrial Heavy Zone, such as WWB's Opawa Road site are not unduly affected and have the unintended consequence of extinguishing permitted activity status of the underlying zone.

Amend: Rule 5.4A.1

5.4A.1 Permitted activities

a. There are no permitted activities. Non-residential activities

Name

Submission\_PC14\_WWB\_1\_May\_2023\_stc

4. 14.

#### SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

Clause 6 of Schedule 1, Resource Management Act 1991

#### To Christchurch City Council

Name of submitter: Winstone Wallboards Limited (WWB)

- 1 This is a submission on Plan Change 14: Housing and Business Choice 2023 to the Christchurch City Plan (**PC14**).
- 2 WWB could not gain an advantage in trade competition through this submission.
- 3 The specific provisions of PC14 that WWB's submission relates to and the reasons for WWB's submission are set out in **Appendix A** and **Appendix B** below.
- 4 WWB's submission is that it:
  - Seeks clarification on the parameters of the Tsunami Management Area Qualifying Matter mapping overlay;
  - Seeks Policy 5.2.2.5.2 be redrafted to clarify the intent of the Tsunami Management Area Qualifying Matter to only apply to residential intensification and risk to life, rather than property.
  - Seeks Rule 5.4A be redrafted to provide for:
    - permitted activities where it does not involve residential development
  - Seeks to be directly engaged on upcoming release of Plan Change 12 on Coastal Hazards for implications on WWB's site.
- 5 The general and specific reasons for WWB's relief sought is set out in **Appendix A**.
- 6 WWB seeks the following decision from the local authority:
  - a. Grant the relief as set out in Appendix B;
  - b. Grant any other similar and /or consequential relief that would deal with WWB's concerns set out in this submission.
- 7 WWB wishes to be heard in support of the submission.
- 8 If others make a similar submission, WWB will consider presenting a joint case with them at a hearing.

**Signed** for and on behalf of Winstone Wallboards Limited by its Resource Management Consultants and authorised agents stcplanning

Mark St. Clair Director 1 May 2023

Address for service of submitter: Winstone Wallboards Limited c/- Mark St. Clair stcplanning 5 Cooper Street Karori Wellington 6012 Ph 021 271 0815

Email address: mark@stcplanning.co.nz

## **Appendix A**

#### INTRODUCTION

- 1 WWB welcomes the opportunity to submit on Christchurch City Council Proposed Plan Change 14: Housing and Business Choice 2023 (PC14).
- 2 The submission is broadly organised as follows:
  - Summary of WWB's submission;
  - Statement of Interest and Background;
  - General submission;
  - Specific submission in relation to the regulatory context
  - Summary of relief sought
  - Conclusion
  - Detailed relief sought (contained in Appendix B)

#### SUMMARY

#### Submission in Opposition to the Tsunami Management Area Qualifying Matter

- 3 WWB generally supports the Council's identifying areas that are subject to potential Tsunami risk.
- 4 However, WWB's key concerns regarding the Tsunami Management Area Qualifying Matter relates to the following matters:
  - (a) Mapping Extent of the Tsunami Management Area Qualifying Matter Overlay
  - (b) The provisions of the Qualifying Matter and how they are applied.
- 5 WWB seeks the following in relation to mattes (a) and (b) above:
  - a. Seeks clarification on the parameters of the Tsunami Management Area Qualifying Matter mapping overlay;
  - b. Seeks Policy 5.2.2.5.2 be redrafted to clarify the intent of the Tsunami Management Area Qualifying Matter to only apply to residential intensification and risk to life, rather than property.
  - c. Seeks Rule 5.4A be redrafted to provide for:
    - o permitted activities where it does not involve residential development
  - d. Seeks to be directly engaged on upcoming release of Plan Change 12 on Coastal Hazards for implications on WWB's site.

#### STATEMENT OF INTEREST AND BACKGROUND

6 Winstone Wallboards Limited (WWB) is New Zealand's only manufacturer and largest marketer of gypsum plasterboard, drywall systems, associated GIB products and services. WWB has multiple locations throughout New Zealand, including the Christchurch manufacturing and distribution centre at 219 Opawa Road, Christchurch.

#### Existing and Future Use of the site for Industrial Purposes

- 7 The WWB Opawa Road site (219 Opawa Road) was lawfully established and has operated at this location for over 50 years, operating 24 hours a day, 7 days a week for the purposes of manufacturing and despatch to manufacturing warehouses for the distribution of gypsum plasterboard, drywall systems and associated GIB products.
- 8 The site is located in the Industrial Heavy Zone and currently operates under resource consents for trade waste, discharge to air and location compliance certificate.
- 9 The site is located on the eastern side of Opawa Road, with the majority of the site covered by the *Tsunami Management Area Qualifying Matter Overlay*. (refer **Figure 1** below)

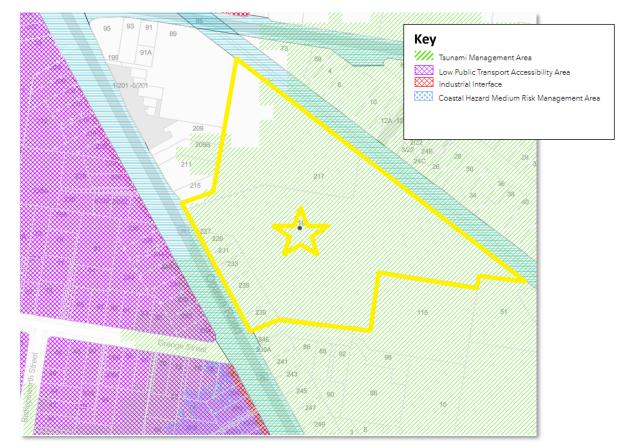


Figure 1: Proposed Qualifying Matters of PC14, showing WWB outlined in yellow annotated by a star. (Source: PC14 Map, annotated by stcplanning)

#### **GENERAL SUBMISSION**

#### Key aims of the submission

10 Given the housing crisis in New Zealand, the continued supply of building materials is of utmost relevance and importance to WWB as New Zealand's only manufacturer and largest marketer of gypsum plasterboard, drywall systems, associated GIB products and services.

- 11 The principal aim of this submission is therefore to ensure the continued operation of WWB Christchurch site, now and in the future. This will ensure the continued supply of building materials to support residential intensification by establishing the most appropriate provisions to achieve that goal and assist the Council in implementing relevant direction from higher order statutory instruments – particularly the National Policy Statement on Urban Development 2020 (**NPS-UD**).
- 12 WWB also seeks amendments to the notified provisions in PC14 to better implement the requirements of Schedule 3A of the Resource Management Act 1991 (**RMA**)<sup>1</sup>. These are detailed in **Appendix B**.

#### SPECIFIC SUBMISSION IN RELATION TO THE REGULATORY CONTEXT National Policy Statement on Urban Development

- 13 The National Policy Statement on Urban Development (NPS UD) directs that local authority decisions on urban development are to be integrated with infrastructure planning decisions,<sup>2</sup> and that planning decisions contribute to well-functioning urban environments.<sup>3</sup>
- 14 A well-functioning urban environment is one in which:

"enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future"<sup>4</sup>

15 WWB's Opawa Road operation provides building materials to ensure that people and communities can construct residential dwellings now and, in the future, and therefore their continued operation contributes to a well-functioning urban environment and therefore implements Objective 1 of the NPS UD.

# Resource Management (Enabling Housing Supply and Other Matters Amendment Act 2021) – Application of Qualifying Matter Provisions

- 16 The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (*Enabling Housing Act*) was introduced to speed up implementation of the NPS UD, whereby Councils were required to incorporate Medium Density Residential Standards (*MDRS*) into every relevant residential zone by 20 August 2022 provided that the MDRS should be less enabling of development where a qualifying matter applies.<sup>5</sup>
- 17 The Enabling Act specifically provides for qualifying matters and recognises that there will be circumstances where the development potential of MDRS cannot and ought not to be realised to its fullest extent. This is true for the areas where residential zoning adjoins industrial zoning, such as the areas to the eastern side of Opawa Street and WWB considers that proposed Industrial Interface Quality Matter is entirely appropriate in managing reverse sensitivity matters. Furthermore, the Low Public Transport Accessibility Qualifying Matters provide for intensification that commensurate with public transport services and demonstrate Council's sound planning practice, which WWB also considers aligns with the intention of the Enabling Act and supports the intent of this Qualifying Matter.

<sup>&</sup>lt;sup>1</sup> Schedule 3A of the RMA, inserted on 21 December 2021, to implement the Enable Housing Supply and Other Matters Amendment Act 2021.

<sup>&</sup>lt;sup>2</sup> Objective 6 NPS UD

<sup>&</sup>lt;sup>3</sup> Policy 1 NPS UD

<sup>&</sup>lt;sup>4</sup> Objective 1 NPS UD

<sup>&</sup>lt;sup>5</sup> Resource Management Act 1991 (*RMA*) 77G(1), s 80F(1)(a).

- 18 However, the Tsunami Management Area Qualifying Matter mapping and associated provisions appear to go beyond the scope of managing the effects of development potential of MDRS as currently drafted, they apply to all development, in all zones, rather than being limited to MDRS in residential zones, which is the purpose of a qualifying matter.
- 19 The way in which the current Tsunami Management Area Qualifying Matters are drafted and applied have the potential to extinguish the underlying Industrial Heaving zoning provisions that relate to WWB's Opawa Road site.
- 20 The consequences of the proposed overlay and provisions could lead to WWB's operation being limited in the future if the underlying zoning provisions are overridden by the Tsunami Management Area Qualifying Matters, in turn, reducing the overall production of building products. Therefore, the provisions as currently drafted would not provide for the overall outcome of delivering Enabling Housing Act.
- 21 We consider that most prudent way to ensure this unintended outcome does not occur, is to provide for permitted activity status for activities within the Tsunami Management Area Qualifying Matters where it does not involve residential development. The associated policies and objectives would therefore need to be amended to reflect and align with the overall intent of providing for permitted activities within the Tsunami Management Area Qualifying Matters Overlay.

#### Tsunami Quality Matter Mapping Extent

- 22 The s32 Report states that "The tsunami qualifying matter is based off the 2019 NIWA 1 in 500 year tsunami event with 1.6m sea level rise by 2120. The depth, velocity and debris in a tsunami can result in significant risk to life and damage to property."<sup>6</sup>
- 23 However, there is no assessment within the s32 report that qualifies whether this level of mapping is appropriate, and the parameters used to create the mapping in terms of limiting development or whether is more appropriately used for evacuation purposes. WWB questions whether the intent of NIWA's mapping was for development restriction or civil defence management purposes.
- 24 Furthermore, the extent of the Tsunami Management Area mapping overlay appears to be largely pixelated (refer **Figure 1** above) and what is not clear if any buffering has been used to create the overlay map and how this overlay map corresponds to NIWA's three different levels evacuation zones.
- 25 WWB considers the use of Tsunami risk mapping is entirely appropriate to be used for civil defence evacuation purposes, however, if such mapping is to be used to limit development, then the parameters of the mapping need to be transparent, and all mapping options assessed to ensure the most appropriate mapping extent it used. Overall, WWB considers that Tsunami risk management is best managed through civil defence emergency management warning systems and evacuation procedures. *Upcoming Coastal Hazards Plan Change*
- 26 Council intends to publicly notify Plan Change 12: Coastal Hazards (**PC12**) later this year. As Tsunami is interlinked with the 'suite' of Coastal Hazards, such as coastal inundation, coastal erosion etc it is considered that any proposed mapping or provisions that are proposed for **PC12** could have consequences on the Tsunami Management Area. WWB considers that

<sup>&</sup>lt;sup>6</sup> S32 Report – Qualifying Matters, Part 2, page 121, dated

Tsunami hazard would have ideally considered at the same time as all other Coastal Hazards rather than in isolation.

27 To ensure that the proposed Plan Change 12 does not have any consequences for WWB site, WWB seeks that they be directly consulted on this upcoming plan change.

#### SUMMARY OF RELIEF SOUGHT

28 In summary, WWB seeks to ensure that the existing permitted activity rights the Opawa Road site which are provided for under the existing Industrial Heavy Zone are retained by the following:

#### WWB seeks:

- a. **Clarification** on the appropriateness and full disclosure of the parameters in creating the *Tsunami Management Area Qualifying Matter* mapping overlay for planning purposes.
- b. **Amendment** to Policy 5.2.2.5.2 to clarify the intent of the Tsunami Management Area Qualifying Matter only applying to residential intensification and risk to life, rather than property
- c. Amendment to Rule 5.4A be redrafted to provide for:
  - $\circ$  permitted activities where it does not involve residential development
- d. **Directly engaged** on upcoming release of Plan Change 12 on Coastal Hazards for implications on WWB's site.

#### CONCLUSION

- 29. For reasons set out in this submission, WWB considers amendments to Proposed PC14 are required to ensure that the continued supply of building material needed to support the residential intensification in Christchurch and New Zealand and deliver the intent of Schedule 3A of the Resource Management Act 1991. **Appendix B** outlines WWB requested relief in full.
- 30. As currently drafted, the Tsunami Qualifying Matter mapping and associated provisions are not considered appropriate given they apply to all activities and all zones and therefore do not appropriate deliver the overall intent of the NPS-UD or the Enabling Act.
- 31. WWB preference is that the Tsunami Qualifying Matter only applies to residential activities within residential zones as set out in **Appendix B** as the most appropriate method of managing the effect to life of Tsunami Risk.

## **APPENDIX B**

## Proposed Plan Change 14: Housing and Business Choice 2023– Detailed Relief

### Submitter Name: Winstone Wallboards Ltd

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
Tsunami Management Overlay Map Extent – Qualifying Matter	Mapping extent	Oppose	WWB considers that further assessment and transparency of the mapping extent needs to be provided to ensure that the area identified as Tsunami risk is the most appropriate for managing development or whether it is best utilised for civil defence emergency management.	Further assessment required on the Tsunami Management Overlay mapping.
Chapter 5 – Natural Hazards	5.2.2.5.2 Policy - Managing development within Qualifying Matter Tsunami Management Area	Oppose	WWB considers that this policy should only apply to residential development within residential zones to align with the purpose of qualifying matters under the NPS-UD. WWB also considers that risk to property is too high threshold and the focus should remain on risk to life. Overall WWB considers that Tsunami risk is best managed through Civil Defence Emergency Management warning systems.	Amend Policy 5.2.2.5.2: Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site <u>for residential purposes in residential zones</u> , unless the risk to life <del>and property</del> is acceptable.
Chapter 5 – Natural Hazards	5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area	Oppose	If the proposed Tsunami Management Area Qualifying Matter overlay is adopted, the rules should only apply to those relating to residential activities within the residential zone to ensure that industrial activities within the Industrial Heavy Zone, such as WWB's Opawa Road site are not unduly affected and have the unintended consequence of extinguishing permitted activity status of the underlying zone.	Amend: Rule 5.4A.1 5.4A.1 Permitted activities a. <del>There are no permitted activities.</del> Non-residential activities.
Upcoming Plan Change 12: Coastal Hazards		Neutral		Seeks to be directly engaged on upcoming release of Plan Change 12 on Coastal Hazards for implications on WWB's site.

#### Provision: Chapter 14 Residential

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these

My submission is that:

Submitter Details

Submission Date:

Prefered method of contact Email

**Consultation Document Submissions** 

Provision: Chapter 6 General Rules and Procedures

First name:

10/05/2023

Simon

help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to

Last name:

Fitchett

emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

Support

# I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing

effects. I seek that the council retains the tree canopy requirement and contributions plan. My submission is that:

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

routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

## Provision: Chapter 14 Residential

### Oppose

### I seek the following decision from the Council

T24Consult Page 1 of 2

#### Christchurch **City Council** Our proposed Housing and Business Choice Plan Change (14)

#### Oppose

#### I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

#### My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

#### Provision: Chapter 14 Residential

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Christchurch City Council

Ferguson-spence

#### Provision: Chapter 6 General Rules and Procedures

10/05/2023

Nkau

Our proposed Housing and Business Choice Plan Change (14)

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

Last name:

My submission is that:

Submitter Details

Submission Date:

Prefered method of contact Email

**Consultation Document Submissions** 

First name:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

## 371

#### Support

#### I seek the following decision from the Council

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

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

# Our proposed Housing and Business Choice Plan Change (14)

Submitter Details			
Submission Date: First name:	10/05/2023 Julia	Last name:	Tokumaru
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

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#### Oppose

#### I seek the following decision from the Council

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I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

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#### Provision: Chapter 14 Residential

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If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

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The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

# Our proposed Housing and Business Choice Plan Change (14)

Submitter Details			
Submission Date: First name:	10/05/2023 Mark	Last name:	Stringer
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

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#### Oppose

#### I seek the following decision from the Council

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#### Provision: Chapter 14 Residential

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If Japan and San Francisco can build up while being near active fault lines so can we!

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

# Our proposed Housing and Business Choice Plan Change (14)

Submitter Details			
Submission Date: First name:	10/05/2023 Michael	Last name:	Redepenning
Prefered method of co	ontact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

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Provision: Chapter 14 Residential

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#### Provision: Chapter 14 Residential

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# Our proposed Housing and Business Choice Plan Change (14)

Submitter Details			
Submission Date: First name:	10/05/2023 Aidan	Last name:	Ponsonby
Prefered method of co	ontact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

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Provision: Chapter 14 Residential

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Provision: Chapter 14 Residential

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#### Oppose

#### I seek the following decision from the Council

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#### Provision: Chapter 14 Residential

#### Support

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If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

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# Our proposed Housing and Business Choice Plan Change (14)

Submitter Details				
Submission Date: First name:	10/05/2023 Colin	Last name:	Gregg	
Prefered method of co	ontact Email			

#### **Consultation Document Submissions**

Provision: Chapter 8 Subdivision, Development and Earthworks

#### Seek Amendment

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area: See the decisions I seek on the Residential Chapter

My submission is that: See my submission on the Residential Chapter

#### Provision: Chapter 14 Residential

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

• That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or,

andnbsp;

• If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and,

andnbsp;

• That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and,

andnbsp;

• That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules *can* be notified of the required resource consents and to make submissions.

andnbsp;

• Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief we seek.

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#### My submission is that:

We are extremely concerned by the impact of the proposed rezoning to High Density Residential, on the character and coherence of our neighbourhood at Helmores Lane, specifically the area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) (**the Area**).andnbsp; Owners and occupiers of these properties, ourselves included, have come to this Area to enjoy the amenity that the neighbourhood offers and have invested heavily in securing their properties.andnbsp; These property owners highly value the existing environment and the benefits it provides in terms of pleasantness and lifestyle.andnbsp; Previously, that character had been acknowledged by the identification of the area as a special amenity area (SAM8).

#### andnbsp;

It is accepted that the Area has been subject to some residential re-development over the years, especially since the Canterbury earthquakes, nevertheless it has retained a sense of character and coherence that, we consider, is somewhat unique. It has a relationship to the Avon River and to the parklands beyond, which are part of, and provide a link to the rest of, Hagley Park.andnbsp; It has remained an enclave of relatively spacious residential dwellings that has also enabled the retention of many trees (including significant specimen trees) both within the streetscape and within private properties.

#### andnbsp;

There are also heritage items within the Area that have been identified in the proposals for PC14.andnbsp; These items, including some of the surviving older residences, are an important part of the overall character of the Area. Changing the area around these items would remove their context and impact on their heritage setting.

#### andnbsp;

The inclusion of this area as a High-Density Residential zone threatens to destroy this character and the coherence it provides.andnbsp; This is not simply a question of land values.andnbsp; There is much to be valued in living in an area with its own character and a sense of coherence that we seek to preserve.

#### andnbsp;

Some might say that the change in zoning does not impact on this situation as the coherence will be maintained by existing landowners.andnbsp; This is arguable at best and in the case of the Area, overlooks that the changed zoning would itself change the equation for landowners and, more importantly those who might succeed them.andnbsp; The character of the Area is, in part, based on the longevity of ownership, which naturally means that changes in ownership can happen because of succession, amongst other reasons.andnbsp; Newer owners, less invested in the character of the Area, would be free to take advantage of high-density status and, what is feared is a domino effect once the character that makes the Area so valuable to many, begins to be lost.

#### andnbsp;

In addition, we note that there may also be further constraints to High (or even Medium) Density development in the area, which is **identified as TC3 land and much of which is also in the Council's own Flood Plain overlay**.andnbsp; That is not to mention potential parking issues that would likely be created if there was a proliferation of High Density accommodation.

#### andnbsp;

We acknowledge that this may not be the only area in Christchurch that holds these fears.andnbsp; We are firmly of the view that such views should not be unnecessarily discounted, where they can be justified.

#### andnbsp;

Within the framework that the Council has chosen to given effect to the new Medium Density Residential standards and the National Policy Statement on Urban Development, we consider that there is the ability to protect what is special about this area by:

#### andnbsp;

• Rezoning the area Medium Density, and identifying the Area as a Residential Character Overlay Area, with the applicable rules (as attached): or

andnbsp;

• Rezoning the area Medium Density and imposing a further change to the qualifying matter allowing access to sunlight by making the recession plane 45°, rather that 50°, from 3m at southern boundaries: and/or

andnbsp;

• Providing that southern boundary neighbours can be notified if resource consents for height or access to sunlight noncompliances.

andnbsp;

There may be other ways to reduce the impacts on character of the intensifications changes which will become apparent and which we would like considered, but the key is that we think there is a need to protect the existing character.andnbsp; Having it identified as a Residential Character Area appears the best way, but if that is not possible, reducing the extent of any permitted intensification should be explored.andnbsp; At the very least, this area <u>should not</u> be zoned high density.

ŀ	Attached Documents	
	Name	
l	PC14 Helmores Lane - proposed RCOverlay rules	4. 9

#### PC14 - RESIDENTIAL CHARACTER OVERLAY RULES (PROPOSED)

#### **CCC Summary of Proposed Changes**

In recognition of the status of a Qualifying Matter, we propose introducing a resource consent requirement as a restricted discretionary activity, to help us better protect Character Areas. While some infill development will be allowed, we will have more ability to decline a resource consent where the design of a new house, or changes to an existing house, aren't in keeping with the Character Area.

Subdivision will also be more restrictive, depending on the zone and area. For example, within a certain Character Area an additional house may be allowed on an existing site, or to the rear on a new site, but it may be limited to between five and eight metres (one or two storeys, depending on building design). It may require a larger garden and existing trees to be retained, with the house or houses set further back from the street and other boundaries than would be allowed for in a general suburban area.

Rules for the Character Areas will differ depending on the character values of each area, as well as the District Plan zone in which the character area is located. The character values that are already being used to assess any development designs submitted to us are proposed to remain the same.

Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay
Permitted	Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.	No equivalent rule – no density limit
Controlled	In a Character Area Overlay, a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is: i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area Overlay within which it is located.	
	<ul> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	
Restricted Discretionary	Residential units in the Character Area Overlay that do not meet Rule 14.5.3.2.7 – Number of residential units per site – maximum of 2 residential units per site.	No density limit.

#### Proposed Rules (Medium Density Residential Zone)

		,
Restricted Discretionary	Within a Character Area Overlay: a. The demolition or removal of a building greater than 30m2 on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.	
	<ul> <li>b. This rule does not apply:</li> <li>i. where 14.5.3.1.2 C1 applies.</li> <li>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</li> <li>iii. to accessory buildings that are less than 30m2 and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</li> </ul>	
	c. Activities that do not meet Built Form standard 14.5.3.2.6. d. Any application arising from this rule shall not be limited or publicly notified.	
	Building height controls (dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed)	In most places, 11 metres
	Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including: - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation	
	Generally the built form requirements are stricter than the underlying zoning would otherwise allow.	

If these rules are not met, resource consent is needed (restricted discretionary activity status).	

### Proposed Subdivision Rules

Activity within a Character Area Overlay	Activity if not in a Character Area
	Overlay
Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.	400m2 proposed for the Medium Density Residential Zone or 300m2 proposed for the High Density Residential Zone
In High Density Zone – 400m2.	

# vice Plan Change (14)

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details					
Submission Date: First name:	10/05/2023 Jo	Last name:	Horrocks		
Organisation:	Toka Tū Ake EQC				
Prefered method of c	ontact Email				
Consultation Docume	nt Submissions				
Provision: Chapter 3 Strategic Directions					
Seek Amendment					

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that: See detailed submission attached. 3.3.7 Support with amendement.

Provision: Chapter 5 Natural Hazards

Seek Amendment I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that: 5.2.2.1.1 Support with amendment

Provision: Chapter 5 Natural Hazards

Seek Amendment I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that: Support with amendment. 5.2.2.5.1

Provision: Chapter 5 Natural Hazards

My submission is that: 5.2.2.5.2 Support with amendment

Provision: Chapter 5 Natural Hazards

Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

**My submission is that:** 5.4A

Provision: Chapter 6 General Rules and Procedures

Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

**My submission is that:** 6.1A 6.1A

Provision: Chapter 8 Subdivision, Development and Earthworks

Support I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

**My submission is that:** 8.5.1.2

Provision: Chapter 14 Residential

Seek Amendment I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

Provision: Chapter 5 Natural Hazards

Seek Amendment I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

4

# **My submission is that:** 5.2.2.2.1

Provision: Chapter 14 Residential

Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

**My submission is that:** 14.1

Attached Documents

Name

Jo submission

No

## Have your say

We welcome your submission on our proposed Housing and Business Choice Plan Change (PC14) and/or proposed Heritage Plan Change (PC13).

If you're having trouble making a submission, we have a Friend of Submitters service available to help. Please email >>> or call 03 941 6886.

#### Written feedback

- Fill out an online form by 11.59pm on Wednesday 3 May 2023 ccc.govt.nz/haveyoursay (preferred)
- Complete the feedback form enclosed and drop off at: Te Hononga Civic Offices 53 Hereford Street Christchurch by **5pm Wednesday 3 May 2023**



Email engagement@ccc.govt.nz\*

Post written comments to:
 Freepost 178
 Housing and Business Choice Plan Change/
 Heritage Plan Change
 Christchurch City Council
 PO Box 73016
 Christchurch

Your feedback needs to include all of the 'required information' in the submission form on the next page.

#### Submissions are public information

Subject to the provisions of the Local Government Official Information and Meetings Act 1987, we will make all submissions publicly available, including all contact details you provide on your submission. If you consider there are reasons why your contact details and/or submission should be kept confidential, please contact The Engagement Manager by phoning 03 941 8935 or 0800 800 169.

# ccc.govt.nz/haveyoursay

# Have your say

# **Housing and Business Choice Plan Change 14** and Heritage Plan Change 13

Clause 6 of Schedule 1 Resource Management Act 1991	
* Required information	
Name*: Jo Horrocks	
Address*: PO Box 790	Postcode* : <u>6011</u>
Email: resilience@eqc.govt.nz	Phone no
If you are responding on behalf of a recognised organisation,	please provide:
Organisation's name: Toka Tū Ake EQC	
Your role	
Trade competition and adverse effects* (select appropria	
🗌 I could / 🖌 could not gain an advantage in trade com	petition through this submission.
If you are a person who could gain an advantage in trade comp affected by an effect of the proposed plan change/part of the (a) adversely affects the environment, and (b) does not relate to the trade competition or the effects	plan change that –
* A person who could gain an advantage in trade competition through the Yes to the above, as per clause 6(4) of Part 1 of Schedule 1 of the Resource	
Please indicate by ticking the relevant box whether you wish I wish to speak in support of my submission on Plan wish to speak in support of my submission on Plan I do not wish to speak.	n Change 13
Joint submissions (Please tick this box if you agree)	resenting a joint case with them at the hearing.
If you have used extra sheets for this submission, please atta Yes, I have attached extra sheets.	
<b>Signature of submitter (or person authorised to sign on beha</b> A signature is not required if you make your submission by elect	-
Signature Momoche	Date: 09/05/2023

## Have your say Housing and Business Choice Plan Change 14

#### My submission is that:\*

(You should clearly state whether you support or oppose the specific proposed provisions or wish to have them amended. You should also state the reasons for your views. Please continue on separate sheet(s) if necessary.)

Part of plan change	Support/ Oppose	Reasoning	Decision sought
<ul> <li>3.3.7 Objective – Well-functioning urban environment</li> <li>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;()</li> <li>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change</li> </ul>	Support with amendment	We support the inclusion of resilience to the effects of climate change into the definition of a well-functioning urban environment. One of the future effects of climate change is likely to be worsening risk from some natural hazards, such as coastal hazards, storm hazards and flooding. Canterbury is at risk from natural hazards that will not be affected by climate change, particularly earthquakes. We therefore request that resilience to natural hazard risk be added to the definition of a well-functioning urban environment.	Retain objective and add the following underlined: iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to <u>natural hazards and</u> the current and future effects of climate change
5.2.2.1.1 Policy — Avoid new development where there is unacceptable risk a. Avoid new subdivision, use and development, including new urban zonings, where the risk from a natural hazard is assessed as being unacceptable.	Support with amendment	We support limiting intensification within areas at risk from natural hazards. However, it is important to clearly define what level of risk to life and property is "acceptable" for all natural hazards to avoid confusion and ensure consistent application of rules and policies.	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to natural hazards. An acceptable risk is present where it is generally accepted by society, and the risk posed is commensurate with other risks that are faced daily. When determining if an acceptable risk is

5.2.2.5.1 Policy – Managing development in Qualifying Matter Coastal Hazard Management Areas a. Within the following Qualifying Matters, development, subdivision and land use that would provide for intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is low or very low based on thresholds defined in Table 5.2.2.5.1a b. Replacement buildings, accessory buildings and extensions/additions to buildings are enabled where effects are mitigated to an acceptable level based on a site specific assessment and having regard to the level and timing of the hazard. This could be by use of an appropriate risk based trigger or alternative methods	Support with amendment	We support limiting intensification within areas at risk from coastal hazards. However, it is important to clearly define what level of risk to life and property is "acceptable" in the case of coastal hazards to avoid confusion and ensure consistent application of rules and policies.	<ul> <li>present, the following criteria shall be considered:</li> <li>Development can occur with limited controls or restrictions; and</li> <li>Assessment and monitoring of the natural hazard and climate change risks is undertaken to allow increases in risk to be managed.</li> <li>Retain the policy, but formulate and add a definition of acceptable level of risk in regard to coastal hazards.</li> <li>An acceptable risk is present where it is generally accepted by society, and the risk posed is commensurate with other risks that are faced daily. When determining if an acceptable risk is present, the following criteria shall be considered:</li> <li>Development can occur with limited controls or restrictions; and</li> <li>Assessment and monitoring of the natural hazard and climate change risks is undertaken to allow increases in risk to be managed.</li> </ul>
5.2.2.5.2 Policy – Managing development within Qualifying Matter Tsunami Management Area a. Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.	Support with amendment	We support the avoidance of intensification within areas at risk from tsunami hazard. However, it is important to clearly define what level of risk to life and property is "acceptable" in the case of tsunami to avoid confusion and ensure consistent application of rules and policies.	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to tsunami hazard. An acceptable risk is present where it is generally accepted by society, and the risk posed is commensurate with other

5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area C1, C2, C3: Controlled activity status for replacement of buildings and construction of accessory buildings, and associated earthworks and stormwater management in the Coastal Hazard Medium Risk Management Area, RD1,2,3: Restricted discretionary activity status for replacement of buildings and accessory buildings and associated earthworks and stormwater management in the Coastal Hazard High Risk Management Area, and construction of accessory buildings, and associated earthworks and stormwater management in the Coastal Hazard Medium Risk Management Area, D1: Discretionary activity status for the construction of new buildings in the Coastal Hazard Medium Risk Management Area, NC1: Non-complying activity status for new	Support	We support restricting development and subdivision within areas at medium and high risk from coastal hazards, including inundation from tsunami. We note that it is explicitly stated in the plan change maps that residential density in the Tsunami Management Area is restricted to that permitted or controlled in the Residential Suburban and Residential Suburban Density Transition zones. We suggest that this is made more explicit within the Natural Hazards chapter, and note made to explain how this affects application of the MDRS.	risks that are faced daily. When determining if an acceptable risk is present, the following criteria shall be considered: • Development can occur with limited controls or restrictions; and • Assessment and monitoring of the natural hazard and climate change risks is undertaken to allow increases in risk to be managed. No change to rules and policies requested, but we suggest further explanation given as to how restrictions on development and intensification in coastal hazard zones will affect application of the MDRS.
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buildings in the Coastal Hazard High Risk Management Area, NC2: Non-complying activity status for subdivision within Coastal Hazard Medium and High Risk Management Areas. NC3: Non-comply activity status for residential intensification within the Tsunami Management Area.			
<ul> <li>6.1A Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3</li> <li>- Flood hazard management areas</li> <li>- Coastal Hazard Management Areas</li> <li>- Tsunami Management Area</li> <li>- Slope instability management areas</li> </ul>	Support	We support the inclusion of flood, coastal, tsunami and slope hazard management areas as Qualifying Matters to reduce the level of enablement of the MDRS and NPS-UD.	No Change
<ul> <li>8.5.1.2</li> <li>C8 Subdivision that creates any vacant allotments within the Medium Density Residential and High Density Residential Zones. The following standards apply: <ul> <li>a. Activity standards 8.6.1, and 8.6.3 – 8.6.9, 8.6.12, and 8.6.15.</li> </ul> </li> <li>Matters of Control: <ul> <li>a. Rule 8.7.4 and,</li> <li>b. Where relevant, Rules 8.7.7-8.7.11 and 8.7.13; and</li> <li>c. Rule 8.7.12.</li> </ul> </li> </ul>	Support	We support hazard constraints being included as matters of control of subdivision to create allotments within the Medium and High Density Residential Zones.	No Change
C9 Subdivision within the Medium Density Residential and High Density Residential zones			

<ul> <li>where no vacant allotments are created and each allotment: <ul> <li>a. Contains an existing residential unit; and/or</li> <li>b. Is proposed to contain a residential unit, approved as part of a resource consent; and/or</li> <li>c. Is subject to a concurrent resource consent application for a residential unit; except as otherwise specified in Rule 8.5.1.2 C1A and C2A.</li> </ul> </li> <li>Relevant standards apply: <ul> <li>a. Activity standards in Rules 8.6.3-8.6.9, 8.6.12, and 8.6.15 apply</li> </ul> </li> <li>Matters of control: <ul> <li>a. Rule 8.7.4 and,</li> </ul> </li> <li>8.7.4.2 Hazard constraints</li> <li>b. The extent to which any hazard or geotechnical constraints exist on the land and the appropriateness of measures to reduce risk, including liquefaction, flooding, rockfall, cliff collapse and other matters addressed in Chapter 5 (Natural Hazards).</li> </ul>			
Medium Density Residential Zone extent into Flood Management areas	Support with amendment	Flood hazard risk is predicted to increase in the near future due to rising sea-levels, associated rising ground-water levels, and more frequent and intense rain events. Flooding does not pose high risk to life or to the structural integrity of buildings, but frequent, repeated flood events can have a severe effect on the wellbeing of residents and	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.

		incur a high financial cost to businesses and residents due to loss of business, loss of access to buildings, damage to property and furnishings, and clean-up costs (including removing contaminated silt from under houses which can become a health	
		hazard). We support the extent of the modelled Flood	
		Management Areas and note that the threshold for this mapped extent is a greater intensity and lower	
		likelihood flood than the lowest flood level modelled by other territorial authorities. We do	
		not suggest that intensification should not be	
		allowed in this area, but there should be some restriction on density in Medium and High Density	
		Residential Areas which intersect with this overlay,	
		in addition to the required floor level provision.	
5.2.2.2.1 Policy — Flooding	Support with	We support the restriction of development,	Remove "b. In the High Flood Hazard
b. In the High Flood Hazard Management Area: provide for development of a residential unit on	amendment	particularly for the purposes of intensification, in areas at high risk from flood hazards.	Management Area: provide for development of a residential unit on
residentially zoned land where the flooding risk			residentially zoned land where the
is predominantly influenced by see-level (sic)		However, we do not think it is appropriate to allow	flooding risk is predominantly
rise and where appropriate mitigation can be		for lower restriction on development of residential	influenced by sea-level rise and where
provided that protects people's safet, (sic) well-		units in areas where the risk of flooding is primarily	appropriate mitigation can be provided
being and proprery (sic) from unacceptable risk; ()		influenced by sea-level rise. Some amount of sea level rise is expected in the near future with the	that protects people's safety, well-being and property from unacceptable risk"
In all other cases, avoid subdivision, use or		effects of climate change. Residential properties	
development where it will increase the		should therefore not be developed in those areas	
potential risk to people's safety, well-being and		where sea-level rise will impact them.	
property.			
14.1 Introduction	Support	We support restricting implementation of the	No Change.
e. A number of the provisions in this chapter		MDRS both by use of qualifying matter overlays	
give effect to the requirements of the Act and		over the Medium and High Density Residential	
the National Policy Statement on Urban		areas; or by zoning areas at risk from natural	

Development to provide for intensification in	hazards for lower density development than the	
urban areas, including by implementing the	Medium or High Density Residential Zones.	
Medium Density Residential Standards.		
However, the Act enables those intensification		
requirements to be reduced where justified by		
a "qualifying matter". In this chapter the		
reduction in intensification due to qualifying		
matters has been implemented in two ways: by		
having the Medium Density Residential or High		
Density Residential zones , but enabling lesser		
intensification than the Medium Density		
Residential Standards require in the areas or		
sites in those zones where a qualifying matter		
applies; or by having a lower density residential		
zone, for example the Residential Suburban or		
Residential Hills Zone, because the rules for that		
zone provide the level of density that the		
qualifying matter necessitates. Further		
information on qualifying matters can be found		
in 14.3, How to interpret and apply the rules,		
sub-clause g.		

#### T24Consult Page 1 of 1

# Our proposed Housing and Business Choice Plan Change (14)

Submitter Details			
Submission Date: First name:	10/05/2023 Marina	Last name:	Steinke
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 13 Central City

#### Seek Amendment

#### I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* That the height restrictions for the central city currently in place be kept in place and not be increased to 90m.

#### My submission is that:

The proposed height in the central city not exceed the 7 stories set by the government after the earthquakes. The type of shaking to be expected when the Alpine fault or the Hikurangi Fault rupture will be most damaging to high rise buildings. This was explained by engineers from Canterbury University and a visiting professor from an earthquake prone region in the USA.

Submitter Details				
Submission Date: First name:	10/05/2023 Indiana	Last name:	De Boo	
Prefered method of co	ontact Email			

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

The Canopy Cover and Financial Contributions. The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

#### Provision: Chapter 14 Residential

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

Provision: Chapter 14 Residential

Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

Sunlight Access Qualifying Matter.

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

Provision: Chapter 14 Residential

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

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#### T24Consult Page 1 of 1

### Christchurch City Council Our proposed Housing and Business Choice Plan Change (14)

Submitter Details			
Submission Date: First name:	29/04/2023 Karina	Last name:	Нау
Organisation: South Shore Resident's Prefered method of co			

#### **Consultation Document Submissions**

Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

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

Attached is the submission of the SSRA in regards to PC14 qualifying matters specifically in relation to natural hazards - please read this submission to gain an understanding of our points of concern.

#### My submission is that:

Attached is the submission of the SSRA in regards to PC14 qualifying matters specifically in relation to natural hazards - please read this submission to gain an understanding of our points of concern.

/	Attached Documents	
	Name	
	Plan change 14 submission SSRA 29042023	



## SSRA submission on Plan Change 14-qualifying matters.

## SSRA- Southshore Residents Association

The work of the SSRA is underpinned by 4 key values.

• **Kaitiakitanga** – That we are temporary guardians of things that are precious to us and have a responsibility to look after them for future generations.

• **Oranga** – We preserve the health, vitality, and wellbeing of living things (environment, community, and individuals).

• **Manaakitanga** – We have a duty of care for others – to uphold their mana, respect them and look after them.

• Whanaungatanga – We work to be the essential glue that binds people together, providing the foundation for a sense of unity, cohesion, relationship, kinship, and sense of community connection. We will foster relationships through shared experiences and working together which provides our residents with a sense of belonging.

With these values, SSRA believe we are better able to work together to respond to adversity; to achieve resilient and vibrant communities with a sustainable future; and to build and maintain our community so all our residents feel valued and included and can contribute to the best of their abilities.

Southshore is our tūrangawaewae. It is the place where we feel especially empowered and connected. It is our foundation, our place in the world, our home.

### Introduction

Thank you for the opportunity to submit our feedback on PC14. Please accept this document as the SSRA submission in relation to the PC14 IHP process.

#### Who are we?

The Southshore Residents' Association (SSRA), established in 1946, is the longest continuously running residents' association in New Zealand. Each year the SSRA works to provide several events and additional services to our community and the wider area. This includes advocacy on issues that may affect our residents, their homes and how they live in the community. These services and actions are funded largely by resident donations and grants and all work is undertaken by a dedicated group of volunteers.

Our comments on the proposed Plan Change 14 focuses largely on the qualifying matters (QM) that relate to, and effect coastal residents and communities.

#### What's a Qualifying Matter (QM)?

Qualifying Matters are characteristics or qualities specific to some areas or properties, which means the rules enabling increased development will be modified to the extent necessary to maintain and protect values or manage effects. They are prescribed and defined under the Resource Management Act.

The purpose of identifying qualifying matter is that it signals that the MDRS intensification proposed in the RMA Enabling Housing Supply and other matters Amendment Act 2021 is not suitable.

## 1. Plan change 14 QM coastal hazard areas and the interaction and relationship to plan change 12.

SSRA are concerned that the Council may use PC14 as a vehicle to replace the current District Plan provisions for coastal areas. We are concerned that the CCC may use the qualifying matters in PC14 as an effective proxy for Plan Change 12, in the sense that it could incorporate many of the provisions (mapping, objectives & policies & rules) intended to be included in PC12.

By using the PC14 process any components contained in the plan change (including possible duplicate parts of PC12) will not have the usual right of appeal. As the PC14 process that has no appeal on merits there is therefore no opportunity to remedy or pursue through the environment court.

Further SSRA would like to request that the interaction between PC14 Coastal Hazard QM and the proposed Coastal Hazards PC12 is thoroughly explored and modelled. There have been occasions for coastal areas, where aspects of one chapter of the district plan does not reflect the objectives and purposes of another part of the plan, in fact sometimes they are opposing in objective. This had led to stalling of processes, confusion, varied interpretations, and unintended consequences. These have had a detrimental effect on community wellbeing.

Interaction between PC 12 and PC14 coastal qualifying matters need to have shared objectives and align in application.

#### 2. Use of data, mapping, and scenarios to inform planning in coastal areas.

SSRA are concerned about the information and data being used for the mapping of the areas that will be informed by PC14 coastal hazards QM. SSRA have observed much chatter in both scientific and parliamentary realms regarding the use of the unlikely scenario of

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RCP8.5. SSRA understands that the coastal mapping uses the representative concentration pathway1 8.5 (RCP 8.5 and its 83rd percentile derivative RCP 8.5H+) to predict coastal hazard lines. We have reservations on this because this pathway is now described as 'not a likely' or a 'plausible scenario' by the latest IPCC report (AR6).

Given that the NZCPS (2010) Policy 24 states "giving priority to the identification of areas at high risk of being affected" and "taking into account national guidance and the best available information on the **likely effects** of climate change on the region or district.

SSRA wonder if the CCC use of 8.5 and the resulting mapping of the coastal areas with this 'unlikely' or 'plausible' scenario-IPCC report (AR6) pathway is problematic, overly cautious and does not reflect the "likely effects" given indicated in the NZCPS. The result is it may stifle community growth in areas that are unlikely to be affected for a long period of time.

#### 3. Coastal urban vs rural PC14 QM

Another factor, conscious that the coastal hazards objectives and policies apply to all zones, whereas qualifying matters should only apply to existing residential zoned land & perhaps some other "urban" zones where residential development is contemplated.

The risk it seems is that people in rural zones may be affected by the coastal hazards provisions but may be entirely unaware of this possibility.

#### 4. Definition of intensification and development in coastal areas.

SSRA believe the definition of development and intensification needs to be clear and robust. We are concerned that without context to show clear intent, the meaning of intensification could be extrapolated over time to extend building an additional room on an existing house. (i.e., that this can be viewed as intensification). SSRA have observed in the past where original intent has been lost over time and new interpretation of rules have been applied.

#### 5. RUO – rules

In the Southshore area we currently have the RUO mechanism put in place by a previous IHP. We ask if this has been retained, including associated rules? If so, what happens if the Qualifying Matter Coastal Hazard Management Areas overlap with the RUO?

#### 6. Are tsunami planning rules appropriate for QM in the district plan?

SSRA want to ensure that while the proposed PC14 QM may serve to control intensification in coastal areas, it does not stop reasonable development or serve to stagnate a community.

For example – the current public document signals proposed development within tsunami hazard areas is to be restricted to a suburban density of one two-storey dwelling per site. We question whether this will onerously restrict single house sites. This may reduce the development of single unit and single level dwellings. These are essential for older residents

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or single occupancy. SSRA are concerned that this control would be overly restrictive from a varied housing occupancy supply perspective. Varied housing options are socially responsible and enable community wellbeing.

Further it is our view that the CCC is overreaching in its risk management of coastal areas in relation to tsunami planning restrictions. Tsunami risk is a rare and unlikely event and, if it occurs, large South American events have been shown to have ample warning timeframes.

We question if other hazards such as fire risk or surface flooding (increased risk due to climate change), both of which have occurred, will be subjected to similar restrictions.

We believe it is sufficient to provide residents with warning systems. Ensure that residents have appropriate routes to either vertically or horizontally evacuate, and let residents self-manage the risk. We don't believe it is appropriate to manage this through the District Plan.

#### 7. What does an ineffective policy look like and its effect on the community?

SSRA believe that the Southshore experience is one that you can learn from. The interaction between parts of the plan were not consistent in objective and purpose. Parts of the plan for the same aspect had opposing objectives. This bought planning and consenting for the area to a standstill. When the RUO was not functioning as intended in Southshore, the wellbeing level of the residents were so concerning it was raised at council level. Several residents were financially affected, and their health was of concern to their friends and families. This is what happens when a community is inappropriately overregulated too soon. Communities are smothered.

#### Summary

- 1. Clarify Plan change 14 QM coastal hazard areas and the interaction and relationship to plan change 12. Proxy use of PC14 to enact parts of PC12. Alignment of PC14QM and objectives of PC12.
- 2. Reservations on the scenarios used to inform planning maps are they appropriate?
- 3. Clarity on urban and rural zones in QM.
- 4. Definition of intensification and development.
- 5. Clarification on the functioning of the RUO.
- 6. Tsunami maps informing planning inappropriate for DP.

#### SSRA encourage the CCC to consider the cost of regulation to ALL parties:

• The costs of regulating if property owners will manage the risk anyway.

• There are costs when regulating too hastily, or over-regulation. First, it does not allow gradual adaption which may be less costly to achieve. Second, early regulation may deprive owners of the ability to enjoy the full use of their property in the interim.

SSRA 29042023 PC14 QM submission

• The costs of regulating when there is significant uncertainty. When the risk is both uncertain and beyond the life of most built structures, regulation runs the risk of unnecessarily imposing costs on the community.

We would like to point out that while this is the single submission of the SSRA it represents collective voices of our community, which total over 500 households. On their behalf SSRA would like to be given the opportunity to speak to this submission.

He aha te mea nui o te ao? He tāngata!

End.

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# Our proposed Housing and Business Choice Plan Change (14) City Council

Submitter Details			
Submission Date: First name:	10/05/2023 Kate	Last name:	Gregg
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 8 Subdivision, Development and Earthworks

#### Seek Amendment

I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Please see the decisions I seek on the Residential Chapter.

My submission is that:

please see my submission on the Residential Chapter.

#### Provision: Chapter 14 Residential

#### Oppose

I seek the following decision from the Council

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

- That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or,
- If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and,
- That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and,
- That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules *can* be notified of the required resource consents and to make submissions.
- Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief we seek.

#### My submission is that:

We are extremely concerned by the impact of the proposed rezoning to High Density Residential, on the character and coherence of our neighbourhood at Helmores Lane, specifically the area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) (**the Area**). Owners and occupiers of these properties, ourselves included, have come to this Area to enjoy the amenity that the neighbourhood offers and have invested heavily in securing their properties. These property owners highly value the existing environment and the benefits it provides in terms of pleasantness and lifestyle. Previously, that character had been acknowledged by the identification of the area as a special amenity area (SAM8).

It is accepted that the Area has been subject to some residential re-development over the years, especially since the Canterbury

## 381

earthquakes, nevertheless it has retained a sense of character and coherence that, we consider, is somewhat unique. It has a relationship to the Avon River and to the parklands beyond, which are part of, and provide a link to the rest of, Hagley Park. It has remained an enclave of relatively spacious residential dwellings that has also enabled the retention of many trees (including significant specimen trees) both within the streetscape and within private properties.

There are also heritage items within the Area that have been identified in the proposals for PC14. These items, including some of the surviving older residences, are an important part of the overall character of the Area. Changing the area around these items would remove their context and impact on their heritage setting.

The inclusion of this area as a High-Density Residential zone threatens to destroy this character and the coherence it provides. This is not simply a question of land values. There is much to be valued in living in an area with its own character and a sense of coherence that we seek to preserve.

Some might say that the change in zoning does not impact on this situation as the coherence will be maintained by existing landowners. This is arguable at best and in the case of the Area, overlooks that the changed zoning would itself change the equation for landowners and, more importantly those who might succeed them. The character of the Area is, in part, based on the longevity of ownership, which naturally means that changes in ownership can happen because of succession, amongst other reasons. Newer owners, less invested in the character of the Area, would be free to take advantage of high-density status and, what is feared is a domino effect once the character that makes the Area so valuable to many, begins to be lost.

In addition, we note that there may also be further constraints to High (or even Medium) Density development in the area, which is identified as TC3 land and much of which is also in the Council's own Flood Plain overlay. That is not to mention potential parking issues that would likely be created if there was a proliferation of High Density accommodation.

We acknowledge that this may not be the only area in Christchurch that holds these fears. We are firmly of the view that such views should not be unnecessarily discounted, where they can be justified.

Within the framework that the Council has chosen to given effect to the new Medium Density Residential standards and the National Policy Statement on Urban Development, we consider that there is the ability to protect what is special about this area by:

- Rezoning the area Medium Density, and identifying the Area as a Residential Character Overlay Area, with the applicable rules (as attached): or
- Rezoning the area Medium Density and imposing a further change to the qualifying matter allowing access to sunlight by making the recession plane 45°, rather that 50°, from 3m at southern boundaries: and/or
- Providing that southern boundary neighbours can be notified if resource consents for height or access to sunlight noncompliances.

There may be other ways to reduce the impacts on character of the intensifications changes which will become apparent and which we would like considered, but the key is that we think there is a need to protect the existing character. Having it identified as a Residential Character Area appears the best way, but if that is not possible, reducing the extent of any permitted intensification should be explored. At the very least, this area <u>should not</u> be zoned high density.

#### Provision: Chapter 14 Residential

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

Attached Documents

Name



-

#### PC14 - RESIDENTIAL CHARACTER OVERLAY RULES (PROPOSED)

#### **CCC Summary of Proposed Changes**

In recognition of the status of a Qualifying Matter, we propose introducing a resource consent requirement as a restricted discretionary activity, to help us better protect Character Areas. While some infill development will be allowed, we will have more ability to decline a resource consent where the design of a new house, or changes to an existing house, aren't in keeping with the Character Area.

Subdivision will also be more restrictive, depending on the zone and area. For example, within a certain Character Area an additional house may be allowed on an existing site, or to the rear on a new site, but it may be limited to between five and eight metres (one or two storeys, depending on building design). It may require a larger garden and existing trees to be retained, with the house or houses set further back from the street and other boundaries than would be allowed for in a general suburban area.

Rules for the Character Areas will differ depending on the character values of each area, as well as the District Plan zone in which the character area is located. The character values that are already being used to assess any development designs submitted to us are proposed to remain the same.

Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay
Permitted	Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.	No equivalent rule – no density limit
Controlled	In a Character Area Overlay, a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is: i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area Overlay within which it is located.	
	<ul> <li>b. Any application arising from this rule shall not be limited or publicly notified.</li> </ul>	
Restricted Discretionary	Residential units in the Character Area Overlay that do not meet Rule 14.5.3.2.7 – Number of residential units per site – maximum of 2 residential units per site.	No density limit.

#### Proposed Rules (Medium Density Residential Zone)

Dis studiet e el	Mithing Character Area Originary	
Restricted Discretionary	Within a Character Area Overlay: a. The demolition or removal of a building greater than 30m2 on the site, relocation of	
	a building onto the site, erection of new	
	buildings and alterations or additions to	
	existing buildings, accessory buildings,	
	fences and walls associated with that	
	development.	
	b. This rule does not apply:	
	i. where 14.5.3.1.2 C1 applies.	
	ii. to fences that meet the applicable built	
	form standard 14.5.3.2.12 for that	
	Character Area;	
	iii. to accessory buildings that are less than	
	30m2 and located to the rear of the main	
	residential unit on the site and are less than	
	5 metres in height; iv. to fences that are	
	located on a side or rear boundary of the	
	site, except where that boundary is	
	adjacent to a public space.	
	c. Activities that do not meet Built Form	
	standard 14.5.3.2.6. d. Any application	
	arising from this rule shall not be limited or	
	publicly notified.	
	Building height controls (dependent on the	In most places, 11 metres
	area, but the current Character Areas have	
	7m and 5.5 height limits proposed)	
	Character Areas have a range of other	
	special limits on built form, dependent on	
	the values of that particular Character Area,	
	including:	
	- the width of building frontages	
	- landscaping	
	<ul> <li>setbacks (larger than typical)</li> </ul>	
	- building coverage	
	- outdoor living space requirements	
	<ul> <li>minimum glazing facing the street</li> <li>fencing</li> </ul>	
	- garaging and car ports	
	- building separation	
	Generally the built form requirements are	
	stricter than the underlying zoning would	
	otherwise allow.	

If these rules are not met, resource consent is needed (restricted discretionary activity status).	

#### Proposed Subdivision Rules

Activity within a Character Area Overlay	Activity if not in a Character Area
	Overlay
Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally	400m2 proposed for the Medium Density Residential Zone or 300m2 proposed for the High Density
larger than the underlying Zone requirement. In High Density Zone – 400m2.	Residential Zone

Submitter Details			
Submission Date: First name:	10/05/2023 Gina	Last name:	McKenzie
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I want the council to remove Hornby from the list of suburbs for high density development as our suburb is not a suitable site for such intensive development.

#### My submission is that:

I am opposed to high density residential housing in the Hornby area as a resident in one of the streets affected by this proposed change which could see housing developments of up to six storeys constructed in our neighbourhood with no resource consent needed.

I purchased a house in Hornby in 2021 as it is an area with excellent land - TC1 grey and affordable housing. Since moving here I have met many residents during my daily walks and I have seen the pleasure they take in creating beautiful vegetable and flower gardens and the space that children have to play in their generous backyards.

Hornby is one of the last affordable areas for people to buy a home in where we don't need to worry about land and earthquake issues that impact other areas of the city. In this area people can buy a family home with a backyard and plenty of space for their children to play for a reasonable price. Not everyone wants to live in a high density housing area and Hornby is over 10 kilometres from the central city which makes it an unsuitable place for this type of development.

We have the lowest tree canopy cover in all of Christchurch and it makes me so sad to see beautiful gardens and established trees being felled almost daily on my walks around the area. These trees are not being replaced with like for like but instead with tiny shrubs as the high density development is right to the edges of the properties being developed.

Hornby already has huge pressure on its infrastructure. Every time it rains I see contractors out unblocking drains and flooded streets all around the neighbourhood. By removing backyards and green spaces which can absorb excess rain and replacing these with high density housing we are going to decrease this important surface even further.

Most streets are already full of cars and we don't have enough space for extra cars to park which is an issue as most of these developments do not have enough space for everyone to park their cars off the road.

We lack community facilities in this suburb and I don't believe that the existing facilities can cope with an influx of new residents.

We are taking away the opportunity for people to purchase a house with a backyard and a decent amount of space for their children to play by pursuing high density development.

I can already see how terrible it looks when you have a single storey house stuck in the middle of two high rise developments. You can see this on the corner of Gilberthorpes and Waterloo roads where there is a single storey house stuck between two high density housing units under construction. It is evident that the sunlight is being restricted to this house and their sense of wellbeing and health will be restricted further once the development is completed, not to mention the increase in noise, traffic and the reduced value of their home to anyone except large scale commercial developers.

Submitter Details			
Submission Date: First name:	10/05/2023 Colin	Last name:	Dunn
Prefered method of co	ontact Email		

#### **Consultation Document Submissions**

Provision: Chapter 14 Residential

#### Seek Amendment I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

The rescission roles are too lenient and buildings need to be more than 1 meter from the boundary for 2 and 3 level buildings. I am watching the new building developments happening around Giberthorps Rd and it very concerning that we are making ghettos of the future. I am waiting for the complaints to come from one of these ghettos about the loud singing from the Samoan church it looks down on. I know some of the people who have developments taking place next to them and it extremely stressful for them to now have a 2 level building right on their boundary.

I really feel for people who have a recently built home that will diminish in value and privacy when a multi level building is erected next door.

Submitter Details				
Submission Date: First name:	10/05/2023 Christopher	Last name:	Seay	
Prefered method of co	ontact Email			

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

#### Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

#### My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

#### Oppose

#### I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

#### My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

#### Provision: Chapter 14 Residential

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

I support all forms of housing intensification and believe that we must move in tandem on intensification, public transport, active mode share, and reducing car dependence to foster our physical and mental wellbeing and address the climate emergency.

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Submitter Details			
Submission Date: First name:	10/05/2023 Claire	Last name:	Williams
Prefered method of co	ontact Email		

#### **Consultation Document Submissions**

Provision: Chapter 14 Residential

#### Seek Amendment I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

In my opinion the PC14 planning document prepared by the Council requires further changes particularly in respect to the Merivale area.

Over the last 5 years there have been many apartments built in the Merivale area with minimal parking provision. This has created sections on Cox Street, Stirling Street, Akela Street, Office Road, Rugy Street (Papanui Road end), Andover Street, Tonbridge Street, Rastrick Street, Shrewsbury Street and Merivale Lane where cars are parked on both sides of the road and traffic flow is down to single lane. This is causing a dangerous situation for pedestrians, cyclists and drivers.

If further intensification is permitted there must be provision made for adequate parking.

Recession Planes - I think the recession planes for Christchurch should meet the Australian Standard.

Overshadowing and Privacy - privacy issues should be considered for all developments not just when a consent is required. Large windows looking down on living areas, for example, can have a big impact on the inhabitants in the lower building.

Submitter Details			
Submission Date: First name:	10/05/2023 Richard	Last name:	Newbold
Organisation:	Balmoral Limited		
Prefered method of contact Email			
Consultation Document Submissions			
Provision: Planning Maps			

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area: See attached supporting documents.

My submission is that: See attached supporting documents.

Attached Documents
Name
PC14 Submission Balmoral Limited

#### Form 5

## SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

Clause 6 of Schedule 1, Resource Management Act 1991

#### To Christchurch City Council

#### Name of submitter: Balmoral Limited

- 1 This is a submission on Plan Change 14 (**PC14**) to the Christchurch District Plan (the **Plan**).
- 2 Balmoral Limited ('**Balmoral**') could not gain an advantage in trade competition through this submission.
- 3 Balmoral's submission relates to PC14 in relation to the properties at 336 and 340 Prestons Road and 427 and 435 Marshland Road.
- 4 Balmoral seeks the following decision from the local authority:
  - 4.1 The relief as set out in Annexure A and B.
  - 4.2 Any other similar relief that would address the relief sought by Balmoral.
  - 4.3 All necessary consequential amendments.
- 5 Balmoral **wishes to be heard** in support of the submission.
- 6 If others make a similar submission, Balmoral will consider presenting a joint case with them at a hearing.

Signed for and on behalf of Balmoral Limited

CODE

C Dale Senior Planner 10 May 2023

Address for service of submitter:

Balmoral Limited c/- Novo Group Limited Attention: C Dale PO Box 365 Christchurch 8013 Email: clare@novogroup.co.nz

#### ANNEXURE A

The drafting suggested in this annexure reflects the key changes the submitter seeks. Consequential amendment may also be necessary to other parts of the proposed provisions.

The submitter proposes drafting below and seeks that this drafting, or drafting with materially similar effect, be adopted by the Council.

No.	Provision	Position	Submission	Relief Sought
1.	Planning Map 19	Oppose	The properties at 336 and 340 Prestons Road, 427 and 435 Marshland Road, are currently zoned Rural Urban Fringe (RUF). This zoning does not reflect the existing activities on the sites that being a medical centre, preschool and church. The site sits opposite the existing Prestons Local Centre. Balmoral seek a Local Centre Zone that recognises the existing activities and that allows for their continued development or redevelopment as part of an integrated Prestons Local Centre. The sites at 336 and 340 Prestons Road and 427 and 435 Marshland Road adjoins RUF zoned land. Direct interfaces between Local Centre Zone (Prestons) and the RUF zone are a feature of boundaries between the two zones. The LCZ and LCZ (Prestons) specific provisions contain suitable provisions to address that interface and ensure the on-going maintenance of rural amenity. In addition, General District Wide provisions are relevant to the extent that they control light, glare, noise and signs. These provisions would appropriately apply to the subject property as a result of its rezoning to LCZ (Prestons).	Rezone the sites at 336 and 340 Preston's Road and 427 and 435 Marshland Road Local Centre Zone (Prestons) (as shown in <b>Annexure B</b> below) and all necessary consequential amendments.



ANNEXURE B – LOCAL CENTRE ZONE (PRESTONS)

# Our proposed Housing and Business Choice Plan Change (14) City Council

Submitter Details			
Submission Date: First name:	10/05/2023 Christopher	Last name:	Henderson
Prefered method of c	ontact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

#### Provision: Chapter 14 Residential

Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

Provision: Chapter 14 Residential

Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

#### Provision: Chapter 14 Residential

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

#### T24Consult Page 1 of 1

## Our proposed Housing and Business Choice Plan Change (14)

Submitter Details			
Submission Date: First name:	10/05/2023 Sally	Last name:	Elford
Organisation:	M.I.I.G Limited		
Prefered method of contact Email			

#### **Consultation Document Submissions**

**Provision:** Planning Maps

#### **Seek Amendment**

#### I seek the following decision from the Council

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

Consideration of the Rural Urban Fringe zoned land located between QEII Drive south and Prestons Local Centre north, and between Prestons to the east and Marshlands Road to the west, in particular Part Rural Section 1705, to allow for its inclusion into the Medium Density Residential Zone as part of Proposed Plan Change 14.

#### My submission is that:

The exclusion of all Rural Urban Fringe zoned land from Proposed Plan Change 14 (PPC14) is not supported. Some areas of land zoned Rural Urban Fringe are appropriate for residential development. In particular, the area of land bounded by QE2 Drive (south), Marshlands Road (west), Prestons Local Centre (north) and Prestons residential area (east). Specifically, Part Rural Section 1705 (the subject site), which is owned by M.I.I.G. Limited. This land is more suitable for rezoning to Medium Density Residential than remaining Rural Urban Fringe for the reasons outlined in the supporting document attached to this submission.

/	Attached Documents
	Name
	7311 PLN APP 02_Submission_80 Mairehau Road

## **BASELINE**GROUP

Ref: 7311

Christchurch City Council Civic Offices PO Box 73013 Christchurch 8154

Sent via website to: Engagement Team - https://www.ccc.govt.nz/thecouncil/haveyoursay/show/531.

Attn: Engagement Team

10 May 2023

To whom it may concern

#### SUBMISSION ON PROPOSED PLAN CHANGE 14

#### What chapter(s) does the submission relate to?

This submission does not relate to a specific chapter. This submission relates to the exclusion of land zoned Rural Urban Fringe from Proposed Plan Change 14 (PPC14), where that land could more appropriately be zoned Medium Density Residential. The specific area this submission relates to (see image 1 below) is bordered by QE2 Drive, Marshlands Road, Prestons Local Centre, and Prestons residential area. In particular, this submission relates to Part Rural Section 1705.

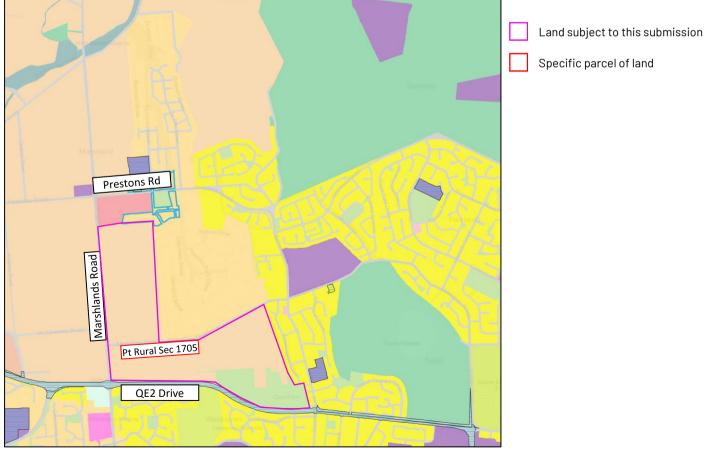


Image 1: Area subject to this submission including the specific parcel in red.

#### PLANNING SURVEYING ENGINEERING

BASELINE GROUP CHRISTCHURCH T 03 339 0401 E <u>info@blg.nz</u>

A 54 Manchester Street Christchurch Central

www.blg.nz

### **BASELINE**GROUP

#### My submission is that:

The exclusion of all Rural Urban Fringe zoned land from Proposed Plan Change 14 (PPC14) is not supported. Some areas of land zoned Rural Urban Fringe are appropriate for residential development. In particular, the area of land bounded by QE2 Drive (south), Marshlands Road (west), Prestons Local Centre (north) and Prestons residential area (east). Specifically, Part Rural Section 1705 (the subject site), which is owned by M.I.I.G. Limited. This land is more suitable for rezoning to Medium Density Residential than remaining Rural Urban Fringe for the reasons outlined below.

Christchurch is growing and new houses will be needed in the next 30 years. According to 'Our Space: 2018 – 2048' (Greater Christchurch Partnership, 2019), Christchurch is expected to grow by approximately 150,000 people in the next 30 years, which equates to approximately 74,000 new households. To accommodate growth, 'Our Space' advocates a compact urban form, higher density, and efficient transport networks around proposed or existing town/neighbourhood/urban centres where commercial, community and recreation amenities/facilities are concentrated. Similarly, PPC14 proposes to allow intensification in areas that can support it e.g., areas close to commercial centres that are accessible for multiple modes (walking, cycling, public transport, private car) and have suitable infrastructure. Further, coastal cities around the country will be grappling with how to manage urban development and growth in coastal areas subject to future sea level rise. The pressure on land outside coastal flooding areas will grow. Considering the above, the subject site is positioned appropriately. In particular:

- Prestons Outline Development Plan area is located north/northeast of the subject site on the opposite side of Mairehau Road within the Residential New Neighbourhood Zone. The Residential New Neighbourhood Zone is proposed to be zoned Medium Density Residential under PPC14. There is residential development to the south of the subject site, over QE2 Drive, and to the east of the subject site separated by some rural residential allotments. Hence, the subject site is no longer "urban fringe" but is almost surrounded by residential development.
- Under PPC14, Prestons is defined as a Local Centre and a Medium Density Zone Precinct. Prestons is approximately 1.5 km from the subject site, which is considered an accessible distance.
- The subject site is accessible to a strategic transport corridor, State Highway 74 or QE2 Drive. QE2 Drive is 500 m from the west end and 1 km from the east end of the subject site. QE2 Drive links to Lyttelton in the south, Redwood to the west and, thereafter, north to Kaiapoi and beyond.
- Walking and cycling infrastructure is accessible. QE2 Drive has a separated shared walk/cycle track. From Marshlands Road it extends to North New Brighton past QE2 recreation centre and thereafter south to Bexley Park. It also extends to the shared walk/cycle way alongside the Northern Motorway to Kaiapoi or south to the Papanui Parallel and into the central city.
- Public transport infrastructure is available: Bus # 135 on Marshlands Road from the Palms to New Brighton has a stop 300 m from the west end of the property and 800 m from the east end of the property on Marshlands Road. There are additional bus routes available on Marshlands Road that travel to the City Centre Bus Exchange.
- The subject site has reasonable access to existing or proposed community, retail and recreation facilities
  including Prestons proposed Local Centre mentioned above (1.5 km north), Waitakiri Primary School (1.9 km to 2.4
  km east), Marshland School (2 km north), Burwood Hospital and a corner shopping area (1.25 km and 0.75 km east)
  and Homebase Shopping Mall on Marshlands Road (0.8 km and 1.3 km south).
- A variety of parks and reserves are in the area including Clare Park, Clarevale Reserve and Travis Wetland.

- The subject site does not fall into any area to "protect and avoid" as per the Background Report to the Greater Christchurch Spatial Plan (February 2023) apart from a small piece of land at the northwest corner of the property which is listed as highly productive land. The areas to protect and avoid were mapped using natural hazards data, records of sites of significance to Māori, environmental areas and features to protect, and highly productive land data.
- The subject site is categorised as containing a negotiable hazard/constraint as it has peat soils. Negotiable hazards/constraints mean "land development must be carefully managed with appropriate consideration and mitigation of any risk" (CCC, 2023, p12) and where "mitigation may be possible or appropriate to reduce risks to people and property to an acceptable level" (p7). It is possible to mitigate the risks of developing on peat land. A geotechnical investigation was commissioned regarding the subject site and its suitability for subdivision (October 2020). The report concluded that "the site is suitable for subdivision subject to further investigation and design at the subdivision stage".
- Using Canterbury Maps Highly Productive Land data, roughly a quarter of the site is categorised as Class 2 land, and roughly a third of the land area between QE2 Drive, Marshlands Road, Prestons Local Centre and Prestons residential area to the east is categorised as Class 2 land (see image 2 below).

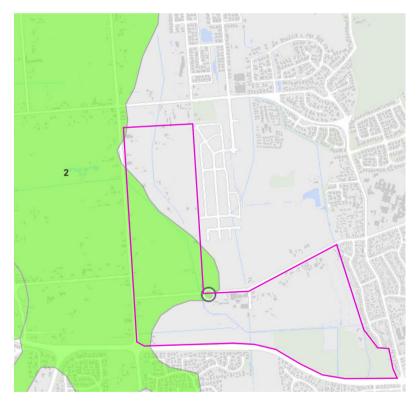


Image 2: Highly Productive Land classification, Canterbury maps (28 April 2023), showing Class 2 land in green on submission area.

- The subject site is separated from the QE2 Drive designated road corridor by approximately 190 m at its closest, which is beyond the separation distance required to control for the effects of reverse sensitivity, in particular, road noise.
- Increasing development and density north of QE2 Drive to support the proposed Prestons Local Centre will, in part, reduce the potential effects of community severance caused by major infrastructure such as QE2 Drive.

### **BASELINE**GROUP

• Zooming out and looking at Christchurch from above, a finger of development that extends from QE2 Drive north to the Sytx River and another finger of development that extends along the west side of the new Northern Motorway from QE2 Drive north to the Styx River could contain some of the future development potential of Christchurch. See image 3 below.

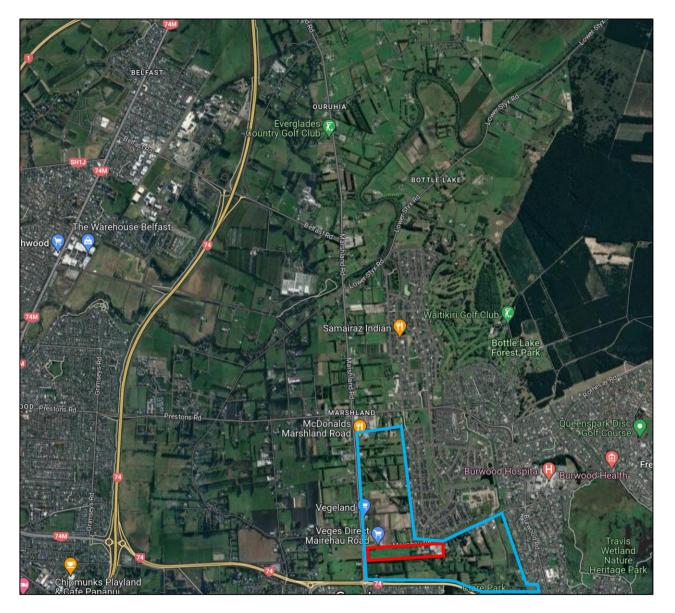


Image 3: Residential growth in Christchurch (Google Maps, 08/05/2023), showing the subject site in red and the wider site in blue.

Marshlands Road to the west up to Prestons Local Centre to the north forms a more appropriate boundary for urban development than its current location. A large proportion of Rural Urban Fringe zoned land between the urban boundary to the east, QE2 Drive to the south, Marshlands Road to the west and Prestons Local Centre to the north is generally not defined as an area to avoid or protect with only some of that land defined as highly productive.

Including land zoned Rural Urban Fringe between QE2 Drive, Marshlands Road, Prestons Local Centre and the existing residential area to the east, but in particular, Part Rural Section 1705, into PPC14's Medium Density Residential Zone will support the Greater Christchurch's Urban Development Strategies Strategic Goals. In particular:

- People and communities have equitable access to a range of integrated community infrastructure, facilities and services, including education, health, sport, recreation and core council services.
- With good urban design, neighbourhoods and their centres include communal spaces, are liveable, walkable, safe and attractive, and have good connectivity and accessibility.
- New urban development is well integrated with existing urban areas. Sufficient land is available to meet needs for regeneration and future land use.
- An efficient, reliable, safe and resilient transport system for people and businesses reduces dependency on private motor vehicles, promotes active and public transport, and improves accessibility for all people.

### The following decision of Council is sought:

Consideration of the Rural Urban Fringe zoned land located between QEII Drive south and Prestons Local Centre north, and between Prestons to the east and Marshlands Road to the west, in particular Part Rural Section 1705, to allow for its inclusion into the Medium Density Residential Zone as part of Proposed Plan Change 14.

If you have any questions, please feel free to contact the writer on 03 339 0401 or via email *lisa@blg.nz*.

Yours faithfully,

#### **Baseline Group**

Lisa Perry Planner

Ref: 7311

Submitter Details			
Submission Date: First name:	10/05/2023 Emma	Last name:	Coumbe
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

Provision: Chapter 6 General Rules and Procedures

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

Provision: Chapter 14 Residential

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

Submitter Details			
Submission Date: First name:	10/05/2023 Emma	Last name:	Coumbe
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

My submission is that:

The council will require 20% of new residential developments to be covered by trees, or otherwise pay a financial contribution to help the council plant more trees on public land. Christchurch has an appallingly low tree canopy cover rate of 13% compared to Auckland (18%) and Wellington (30%). Trees have a wide range of environmental, health, social and economic benefits and are important for the future of our city.

#### Provision: Chapter 14 Residential

#### Oppose

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

#### My submission is that:

The council plans to restrict housing in some areas of the city because they are poorly serviced by the lack of current high frequency public transport routes. Some areas solely designated with this qualifying matter such as in Casebrook and Styx are close to rail corridors, existing commercial areas and are serviced by low frequency routes. In the future, these areas could see a boost in service by more buses on current routes or introduction of a commuter rail service.

### 389

#### Oppose

#### I seek the following decision from the Council

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

I oppose the Sunlight Access Qualifying Matter. There are many cities in the Northern Hemisphere that are further away from the equator and have a higher level of housing intensification than Christchurch. With a mix of medium and high density housing, these cities are considered some of the most livable cities in the world. This qualifying matter would restrict medium density housing height and size in such a way that would create a less efficient usage of land and limit future housing. I seek that the council drop this qualifying matter.

#### My submission is that:

There are many cities in the world that have high density and are further from the equator than Christchurch. Cities such as Vienna, Copenhagen, Toronto, Geneva, and Calgary are consistently ranked some of the most livable cities in the world. This qualifying matter would reduce the maximum height and size of medium residential buildings below what is legally required. This qualifying matter has been developed with the expressed purpose of protecting and increasing property values rather than increasing the amount of affordable housing for people.

#### Provision: Chapter 14 Residential

#### Support

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: I support high-density housing near the city and commercial centres. We need to allow more people to live near services and amenities to reduce car dependency. This would allow more people to take active and public transport to commute, shop and play. I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

#### My submission is that:

The council is required by law to allow residential buildings of at least 6 storeys within a 1.2km radius of commercial centres such as malls and the city centre. The council plan to enable this, while also allowing up to 10 storeys for residential buildings closer to the city centre. This would enable a wider range of dense housing development options. It would also allow more people to live close to services and amenities.

Submitter Details						
Submission Date: First name:	10/05/2023 Mike	Last na	me-	Singleton		
Prefered method of co		Last lia	ine.	Singleton		
Consultation Documen	nt Submissions					
Provision: Chapter 14 R	Residential					
Seek Amendment I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:						
My submission is that: See the submission attached.						
Attached Documents						
		Name				
Mike Singleton						

### 390

RECEIVED 0 9 MAY 2023 Jmi. Scan e Comail

### How to have your sav

We welcome your submission on our proposed Housing and Business Choice Plan Change (PC14) and/or proposed Heritage Plan Change (PC13).

If you're having trouble making a submission, we have a Friend of Submitters service available to help. Please email CHCHPC13-14@jwest.co.nz or call 03 941 6886.

#### Written feedback

Fill out an online form by 11.59pm on Wednesday 3 May 2023 at ccc.govt.nz/haveyoursay (preferred)

Complete the feedback form enclosed and drop off at: Te Hononga Civic Offices 53 Hereford Street Christchurch by 5pm Wednesday 3 May 2023

Email engagement@ccc.govt.nz\*

Post written comments to: Freepost 178 Housing and Business Choice Plan Change/ Heritage Plan Change Christchurch City Council PO Box 73016 Christchurch

\* Your feedback needs to include all of the 'required information' in the submission form on the next page.

#### Submissions are public information

Subject to the provisions of the Local Government Official Information and Meetings Act 1987, we will make all submissions publicly available, including all contact details you provide on your submission. If you consider there are reasons why your contact details and/or submission should be kept confidential, please contact the Engagement Manager by phoning 03 941 8935 or 0800 800 169.

### ccc.govt.nz/haveyoursay

s: Housing and Rusiness Choice (Plan Change 14) and Heritage (Plan Change 13)

390 Save time and do it online

ccc.govt.nz/haveyoursay

### Have your say Housing and Business Choice Plan Change 14 and Heritage Plan Change 13

Clause 6 of Schedule 1 Resource Management Act 1991

Before we get started we'd like to ask a few questions about you. This helps us better understand who we are hearing from.
Gender: Male Female Non-binary/another gender
Age:Under 18 years18-24 years25-34 years35-49 years50-64 years65-79 yearsVover 80 years
Ethnicity:New Zealand EuropeanMāoriPacific PeoplesAsianMiddle Eastern/Latin American/AfricanOther EuropeanOther
* Required information
Name* Mike Singleton
Address* Toun thuse 20, 23 Battet St Postcode* 8011
Name* Mike Singleton Address* Town thuse 20, 23 Battlett St Postcode* 8011 Email MSSINgletone xtra, cu, nz Phone no. 0211574525
If you are responding on behalf of a recognised organisation, please provide:
Organisation's name
Your role
<ul> <li>Trade competition and adverse effects* (select appropriate)</li> <li>I could / Could not gain an advantage in trade competition through this submission.</li> <li>If you are a person who could gain an advantage in trade competition through this submission, are you directly affected by an effect of the proposed plan change/part of the plan change that –         <ul> <li>(a) adversely affects the environment, and</li> </ul> </li> </ul>
(b) does not relate to the trade competition or the effects of trade competition? Yes No
* A person who could gain an advantage in trade competition through the submission may make a submission only if you answered Yes to the above, as per clause 6(4) of Schedule 1 of the Resource Management Act 1991.
Please indicate by ticking the relevant box whether you wish to be heard in support of your submission* I wish to speak in support of my submission on Plan Change 13 I wish to speak in support of my submission on Plan Change 14 I do not wish to speak.
Joint submissions (Please tick this box if you agree)
If others make a similar submission, I will consider presenting a joint case with them at the hearing.
If you have used extra sheets for this submission, please attach them to this form and indicate below* Yes, I have attached extra sheets. No, I have not attached extra sheets.
Signature of submitter (or person authorised to sign on behalf of submitter) A signature is not required if you make your submission by electronic means.
Signature Date 9/8/23

### Have your say Housing and Business Choice Plan Change 14

#### The specific provisions of the plan change that my submission relates to are as follows:\*

(Please continue on separate sheet(s) if necessary.)

A) High Density Residential Dallopment between Degres the a Railway ) Recession Planes C) High Dearly residential Decelopaen oh old Sele Yordy Site

#### My submission is that:\*

(You should clearly state whether you support or oppose the specific proposed provisions or wish to have them amended. You should also state the reasons for your views. Please continue on separate sheet(s) if necessary.)

The grea idea to had has recent development which is incompatible with high dearsh O The area is distant ( welking) from Supermale 3 Augh ose building detract han a derely of ad plane. Hagles Park B) recession Planes necessary to retain areach O Salegad site alone lends itself to Intens Frentin

I seek the following decision from the Council:\* (Please give precise details stating what amendments you wish to see made to the proposed Plan Change. Please continue on separate sheet(s) if necessary.)

Medrum density (3 storeg) for area releatified

Introduce Recession Planes & mointan amenda ) Allow high density / maxed connected / use to old sale yads site by way of resusive consert process

390

Submitter Details			
Submission Date: First name:	10/05/2023 Ezra	Last name:	Holder
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

#### Provision: Chapter 14 Residential

Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

Provision: Chapter 14 Residential

Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

#### Provision: Chapter 14 Residential

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

Submitter Details			
Submission Date: First name:	10/05/2023 Ella	Last name:	McFarlane
Prefered method of co	ontact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

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Provision: Chapter 6 General Rules and Procedures

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Provision: Chapter 6 General Rules and Procedures

Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

Submitter Details			
Submission Date: First name:	10/05/2023 Sarah	Last name:	Laxton
Prefered method of co	ontact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

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Provision: Chapter 6 General Rules and Procedures

Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

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Provision: Chapter 14 Residential

Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

#### Provision: Chapter 14 Residential

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

Submitter Details			
Submission Date: First name:	10/05/2023 Lesley	Last name:	Kettle
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

Provision: Chapter 6 General Rules and Procedures

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

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Provision: Chapter 6 General Rules and Procedures

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

Submitter Details			
Submission Date: First name:	10/05/2023 Emily	Last name:	Lane
Prefered method of co	ntact Email		

#### **Consultation Document Submissions**

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Trees are important in reducing emissions, providing shade and temperature control in the summer, alongside the other wide range of economic, health and social effects. I seek that the council retains the tree canopy requirement and contributions plan.

Provision: Chapter 6 General Rules and Procedures

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

My submission is that:

I oppose the Low Public Transport Accessibility Area Qualifying Matter as I believe that the public transport layout and network will need changes to prepare and accommodate future growth. We should not define future growth in Christchurch based on these routes. This would also artificially limit future housing in our city. I seek that the council drop this qualifying matter.

Provision: Chapter 6 General Rules and Procedures

#### Oppose

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

Provision: Chapter 6 General Rules and Procedures

#### Support

I seek the following decision from the Council If seeking to make changes to a specific site or sites, please provide the address or identify the area:

#### My submission is that:

Submitter Details				
Submission Date:	10/05/2023			
First name:	Craig	Last name:	Gilmore	
Prefered method of co	ontact Email			

#### **Consultation Document Submissions**

Provision: Chapter 7 Transport

#### Seek Amendment

I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: We are keen to work with the council to provide and get feedback on what can be done to improve the bike parking in order to make it more secure in the central city and promote useage of bikes in the city by medium density city dwellers and others

#### My submission is that:

Bike Lock-ups in the central city - feedback based on the Experience of residents at Worcester Terraces - 48 unit dwelling

- Bike lockup is underutilised as many residents have lost confidence in them due to frequent break-ins and bike theft

-If residents felt they were safe there still probably wouldn't be enough space

-There have been multiple bike thefts even though the gates are locked and coded

### Christchurch City Council

### Our proposed Housing and Business Choice Plan Change (14)

Submitter Details				
Submission Date: First name:	10/05/2023 Jane Katie	Last name:	Carter	
Prefered method of co	ontact Email			

#### **Consultation Document Submissions**

Provision:

#### **Not Stated**

I seek the following decision from the Council

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

Decision Sought:Removal of Significant tree from district plan 83 North Avon Road Richmond Christchurch.

#### My submission is that:

The new plan states there is a significant tree on the property 83 North Avon Road. I own 79, North Avon Road. The tree was cut down prior to Consortium buliding two properties for Kainga Ora two years ago. I have written to the council several times to have this removed from the plan as it no longer exists.

Submitter Details			
Submission Date: First name:	10/05/2023 Jan	Last name:	Mitchell
Prefered method of co	ntact Email		

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

If seeking to make changes to a specific site or sites, please provide the address or identify the area: Provision:General Rules and Procedures,Subdivision, Development and Earthworks,Chapter 14 - Residential Decision Sought:Limiting incorporation of new rules to new subdivisions. Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.

#### My submission is that:

These provisions are not appropriate for Christchurch. A blanket proposal for all New Zealand is lazy, ignorant and lacking in recognition of individual local conditions. The level of intensification is a knee jerk reaction to a difficult problem. Only newly developed subdivisions should be subject to such drastic measures as proposed so that purchasers are aware of the type of housing they will be amongst. The impact of such extreme measures as proposed will severely affect existing properties by devaluing the owners' largest asset, destroying their privacy and negatively affecting access to sunshine. It would be very easy for the CCC to limit the incorporation of the government's proposals while still planning for future population expansion.

Submitter Details					
Submission Date: First name:	10/05/2023 Peter	Last name:	Earl		
Prefered method of contact Email					

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

#### I seek the following decision from the Council

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

Decision Sought: I oppose the changes, as a young professional and recent graduate the cost of living crisis is a particularly relevant issue for me, I will face greater and greater climate change challenges as I age, and now that I work in an office, I am now fronting issues with keeping my health in check. I see no reason why Christchurch should not stay in line with the national plan, we desperately need to increasing the supply of housing to bring costs down, not only to help make rent more affordable, but so I won't be faced with 30 year mortgage. I want to live in an apartment, I don't want to be forced to pay for a garden/lawn to maintain, I don't want a car, and I don't want to be forced to pay for land for car parks on my property. Further, apartments massively reduce the materials required for construction and have lower maintance costs and therefore a reduced impact on the environment. A cheap apartment would allow me to live closer to work and enable me to commute either by walking or biking, this has huge benefits. The annual cost of car ownership is estimated to be \$10,000 annually, as a recent graduate struggling with the cost of living, the freedom to not have to own a car would massively improve not only my financial situation, but it would help to improve my health, reduce my impact on the environment, reduce wasted space on roads and car parks, reduce noise levels in the city but I also just find walking more enjoyable. Christchurch needs more living alternatives. Now I realise the plan still allows for high density living and the proposed changes are to protect those that do not want it. My argument is that, if so many people truly only want medium to low density housing, then is that not what the free market would build? If the population was truly against high density living, then no one would want to purchase an apartment, developers would not be able to profit by building them and the city would not change. Deregulate the market, bring the plan back in line with the national plan, let the city evolve naturally, and give people the freedoms to choose how they want to live. One of the proposed changes involved reducing height limits near industrial zones as there were fears the higher level apartments would be exposed to noise, I find this ridiculous. What would happen if this regulation was not implemented? The buyer or renter could still choose to live somewhere else if they wanted but, by not regulating you give them the freedom to choose back. By restricting density near industrial zones, you make it more difficult for people to live close to work, forcing them to drive, which contributes to noise in and of itself, wastes land, increases infrastructure costs, and increases pollution. Additionally I also oppose the changes that would require 20% tree cover, while I applaud what this proposed change is trying to achieve, I believe the result would not be effect. By requiring 20% tree cover, land would be wasted in-between trees, which would spread out the city, increasing the length of roads, and encouraging people to drive not walk, having a negative impact on the environment. The space wasted between the trees would also take away land that could have been used for more effective planting elsewhere, instead of requiring 20% tree cover, we should have a denser city and then keep trees on private property if people choose to have them and in parks. Trees also damage pavements, discouraging walking and biking, reduce the width of footpaths, discouraging walking and biking, leaves falling from trees clog up drains, which discourages people biking and walking when it rains and increases the cost of floodwater treatment and drainage.

#### My submission is that:

I oppose all proposed changes as I believe they will reduce property rights, freedoms, result in a city that is more spread-out, less environmentally friendly, has a higher cost of living and is less human friendly. Specifically I oppose restricting density in general, 20% tree cover requirements, and restricting height near industrial zones. I believe the free market can more efficiently allocate resources to meet the demands of people living in the city than if it were tightly controlled and regulated, that we should pursue an environmentally friendly, people friendly, low cost of living city while giving people more freedoms

Submitter Details					
Submission Date: First name:	10/05/2023 Rebecca	Last name:	McCullough		
Prefered method of contact Email					

**Consultation Document Submissions** 

Provision:

#### **Not Stated**

I seek the following decision from the Council

*If seeking to make changes to a specific site or sites, please provide the address or identify the area:* Provision:Chapter 14 - Residential,Open Space

Decision Sought: I want to be informed of any changes that may occur in Richmond or along the Otakaro regeneration plan

#### My submission is that:

I do not oppose housing intensification in areas where the land is stable and safe to build on and that it will safely be able to address housing affordability, light, green areas, climate change and protect productive soils. However I do oppose the view to have high density buildings, more than two stories in Richmond that will border the redzone/ Otakaro/Avon River. Specifically related to high density apartments proposed to be built in Harvey Terrace. This land has been significantly affected by the 2010/2011 earthquakes placing increased pressures on our infrastructure, on the sewer, water, electrical and roading systems that feed through to the inner city. We do not have the underground infrastructure to cope with the layering effect/consequences of high density apartments, no spaces for adequate parking, streets to narrow to accommodate the volume of extra cars which could affect visibility and safety for pedestrians and motorists. The redzone became about because of the extensive wide land damage, many homes inhabitable and had to be demolished so allowing three story buildings along this corridor is senseless and far too expensive to remediate. We need areas like Richmond that is close to the city where we can raise families, be able to park outside our house, be able to access main roading without fear, be able to maintain heritage buildings that contributes to Canterbury's history. The government should not be allowed to bull doze and make one blanket rule as they feel they are making the right decision for our future. I have chosen to live in Richmond due to the fact I have tried living in an apartment in central city and frankly it was sheer hell.. Not everyone wants to walk miles with their groceries to get to their apartment, having to park their car miles away from their unit, due to insufficiency of car parks assigned to the apartment building, having your car constantly broken into, not being able to enjoy having a garden or a pet or have the space to entertain their next generation. Hindered light filtering through because the apartment next door is five stories high. It may suit the younger generation but eventually these young people will want a home where they can experience living in suburban areas that caters for relaxed and safer living. We should have a choice, and my choice is to maintain Richmond's heritage, lets protect what we have PLEASE.