

Submitter Details

Submission Date: 10/05/2023

First name: Max Last name: Stewart

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:No amendments

My submission is that:

I believe intensification is critical to help solve some environmental and housing issues and is definitely the way forward.



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Submission Date: 10/05/2023

First name: Justin Last name: Avi

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:1. remove antonio hall from heritage list, upzone it to high density residential zone 2. upzone the future urban zone near the new north halswell town centre to high density 3. Upgrade all the areas near the main bus routes (1,3,5,7, orbiter) to high density zone 4. protect the areas on both sides of the christchurch southern and northern motorway for future mass rapid transit like the auckland northern busway

My submission is that:

1. Please upzone the areas close to university and riccarton road, there is going to be mass rapid transit soon, and its better for riccarton to have high density housing 2. antonio hall in riccarton is definitely not a heritage zone, its an eyesore. its better for us to buy it, upzone it to high density residential zone, and build apartments on it to cater for uni students and for commuters (plus its going to be really close to the proposed MRT station) 3. I really like the upzoning of North halswell, well done. I would like the future urban zone surrounding that new town centre to be upzoned as well. 4. protect the areas on both sides of the christchurch southern and northern motorway for future mass rapid transit like the auckland northern busway 4.



Submitter Details

Submission Date: 10/05/2023

First name: David Last name: Krauth

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: That the existing height restriction not be increased to 12 meters and that resource consents be required for all developments

My submission is that:

I oppose these changes to the District plan. They will result in a lack of privacy, reduced sunlight, increased traffic and a general reduction to our existing quality of life



Submitter Details

Submission Date: 10/05/2023

First name: Lawrence Last name: Kiesanowsk

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 and Cultural Heritage

Decision Sought: To keep some areas as original

My submission is that:

I followed most and agree to partial infill leaving some areas for character and heritage otherwise the city will change to much eith no memories et



	Detai	

Submission Date: 10/05/2023

First name: Blake Last name: Quartly

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:Reduce as much as possible the adjustments to the Government's original plan.

My submission is that:

I support the changes as specified by the government with no specific exceptions for Christchurch. These restrictions delay the inevitable, which is a dense & connected city. Restricting density to public transport corridors isn't a fair restriction because PT can always be extended & multi-modal transport (bike then bus) are also perfectly valid methods of getting around. Additionally, trees should be the responsibility of the council & used in public space. Many great cities around the world prefer street trees than residential trees. They're more likely to be maintained & for all to enjoy.



Submitter Details

Submission Date: 10/05/2023

First name: Michael Last name: Andrews

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:Sunlight access - The rules should be changes to make sure the ground floors get sunlight access all year round. Remove all water changes. Climate change - any decision should be based on expert advice while taking into consideration both sides of the argument. A lot of things in this area are done due to political reasons while canceling any serious debate. Rate increases should be no more than 3%. Dense housing - we need to be extremely careful as to not to change the character of exiting suburbs. They also cast shade on existing properties which is something that needs to be prevented.

My submission is that:

Sunlight access - the rules should be changes to make sure the ground floors get sunlight access all year. Having sunlight is extremely important to our mental well-being. It is also crucial to make sure the home is not damp. What's the point of building houses they are dark and damp - this is a recipe for medical issues. Water charges - remove all water changes. We already pay enough for maintaining the water infrastructure in our rates.



Submitter Details

Submission Date: 10/05/2023

First name: Paul Last name: May

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:Rather than all of christchurch turning into a toxic hole which people living on top of each other leave it as it is 2 story max

My submission is that:

I do not support the rezoning to medium as I don't want to be surrounded buy 4 story high buildings And in turn bring down the property value of my prop



Submitter Details

Submission Date: 10/05/2023

First name: William Last name: Menzel

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:Do not pass the new height or new sun access plans for inner Christchurch. I prefer a limit to height and prefer more sun, garden, and less crowded street parking. Get the speeds, car racing and noise under control in the city, especially along Durham St N.

My submission is that:

I do Not support the change to allow taller buildings (3 stories are already too tall for my liking) and limiting sun access, as described, and smaller lawns and space between buildings. I lived on a beautiful street, Bishop St before the earthquakes, and today Bishop Street is ruined, with tight, high density townhouses squeezed in with less sun, privacy, garden and parking. The street is now packed so that one cannot park easily. It looks and feels awful, shoving in tall crowded buildings. My current street, Durham St N. is already too loud with busy road racing and fights at night. I don't seek to have higher, taller density in Victoria area, nor full of cheap, small plastic lawns.



Submitter Details

Submission Date: 10/05/2023

First name: Brett Last name: Morell

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: Within the area I live in (belfast) limit building height to single story.

My submission is that:

Not opposed to the changes however if a 3 story property was built next to mine it would block all sunlight into my living zones and would also mean that the occupants would be able to see directly into my house.



Submitter Details

Submission Date: 10/05/2023

First name: Teresa Last name: Parker

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: Subdivision, Development and Earthworks, Chapter 14 - Residential

Decision Sought: It should not be permitted to build apartments that block sunlight to other people's homes.

My submission is that:

I strongly oppose allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year. That level of housing seems wasteful anyway, and building such apartments etc should not be impacting on other people's homes/sunlight/wellbeing etc.



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Submission Date: 10/05/2023

First name: Ruth Last name: Parker

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,Subdivision, Development and Earthworks,Natural and Cultural Heritage,Utilities and Energy,Specific Purposes Zone,Chapter 14 - Residential,Open Space,Planning Maps

Decision Sought:I understand that in some areas it is appropriate for change, however not at the expense of our green spaces that support our health and environment (climate change). A rebate on our rates for trees should be considered to encourage people to plant more trees. Car parking needs to be available for new housing too. These proposed changes need to be sustainable for our health and wellbeing for future generations and should include green spaces for our carbon footprint. Sustainable is the key word, not a haphazard decimation of our suburban environment.

My submission is that:

I strongly oppose the specific provisions for subdivision in my area and am deeply concerned. We currently do not have the infrastructure, our sewage system is not equipped for further houses on our shared sewer line that goes under our house. Our trees are at risk from being decimated around the city. Trees help with our carbon footprint, along with our mental and physical health. They soak up carbon and filter out pollution. It has been confirmed that they also cool down the temperature amongst their surroundings. We currently have a shared driveway with no easement and it is cramped as it is. Car parks are essential, especially for charging one's car. The medium density housing that is being proposed for our area should be abolished and instead left as is where is. I understand that in some areas it is appropriate, however green spaces and car parks need to be protected, otherwise the proposed changes are not sustainable for our future inhabitants or climate change.



Submitter Details

Submission Date: 10/05/2023

First name: Luke Last name: Gane

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:BLETSOE AVE TO BE A RMD zone, and no more please.

My submission is that:

Opposed to the increased building and heights in my area RSDT. being the owner of this property 8 Bletsoe Ave, and seeing the increase in town houses over powering the surrounding herritage style homes isn't what I want for my area. I understand more housing is needed but stacking people in on and around each other isn't going to be good for the future. condensing people and squeezing homes together even more will only cause more issues down the track. I think our area should be zoned as RMD an no more. Look elsewhere please.



Submitter Details

Submission Date: 10/05/2023

First name: Caroline Last name: May

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:Inner city living or new subdivisionson the city outskirts is where these new 3-4story houses should be built. Not in existing suburbs where it is unfair to everyone else

My submission is that:

No. This is unfair to existing residents in suburbs. 3-4 stories next to a single story or even 2 story house is not ok. It will increase traffic on roads that are too narrow. Parking will be a nightmare. Sunlight will be stolen. Privacy will be an issue.



Submitter Details

Submission Date: 10/05/2023

First name: Jenene Last name: Parker

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:Increased height limits for residential homes

My submission is that:

Housing heights in the suburbs MUST NOT interfere with the amount of sunlight for neighbouring homes.



Submitter Details

Submission Date: 09/05/2023

First name: Blake Last name: Thomas

Prefered method of contact

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.

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: 09/05/2023

First name: Anake Last name: Goodall

Prefered method of contact

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.

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.

there is no time for prevarication on these matters (due to our collective prevarications of the last ~50 years), we need bold action, yesterday! #Please 👃

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: 10/05/2023

First name: Jason Last name: Bi

Organisation: Viso NZ Limited

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 the 4m 60° recession plane instead of the alternative proposal

My submission is that:

I believe the Christchurch plan change should be in line with the law which means a recession plane of 4m and 60° should be reinstated as per the previous version. The lawmaker has passed the law in benefit to housing intensification, and have scientific evidence that there is enough sun access, the so-called 'creative solution 'will only damage our reputation as the garden city, when other cities are allowed to build a much better design, while we stuck with some boring design, still not much-improved sun access for a lot of cases. the reduced height to 3m and 50° does not help, the ground still has no sun, so why do we keep it? We should stick strictly to what the law says because a law is a law we should not break it. We have many clients affected by the council's decision for 3m and 50°. This is the council losing its credit to its residents, its people, and the hard-working developers that pour all their money into a project and this is what they get, a 'creative solution' that put a lot of projects in limbo. The developers are the backbone of helping the intensification of our great city and they should not be treated like this. I am talking about a restaurant owner, a builder runs it's business on his van, etc. Not the bigger developers. On behalf of our clients, I request the council to ditch the 'alternative proposal' and 'creative solution' and stick to the LAW.



Submitter Details

Submission Date: 10/05/2023

First name: Zoe Last name: McLaren

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 increase height limits, replace zones with medium/high density zones

My submission is that:

That I support the changes



Submitter Details

Submission Date: 10/05/2023

First name: James Last name: Thomas

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:Further intensification should be allowed on the current housing areas on the Port hills

My submission is that:

Further intensification should be allowed on the current housing areas on the Port hills



Submitter Details

Submission Date: 10/05/2023

First name: Ritchie Last name: Stewart

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 restrictions to 2 storied properties in cul de sacs. This would prevent proliferation of cars, and allow for greenery and sunlight as at present.

My submission is that:

I oppose the 12m height that allows for 3 storied houses in my cul de sac. There are 2 story houses in the cul de sac and changes would adversely affect the environment.



Submitter Details

Submission Date: 10/05/2023

First name: Last name: Lacey

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:Planning Maps

Decision Sought: I seek that the public transport qualifying matter overlay is removed from the top of Hackthorne Road and surrounding areas that are in easy walking distance to the Hackthorne Road bus stops.

My submission is that:

I note that on the draft planning maps show that the top of Hackthorne Road, Cashmere has a Low Public Transport Qualifying matter overlay. This isn't consistent with the lower half of Hackthorne Road and doesn't make sense when the buses final stop is at the top of Hackthorne Road (At the sign of the Takahe). Therefore, there is no issue with public transport in that area.



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Submission Date: 10/05/2023

First name: Peter Last name: Troon

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: Think again the height and density of inner city dwellings. Those high density inner city developments already under construction will attract a transient population and already appear claustrophobic.

My submission is that:

I believe the proposal for high density dwellings of the height and density proposed is a retrograde move - all to the detriment of Christchurch. These developments will alter the character of the city and potentially become the ghettos of the future; such that citizens will seek more open and less crowded environments in which to live and raise their families. Who would choose to live in a sunless ground floor apartment/dwelling unless desperate? You will also alter the demographic. Mixed age groupings are more preferable and more attractive to most people.



Submitter Details

Submission Date: 10/05/2023

First name: Last name: Aneil

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:These property owners should pay a rate commiserate with developed local/neighbour properties of similar size.

My submission is that:

I support extending the use of City Vacant differential rating in the commercially zoned areas of New Brighton, Lyttelton, Sydenham and Linwood Village from 1 July 2024. It should also include the inner city within the 4 Avenues. It's been well over 10 years since the earthquake and as mentioned despite the Council supporting projects and activities to help improve the environment and/or stimulate activity in these areas, their appearance and upkeep of vacant land is undermining the appeal of investing in these suburban centres and inner city. These landowners have no communal integrity and are simply land banking for personal gain. They should pay a rate commiserate with developed local/neighbour properties of similar size. This will act as an incentive to do something with the property or sell it to someone who will.



Submitter Details

Submission Date: 10/05/2023

First name: Mark Last name: Aneil

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: Change both sides of Pitt Place to Medium Residential Zone

My submission is that:

Pitt Place Saint Albans should not be an area that allows 4 storey housing. i.e High Density Residential Zone that allows buildings up to 14m (generally 4 storeys) without resource consent and between 14-32m (4-10 storeys) with resource consent, depending on whether a commercial centre precinct applies. It's a ridiculous idea given the narrow nature of the road and existing single storey houses. There's hardly enough parking space as it is let alone having high density housing up and down the street. Don't mention public transport, there's only 1 bus route in the area...



Submitter Details

Submission Date: 10/05/2023

First name: Robert Last name: McDavid

Organisation: Dragon Fly

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: The plan change needs to be thrown in the bin.

My submission is that:

The blanket intensifcation accross the city is just wrong and I do not support it.



Submitter Details

Submission Date: 10/05/2023

First name: Tom Last name: King

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: Subdivision, Development and Earthworks

Decision Sought: Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on existing houses / neighbours to minimiss lose of privacy, sunlight and road congestion.

My submission is that:

I support changes to manage and set controls / requirements around increasing housing density, particularly in suburban area's. Concerned that increased housing density and height for town houses has no regard to existing neighbours that lose privacy and sunlight is blocked. No provision for garaging means increased on road parking which in turn significantly increases road safety risks and congestion.



Submitter Details

Submission Date: 10/05/2023

First name: Pat Last name: Mason

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:Do not approve high density housing in the suburbs.

My submission is that:

High density housing is a quick fix that will have poor ongoing effects on the suburban environment because of the number of people in a small area using services. Already in out street (Mackworth Street, Woolston) parking on the streets is becoming a problem and every week we see more high density housing appearing. Also it is poor housing options for the elderly and young families with little space and steep stairs. It would be better to build in satellite towns like Rolleston.



Submitter Details

Submission Date: 10/05/2023

First name: Michelle Last name: Warburton

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, Chapter 14 - Residential

Decision Sought:Remove the building of multiple houses/units on individual sections in already established areas with single or double story houses on average size sections. I.E. Scott st, Sydenham and Lonsdale st, new Brighton any streets like this

My submission is that:

All residential buildings to be maximum 2 stories. Maximum of two dwellings per site in areas where neighbours are currently only one or two stories. Unethical to change an area around peoples homes, very detrimental to their physical and mental health. We are the 'garden city' let's keep houses with gardens. Be sympathetic to the area. Two old villas then multiple three story townhouses next door is visually appalling. Let's not look like Auckland, save us from their mistakes. In the city where whole areas have been redeveloped with townhouses are looking great. But please not on individual sections



Submitter Details

Submission Date: 10/05/2023

First name: Sarah Last name: Wylie

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 and Cultural Heritage,Chapter 14 - Residential

Decision Sought: I support the changes re sunlight as proposed,

My submission is that:

I think that far too much high density housing is being developed which impacts negatively on surrounding dwellings. I strongly support CCC taking all measures to ensure preservation of longer hourts of sunlight to dwellings adjacent to high density development, and applaud CCC for recognising that we are not Auckland, and we don't want to be - we need our sunshine! I also strongly support measures to prevent development of high density housing in heritage areas, including the area surrounding Putāringamutu Riccarton Bush. There is no place for high density housing in the area surrounding this tāonga.



Submitter Details

Submission Date: 10/05/2023

First name: Bob Last name: Hou

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, Commercial

Decision Sought:Can we increase the height limit in central city? 90m is way to low for a city of nearly half a million, at the moment even Hamilton can build taller than Chch.

My submission is that:

Can we increase the height limit in central city? 90m is way to low for a city of nearly half a million, at the moment even Hamilton can build taller than Chch.



Submitter Details

Submission Date: 10/05/2023

First name: Tracey Last name: Berry

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:Enable Residential housing in our lane, consistent with other areas of chch - additional sound barriers could be mandated. As it stands, we hear no noise from the airport (yet we do hear it from Hagley Park!) - you'll welcome to come onto our land and see for yourself

My submission is that:

I fundamentally disagree with the noise contour provisions imposed by the Christchurch Airport, which unnecessarily restrict development and use of land in otherwise high-quality build areas of Burnside and Avonhead. We live on Westall Lane, have 3 acres (on town water and sewage systems) and are surrounded by residential housing - but we are unable to develop, build units for rent out and otherwise utilize our land - last week a flyer was left in our letterbox saying how selfish we were to have all this land and not develop it for affordable housing - if only we could! At a little under 3kms from the airport and in an otherwise highly populated suburb, we feel it very unjust for the Chch Airport to have such significant control over the use of land in our area - which is entirely inconsistent with other locations in New Zealand. We feel this is entirely contrary to the Government objectives for house density.



Submitter Details

Submission Date: 10/05/2023

First name: Sonia Last name: Bell

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: Subdivision, Development and Earthworks, Chapter 14 - Residential

Decision Sought:To re-access the existing council flats such as at the beginning of Main South Road and better utilize the land for low-cost housing here and on other Council rental properties. The old Sockburn Swimming pool land has remained undeveloped for many years here there is an opportunity to provide affordable residential housing. Many commercial properties around Christchurch remain unleased, keep inner city commercial area as is.

My submission is that:

1m in from side and rear boundary is too small. Better use of space would be to build Edwardian terrace house style. Multi height residential building require a larger sinking fund for maintenance such as painting needing OSH regulation scaffolding. If they have a lift this is more to pay into a sinking fund. Who is able to afford to reside in a multi height complex. Who in these complexes will be responsible for the grass berm? Trees great but I currently go around after rain to clear rubbish away for the water to stop backing up and flooding the road and blocking drives.



Submitter Details

Submission Date: 10/05/2023

First name: Anton Last name: Barbarich

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: These 3 Story Poorly built town house eyesores should be limited to newly established Suburbs. Don't ruin the beautiful City we have. We started off so strong with the Post Quake rebuild now to go wildly off course with this.

My submission is that:

There is no reason to give the likes of Fletchers and Williams corp etc more power to build their eye sores with further unfettered access all over the City. We have seen how this plays out time and time again, they are all set to be future slums with High Density occupancy of people who just don't care, This is a beautiful place to live, but with so much radical change and not for the better we should be thinking again before cramming people on-top of each other all for the benefit of the developers.



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Submission Date: 10/05/2023

First name: John Last name: Dunford

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: Subdivision, Development and Earthworks, Natural and Cultural Heritage, Utilities and Energy, Chapter 14 - Residential, Other

Decision Sought: I suggest that the whole zoning is restricted to the CBD areas ie within the four avenues where people are mindful of their choice to live in such environment and are not concerned about it.

My submission is that:

I oppose the new zoning plan. I live at 81 Fendalton rd and would describe myself as living in a very well appointed area which is central convenient and very peaceful. your new planning regulations would create a very different situation. There is the potentiality of the following. a] A large building is erected next to my house at 83 Fendalton rd. This building would not only restrict sunlight but also provide the opportunity for the following. b] As significant hazard making a left turn off of Fendalton rd which is the main artery to the airport. I have experienced difficulty in making this turn from time to time. Similarly there is a potential problem with a large number of vehicles making the left hand turn out of 83 Fendalton rd ie it is dangerous and adjacent to a bus stop. c] Multi tenancy brings with it problems of noise and social disruption, this is currently NOT the model we encounter. We are opposed to creating multi tenancies in close proximity. d] The potentiality of a non garaged development [similar to the recent developments around the area]... there is absolutely zero parking space on the road. e] high density development is totally out of keeping with the residential 'norm' which has historically been single houses on large sections. f] The appearance of large blocks town house/apartments will seriously reduce the value of existing homes. g] There is little need for new development 'close in'....we have significant space outside the central city which is un-utilised AND good transport links. Why do we wish to create a sub class of inner city dwellers.



Submitter Details

Submission Date: 10/05/2023

First name: Vincent Last name: Laughton

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,Subdivision, Development and Earthworks,Chapter 14 - Residential

Decision Sought: I would like the proposed Plan Change amended as to NOT allow levels higher than two set on residential lands!

My submission is that:

I fully OPPOSE the introduction of building and planning laws to allow buildings, mainly residential apartments, to be higher that two stories! I live in a single story two house with the very next door neighboring land to have a older yet very beautiful house demolished and (at the moment) a two story apartment block built there. Two stories is bad enough, but god forbid if this outrageous planning change goes through having three or even four levels built there. It would make it very non-Private for the neighbours and cut basically all the sun from our yards! Horrible idea!



Submitter Details

Submission Date: 10/05/2023

First name: Madeleine Last name: Thompson

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:Subdivision, Development and Earthworks,Specific Purposes Zone,Chapter 14 - Residential Decision Sought:Focus the development on the rebuild of housing in the green zone and further out of the city centre. The less we rely on the intensification of residential space, the less people will cram into cars to travel to the city. Suburbs need the focus. Not the bike lanes, not the bus sector. Not the tourist attractions! Christchurch needs to work for us first!

My submission is that:

I apose this change in the Resource Managment Act 1991 Christhcurch District Plan. It's clear to me that council can not be trusted to do what's best for the greater population of Christchurch City as they do not design plans and execute referrals based on public opinions.. This is all monetary motivation and not based on interests in our public order ir comfort. PC14 item 2 states about heights to residential housing yet it is contradicted with the Qualifying Matter under sunlight access. Say my neighbors builds 3 two storey houses up to 12 meters tall, without consent from the council as he would be able to given this plan. He would be blocking our west sun light and Yet he can do so under this new directive and we can't oppose it? Where does this Qualifying Matter even come in to the decision? If the council did want to work for the people, you would not be bringing up changes in residential and commercial development while you still have TWO massive construction projects underway and unfinished..OH AND grossly under budgeted for, which is now being payed for out of the rates increase. Which I assume you want to increase again for this proposed redevelopment?



Submitter Details

Submission Date: 10/05/2023

First name: Johnny Last name: Phelan

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:Roker Street West of Selwyn street not included in character area.

My submission is that:

Hello I oppose turning all of Roker Street into a character area. The tree lined part of Roker Street (ie: east of Selwyn street) I agree is beautiful and has decent character. However, Roker Street West of Selwyn street is not tree lined and does not have any special character features whatsoever. It would be better if more people can live on West Roker Street and be nearby and enjoy the look of tree-lined East Roker Street. This would take advantage in a positive way the beauty of the area. Therefore to achieve this, character status should not be applied to Roker Street West of Selwyn street.



Submitter Details

Submission Date: 10/05/2023

First name: David Last name: Allan

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: High and medium density housing should only be permitted in the central city and in large tracts of land that were designed for that purpose. The government has made a bad decision. Council should make every attempt to defer the implementation of this policy until the Government realize their error.

My submission is that:

I extend my thanks to those councilors that have join the fight against the Government policies that underly this plan. To pretend that high or medium density housing next door makes no difference is ridiculous. Far greater attention should be paid to the preservation of character areas and tree canopy's - ultimately the things that make Christchurch such a wonderful place to live.



	Detai	

Submission Date: 10/05/2023

First name: Brendon Last name: Lee

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 want this whole Plan 14 scrapped. Someone at the Beehive needs to set the order straight between governing authority by 'federal gov't' vs 'municipal gov't'. When NZ cries about 3 story residential houses, other developed countries embrace on 5 of 6 story apartment dwellings without restrictions. A Nationwide standard must prevail.

My submission is that:

I do not support the proposed Plan 14 changes put out to central gov't plan on the increase building intensification. My reason for opposing CCC's Plan 14 proposal is on the basis that it creates a precedence in the national gov't planning. If the city of Christchurch has special treatment or variations against the Labour Gov't push for their model of intensification, then other cities around NZ would step up and follow CCC's suit to have their own changes to housing intensification. This adds more bureaucracy and waters down the root problem that NZ as a whole, does not address ""Affordable Housing"". Like developed nations around the world, they think about building higher, and closer. NZ needs to get on with the times that dwellings need to be closer and less concern about some neighbour blocking their sun. There's too much of this NIMBY (Not In My Back Yard) thinking and for many future generations will pay dearly when it comes to buying their first home (for which the profits end up in Australia as most banks in NZ are Australian owned).



Submitter Details			
Submission Date:	10/05/2023		
First name:	Jeff	Last name:	Vesey

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:

To zone that area under the Noise influence Area be zoned Medium Density Residential Zone

To Add Avonhead shopping area as a local centre.

My submission is that:

The RS Suburban Zone designation under the Noise influence Area (Avonhead and Ilam) be zoned Medium Density Residential Zone in line with the surrounding area and comply with the National Policy statement.

The Avonhead shops on the corner of Withells Road and merrin St be classified a local centre and be added to the map under "The Proposed Zones" section on the Council website about Our proposed Housing and Business Choice Plan change (PC14)

Attached Documents	
Name	
Submission Jeff Vesey	A
Attachment A (Vesey)	×

Submission on Proposed Plan Change 14 - Housing and Business Choice by

Jeff Vesey

My submission relates to Chapter 14 residential.

I oppose the RS Suburban Zone designation within the Noise Influence Area

I seek that:

- A) The Avonhead shops on the corner of Withells Road and Merrin Street be classified a local centre and the surrounding area be subject to intensification rules as per other Local Centres such as Prestons.
- B) The area proposed to be RS Suburban Zone under the Noise influence Area be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement.

Reasons for my submission:

- 1: Airport Noise Influence Area -
 - A) development is controlled by <u>qualifying matters</u> and helps mitigate any noise effects on residents and effects on the airport. To leave the zoning for this area as Residential Suburban is in conflict with the National Policy Statement and does not take into account the large amount of sought after amenity for residents.
 - B) Airport Noise influence area is seldom an issue as the aircraft use this area for approach's to the airport only on very few days likely less than 2 per month.
- 2: Avonhead Mall including a Countdown supermarket and surrounding shops should be classified a local centre. It is larger than Prestons and Halswell and is possibly an oversight in its classification by the Christchurch City Council.
- 3: Amenities: Well, catered for and largely in walkable or easy cycling distance. see attached plan "A"
 - A) Parks

Burnside Park a major green area within the Christchurch parks hierarchy Ray Blank Park well used by cultural groups and sports clubs Numerous local parks dot the suburb

- B) Sports Clubs include
 - a) Burnside Bowling Club,
 - b) Burnside Rugby,
 - c) Burnside Cricket,
 - d) Burnside Tennis.
 - e) Squash Club

- C) Shopping
 - f) Avonhead Mall a large local centre with 18 stores and many surrounding shops and services
 - g) Waimairi Shops possibly best example of local strip shopping in Christchurch.
- D) Education more than well catered for from preschool to university.
 - a) Merrin Primary School
 - b) Westburn Primary
 - c) Burnside High School on the edge and within easy walking or cycling
 - d) Cobham Intermediate also close by and easy walking and cycling.
 - e) University of Canterbury

4: Current Housing Stock

Avonhead and Ilam which largely make up this area are well established mature suburbs with a mixture of residents from young families attracted to the schooling and sporting opportunities to university students wanting to be close to class, and older people wanting to stay in the area they know and love and many domiciled since the suburbs were formed.

Much of this area was built in the 1960's and 1970's. While mostly permanent material and some fine examples of architecture from that era those houses are now 40 to 60 years old, many in need of major renovation, cold with minimal insulation if any and single glazing. Upgrading and replacement housing is now due.

There is a smattering of townhouse/units in this area (see attached "B" as a sample). Most of these units were built 40 to 50 years ago and on cross lease sites and as such need updating. Allowing more town houses to be built would improve the housing stock and allow more people to live in this highly valued area for its amenities.

5: Location – arguably second to none.

- 1) 15 minutes' drive to city centre either via Memorial Ave or Waimairi Rd
- 2) Well serviced bus routes
- 3) Good access to schooling for all ages
- 4) Shopping easily accessed by walking or cycling.
- 5) Airport is 6 to 10 minutes' drive.
- 6) Ring Road goes through the area providing quick access to all of Christchurch.
- 7) No 1 State highway on its doorstep

For all the reasons above it makes sense for this area of abundant amenity to be allowed development to upgrade its housing and allow more people to live in warm housing in the area.

Summary:

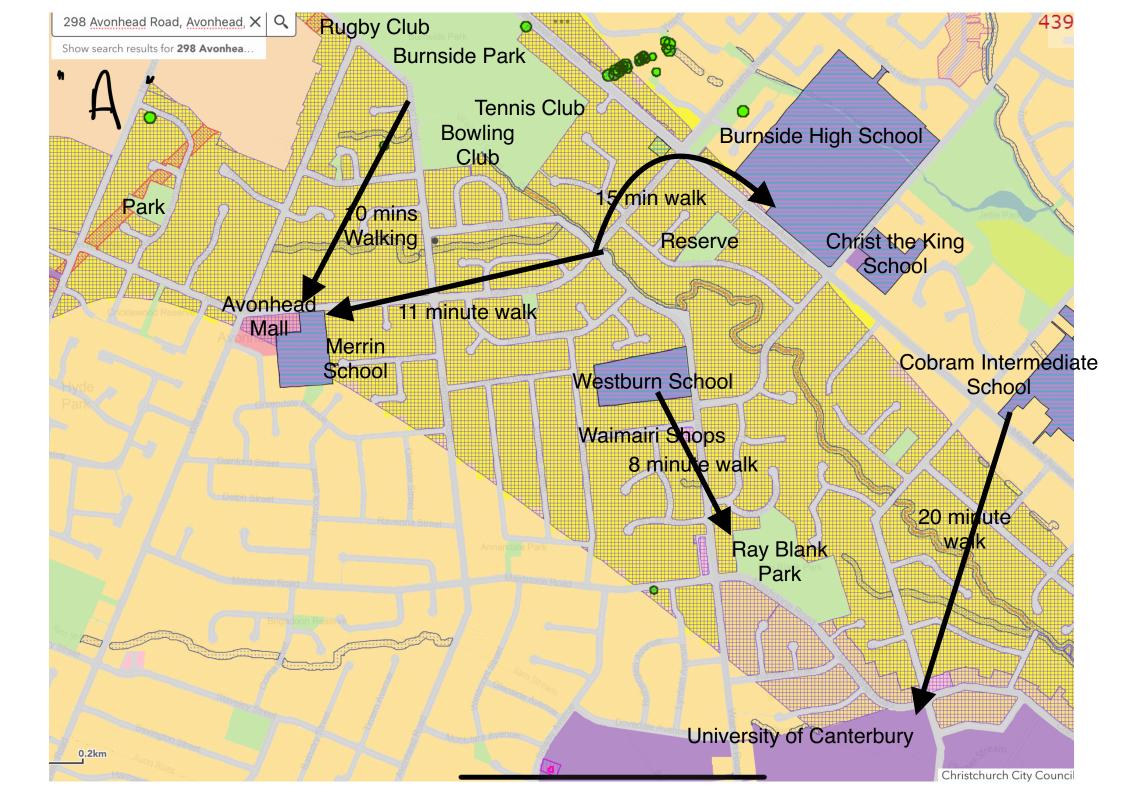
This is a well located area with superb amenities and very good infrastructure it should be at the top of the list to comply with the National Policy Statement and allow well designed intensification

Noise issues are minimal given the very few days the airport uses this area for approaching aircraft. Qualifying matters for this area mitigate any noise nuisance.

To suppress new housing in this area will continue the areas decline in warm modern housing for those wanting to live close to all the advantages of living in this area.

Attachments:

- A Walkable Area
- B Snapshot of mixed housing
- **C**-Christchurch Shopping areas





Submitter Details

Submission Date: 10/05/2023

First name: Sandi Last name: Singh

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 High Density Zone progress with ample thought to how a sense of community can be created for people of all ages. I would like to see a smaller zone of Medium Density. If medium density does go ahead, I would like to see medium density developments happen on entire street/block basis rather than ad-hoc 3 storey buildings appearing in between existing low rise housing. The new recession planes can apply between new builds but existing recession planes to be kept to existing housing. I

My submission is that:

I support the high density residential zone close to the city. I would like to see the city have a large resident population rather than have a city centre that currently feels derelict after a typical office workday. I would like to see any high density residential zones in the city provided with sufficient amenities to make living in multi-storey apartments appealing to a range of ages. There should be community hubs and outdoor recreational spaces that could be used all year around to foster a sense of belonging to the space. I do not support the medium density residential zone sprawling into the existing residential suburbs. I would like to see the CBD core kept compact, high rise focussed around and in the CBD and the medium density 'sprawl' minimised. Medium density is a half hearted effort to squeeze more people into spaces that were never designed or intended to serve this purpose. In the medium term this will result in people moving further away from the CBD in response to medium density developments in their neighborhood. One approach may for medium density housing to prove acceptable will require entire streets to be built medium density within a short timeframe. I cannot see how a homeowners who bought in a quiet suburban street will accept a 3 storey x 3 building complex next door built close to the boundary blocking precious sunlight. This possibility is hard to accept. I also find it strange that a lack of current bus service is the basis for limiting MDRS in some suburbs. Surely we can run additional buses to service all areas! I also do not understand why after the Canterbury earthquake and all the Technical Category assigned to the land, this has not been considered. Are we intending to intensify population density on more susceptible TC3 and TC2 land?



Submitter Details

Submission Date: 10/05/2023

First name: Sandi Last name: Singh

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 High Density Zone progress with ample thought to how a sense of community can be created for people of all ages. I would like to see a smaller zone of Medium Density. If medium density does go ahead, I would like to see medium density developments happen on entire street/block basis rather than ad-hoc 3 storey buildings appearing in between existing low rise housing. The new recession planes can apply between new builds but existing recession planes to be kept to existing housing. I

My submission is that:

I support the high density residential zone close to the city. I would like to see the city have a large resident population rather than have a city centre that currently feels derelict after a typical office workday. I would like to see any high density residential zones in the city provided with sufficient amenities to make living in multi-storey apartments appealing to a range of ages. There should be community hubs and outdoor recreational spaces that could be used all year around to foster a sense of belonging to the space. I do not support the medium density residential zone sprawling into the existing residential suburbs. I would like to see the CBD core kept compact, high rise focussed around and in the CBD and the medium density 'sprawl' minimised. Medium density is a half hearted effort to squeeze more people into spaces that were never designed or intended to serve this purpose. In the medium term this will result in people moving further away from the CBD in response to medium density developments in their neighborhood. One approach may for medium density housing to prove acceptable will require entire streets to be built medium density within a short timeframe. I cannot see how a homeowners who bought in a quiet suburban street will accept a 3 storey x 3 building complex next door built close to the boundary blocking precious sunlight. This possibility is hard to accept. I also find it strange that a lack of current bus service is the basis for limiting MDRS in some suburbs. Surely we can run additional buses to service all areas! I also do not understand why after the Canterbury earthquake and all the Technical Category assigned to the land, this has not been considered. Are we intending to intensify population density on more susceptible TC3 and TC2 land?



Submitter Details

Submission Date: 10/05/2023

First name: Robin Last name: Watson

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:For existing properties within the Residential Medium Density Zone, I wish to retain the existing building height and density limits.

My submission is that:

Hi, I oppose the changes to the Medium Density Residential Zone provisions. In particular, those allowing greater building heights and higher density housing. I recently purchased a house within this zone, and I did so primarily because the area is quiet and peaceful, and without tall surrounding buildings. If the revised district plan encourages developers to construct tall/denser buildings nearby, then this could affect the value of the property, and my enjoyment of it. E.g. through reduced privacy, greater traffic and population, crime risk etc. Also, I plan to install solar panels in the near future and would not want to lose any of the available sunlight. Thanks.



Submitter Details

Submission Date: 10/05/2023

First name: Logan Last name: Simpson

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: Housing density needs to reduce. Who is going to pay for the infrastructure to support this increase housing density?

My submission is that:

Oppose



Submitter Details

Submission Date: 10/05/2023

First name: Christine Last name: Hetherington

Organisation: Summerset Group Holdings Limited

Prefered method of contact Email

Consultation Document Submissions

Provision: Chapter 6 General Rules and Procedures

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 attached documents

My submission is that:

See attached documents

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:

See attached files.

My submission is that:

See attached files.

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:

See attached files.

My submission is that:

See attached files.

Attached Documents

Name

C16081E_PC14_CCC_LODGEMENT_submission__Summerset_20230510

Written Submission on Proposed Plan Change 14 to the Christchurch City Plan

To: Christchurch City Council

1. Name of submitter:

Summerset Group Holdings Limited ("'Summerset")

- 2. This is a submission on the Proposed Plan Change 14 to the Christchurch District Plan 2023.
- 3. Summerset could not gain an advantage in trade competition through this submission.
- 4. Summerset is not directly affected by an effect of the subject matter of the submission that:
 - a. adversely affects the environment; and
 - b. does not relate to trade competition or the effects of trade competition.
- 5. Summerset does wish to be heard in support of this submission.
- 6. If others make a similar submission, Summerset will consider presenting a joint case with them at a hearing.
- 7. Submitter Details:

Address for service: Summerset Holdings Limited

c/- Boffa Miskell Limited

PO Box 110, Christchurch 8013

Attention: C Hetherington

Phone: 021 339 492

Email: christine.hetherington@boffamiskell.co.nz

Signature:

Oliver Boyd, National Development Manager

For, and on behalf of, Summerset Group Holdings Limited

Dated: 2 May 2023

Introduction

Summerset own and operate three existing retirement villages within Christchurch District. These are located in Wigram, Avonhead and Cavendish. These villages combined provide a living environment for more than 1,000 residents, with varying levels of independence/ care. The villages typically contain a number of independent living units, serviced apartments, a central care building/s providing rest home, hospital care and memory level care; with associated carparking, landscape, recreational and servicing areas.

In addition, Summerset may wish to develop additional retirement villages within Christchurch District within the future.

Summary of Key Submission Points

Summerset's interests within Christchurch City are primarily with ensuring the continued provision for the operation and maintenance of existing retirement villages, and the provision of clear and consistent consenting pathways for the expansion of these villages and development of new villages on additional sites.

They key aspects of Summerset's submission on PC14 focus on

- Specific provisions on the zoning of the Summerset at Avonhead and Summerset on Cavendish Villages
- General provisions relating to tree canopy cover, and
- General provisions relating to the activity status of retirement villages within various residential zones in Christchurch City.

Summerset supports the Retirement Villages Association's Submission

The Retirement Villages Association of New Zealand has made a submission on the provisions for zones, which is supported by Summerset. Summerset requests the Council engages constructively with the Retirement Villages Association in relation to Council's housing intensification plan change.

Summerset's Detailed Submission

Summersets' detailed submission is contained as Appendix A.

Appendix A: Summerset's Detailed Submission

Text changes to the Proposed Plan Change 14 sought as part of this submission are shown as strikeout for text to be deleted and **bold underlined** for text to be added.

Chapter / provision	Support / Oppose	Summerset's reasons for submission	Relief sought
Chapter 14 - I			
All provisions relating to tree canopy cover	Support in Part	Summerset provides an extensive amount of landscape treatment, including substantial tree planting, as part of its developments), including any specific roading corridors developed as a result of associated subdivision (which is in some cases required to establish the bulk lot upon which a retirement village is established). The Plan contains specific assessment matters for retirement villages which include consideration of matters relating to site design, visual amenity and landscape treatment. These provisions further ensure that adequate landscaping and tree planting is incorporated into retirement village design. To avoid confusion associated with terminology and applicability of provisions, Summerset considers that the proposed tree canopy provisions relating to retirement villages are adequately provided for by other provisions in the Plan and requests that these be deleted. The requirements for non-residential activities, together with the retirement village specific assessment, would be sufficient to ensure landscape and tree provision. Alternatively Summerset supports the position taken in the submission lodged by the Retirement Village Association in relation to this matter.	Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages. For example 14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover c. For single and/or multi residential unit developments, excluding retirement villages, a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit f. All other sites shall include the minimum tree and garden planting as set out in the below table:

Chapter / provision	Support / Oppose	Summerset's reasons for submission	Relief sought
			For all non-residential activities and retirement villages, except permitted commercial activities in the Sumner Master plan Overlay
Retirement Village Activity Status – MDRZ/ Residential Suburban	Oppose	The zoning for two of the three existing retirement villages operated by Summerset within Christchurch City (Wigram and Cavendish) is proposed to be altered from Residential New Neighbourhood to Medium Density Residential through PC14. These villages are fully operational. Summerset is required to undertake works within these villages from time to time which often necessitates the requirement to obtain a resource consent.	Amend the rules in relation to retirement villages and delete rule RD2, replacing this instead with a new controlled activity status provision (C3). Amend all references to matters of control for retirement village within the zone to 14.15.10.
		As a result of the proposed change of the zoning, the activity status for retirement villages (assuming the relevant performance standards are met) for these sites is proposed to alter from a controlled activity to a restricted discretionary activity. The matters over which the Council proposed to exercise control are identical to those over which the Council currently exercise control (noting that there is a numbering error in the proposed provisions).	
		Summerset acknowledges the intention of CCC to standardise zoning, however considers that unnecessary consent requirements and costs should be avoided. Further, this change of activity status could hinder or limit future potential development rights. There does not appear to be any clear reasoning for the activity status to become more restrictive or any analysis of the costs or benefits of this impact. The nature and location of the zones does not change and increasing the level of restriction on development of retirement villages appears to be counter intuitive to the provision of more housing and particularly increased choice in housing options.	

Chapter / provision	Support / Oppose	Summerset's reasons for submission	Relief sought	
		It is further noted that retirement villages within the Residential Suburban zone are provided for as a permitted activity, and it does not appear consistent to apply a more restrictive activity status within zones that anticipate a higher density of development. Summerset submits that provision should be made for retirement villages as either a permitted activity or a controlled activity at a maximum activity level status in the Medium Density Residential Zone, with the activity reverting to Restricted Discretionary Activity if the relevant performance standards cannot be met.		
Planning Map)S			
Summerset or	n Cavendish V	illage		
Planning	Support in	The MDRZ zoning proposed to Summerset Cavendish village does	Extend the MDRZ zoning to the entire Summerset	
Maps 18 and 18A.	Part	not cover the entire site approved for such purposes (RMA/2018/1769). It appears that the zoning applied to the land was aligned with the original retirement village area but that village has been the subject of substantial extension to the north by way of resource consent (under the Residential New Neighbourhood zone) and has been constructed and is now operational. It does not appear logical or efficient to have part of the village zoned MDRZ and part zoned Residential Suburban.	on Cavendish village (147 Cavendish Road, Casebrook, Christchurch) as shown on the maps contained Attachment A , and legally described as Lot 1 DP 519380 (record of title 815809).	
	Oppose	The natural hazards and waterbodies qualifying matter incorrectly identifies the location of a water body within the Summerset Cavendish village. The maps show an area as requiring a water body setback where there is no water body.	Remove the natural hazards and waterbodies qualifying matters from the Summerset Cavendish site.	
Summerset at Avonhead Village				

Chapter / provision	Support /	Summerset's reasons for submission	Relief sought
•	Oppose		
Planning Maps 23 and 23A.	Support in part	The position of the 50 dBA Ldn air noise contour is inconsistently shown on the various planning maps included as part of Proposed Plan Change 14. It is requested that this is consistently applied within the site in accordance with the boundaries identified on the current planning maps forming part of the Christchurch District Plan.	Amend the air noise contour identified in relation to the Summerset on Avonhead village (120 Hawthornden Road, Avonhead, Christchurch), Avonhead, and legally described as Lot 1 DP 516385 and Lots 1 and 2 DP 486786 (records of title 804889 and 802079) on all related planning maps in accordance with that shown on existing
			zoning maps forming part of the Christchurch District Plan (contained as Attachment B(iii)).

Attachment A

Site Occupied by Summerset on Cavendish Retirement Village

(Approved Amended Plan RMA/2019/1395, 13/08/2019)



Attachment B

Extract from Zoning Maps - Christchurch District Plan/ Proposed Plan Change 14



B(i) Image from CCC website – search my property interactive maps (Proposed Plan Change 14)



B(ii) Image from CCC website – Proposed Plan Change 14 Zoning Plans.



B(iii) Zoning Extract – Current CCC Planning Map 23A.



Submitter Details

Submission Date: 10/05/2023

First name: Joseph Last name: Corbett-Davies

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, Chapter 14 - Residential, Commercial, All

Decision Sought: - Apply the local/large local intensification zone to more areas surrounding neighbourhood centres, such as streets adjacent to Colombo / Strickland shops. - Consider allowing more local retail and commercial in medium density residential zones, for example by allowing corner retail automatically in all such zones - Provide exemptions from HIRTB rules for mult-unit residential buildings on the front portion of the site in the Mixed Use Zone, as in the High Density Residential Zone and Local Centre Intensification precincts - Remove the sunlight access and public transport access qualifying matters

My submission is that:

- I support the general increase in density allowed under this plan, including the specific areas zoned for medium and high density residential. The higher density is focused in more or less the right areas, with good access to public transport, commercial centres, and the city centre. - I do not support the sunlight access qualifying matter because it reduces the zoned capacity for new dwellings under the plan, and delays the introduction of the MDRS standards for at least a year. - I support the rules in the residential zones that encourage buildings on the front portion of the site, by exemption such development from height in relation to boundary rules (e.g. rules 14.5.2.6.b.iv and 14.6.2.2.c.iv). This exemption allows better urban design by avoiding long narrow buildings and encouraging more engaging street frontage. I would like to see the Local Intensification Precinct more widely applied to encourage good urban design in our town centres. - I do not support the PT access QM as it also reduces zoned capacity of the plan, is against the spirit of the MDRS legislation, and does not acknowledge the potential to improve public and active transport connections in the future. - In general I support a greater level of small commercial and retail zoning than what the plan provides. I would like to see fewer homogeneous residential zones, more areas zoned for ""corner store"" and local commercial businesses. This will create more vibrant mixed use neighbourhoods with better access to amenities. - I support the mixed use rezoning of Sydneham/South City and laneway plan. This is an extremely well-located area of the city that should support vibrant mixed use development. It is not clear to me from the proposed plan whether the Mixed Use Zone has the same exemptions from HIRTB rules for buildings situated at the front of the site as in the MDR zone - if not I think this exemption should be added to the Mixed Use Zone.



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Submission Date: 10/05/2023

First name: Alison Last name: Dockery

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

Decision Sought:I seek the following decision from the Council: That residential high-rise development be restricted to the inner-city area. That suburban housing be restricted to a much lower level, (i.e., no more than three dwellings on a standard site,) and that requirements for significant outdoor space be required for each apartment/ flat or unit. That health services be adequate to service the areas where the developments are to be built. That there is permanent protection of large open spaces for recreation, flora and fauna within the developed areas. That there is provided adequate off-street parking, public transport, hospitals, recreational facilities, police, fire and ambulance services, to cater to the denser populated areas. That council set up a system that is enforceable to ensure maintenance is carried out on high-density properties that are tenanted to protect tenants from having to live in sub-standard conditions or having to deal with uncooperative landlords.

My submission is that:

My submission is that: I strongly oppose residential suburbs 3 kms or more outside the designated city area, having more than two levels containing two separate dwellings, as it will create noisy, congested and unpleasant living conditions, overcrowding, less open space, no place on the properties for families with children to play or entertain without affecting their neighbours. Other countries that have implemented these high-rise styles of building have ended up with subdivisions becoming slum type housing with high crime rates and low standards of living. People need access to open spaces including outside space to play and/or entertain on their own properties, and homes that are not plagued by neighbour noise from all directions. I believe many of these high-rise buildings will be built or bought by investors to rent out, with little to no ongoing maintenance, or upkeep over the years, this will lead to pockets of high-density, low-quality housing, where low-income families will end up stuck in unpleasant conditions at the mercy of unscrupulous landlords who have no incentive to improve or properly maintain the properties. In other countries even when there are laws requiring landlords to maintain and repair properties they rent out, there are lots that don't. Tenants have problems currently, with living conditions and often get evicted if they complain. How much worse will it be in a high-rise situation. Even the Government and Councils have been guilty of providing less than adequate housing maintenance at times, if they can't get it right, how will they control private investors who neglect properties or exploit tenants? Do we want to end up like the UK, or USA? Huge no go areas where there is high crime, low standard of living, miserable people with depression and other mental illnesses rife, due to decreased standards of living and little hope for improvement, raising a generation of children with problems they need not have had. Ok I am telling the story of the worst-case scenario, but even the council must see that they cannot possibly control conditions in every single apartment complex, or even be aware of all status of complexes. I oppose the current proposal in Hornby as it would bring too much high-density housing to an area that currently has a high level of low socioeconomic families. Health facilities are currently already stretched. Further intensification of housing would mean even less medical availability in the area, leading to poor health care. It is a well-known fact that qualified GPs are not available to fill gaps in the system and indeed our entire health care system is under huge pressure due to the unavailability of qualified staff, so how does council propose to ensure there are sufficient Doctors and other health care professionals to service the increase in population in the area. Regarding industrial I would oppose concentration of high polluting industries in one area, especially if they are/or have a high level of heavy vehicle deliveries/pickups etc. so as not to create traffic congestion and intensive damage to roading. I also think polluting industry should be made to reduce their pollution over time and submit the appropriate test results for their industry to council on a regular basis to ensure standards are being met. If they are not compliant then they should have to cease work until compliancy is achieved. I believe the threat of this would be more effective than fines. I oppose the use of fertile farmland for the building of residential, commercial or industrial developments. We need to allow fertile land to be allocated for agriculture and horticulture. I strongly oppose any quarry activity

within 10 kilometers of residential areas or schools. The evidence of harm to humans, especially to developing children, from the

various particles that are released in concentrated amounts from quarry activity and carried by wind is well publicized and can be minimized by distance. I also think quarries should be fully reinstated to previous or better condition once quarrying is completed, and there should be soil testing submitted by the Quarry company to council, and the site checked by council once this is done.



Submitter Details

Submission Date: 10/05/2023

First name: Sarah Last name: Lovell

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: The Council should keep the bulk of the city's suburbs e.g. St Martins, Hillsborough etc. etc. as residential zone and not rezone to medium density, enabling three story buildings. I request that the council takes this feedback into consideration to remap the zones and undertakes further consultation due to the unacceptability of the current plan to the public.

My submission is that:

I oppose the proposed 2023 District Plan. Specifically, the wholesale rezoning of the bulk of Christchurch City to Medium Density Residential Zone (from Residential Zone) will enable multiple units per property built to three stories. The reasons I oppose this are: 1. Access to sunlight and green space are critical to our wellbeing. As a southern city, Christchurch experiences fewer hours of sunshine in winter than Auckland and Wellington. Three story units built across our flat city will block sunlight and have a disproportionately negative impact on the wellbeing of Southern residents, particularly in winter. High density developments will see the destruction of established trees and greenspace that make Christchurch the garden city. 2. The extent of the proposed rezoning in Christchurch is extreme. Most of the city could find themselves next door to three story, multi-residence properties. This will impact on the privacy and sense of peace that we enjoy in our (previously) suburban backyards. The worry about developers purchasing neighbours properties and the lack of control over what may happen is likely to be source of considerable anxiety and stress for many. 3. CCC has not provided evidence that it is able to service the new developments enabled by the rezoning. CCC is already failing to provide safe, fluoridated water to its residents. It has struggled with composting, wastewater plant odour, and is continuing to fix sewage pipes damaged in the earthquakes. Despite considerable investment, the city is still struggling to deal with flooding from run off during storms. It is highly unlikely that CCC has the ability to provide services/amenities to accommodate the increased burden placed by the medium residential zone developments that will happen right across the city if the proposed plan is adopted. The rezoning will contribute to the erosion of greenspace and increased run off leading to larger issues with flooding. 4. There is no evidence that Christchurch is experiencing a housing crisis that (a) indicates the need for a wholesale shift to medium residential zoning, or (b) that medium residential zoning of this scale will fix the housing needs we do have. Greater investment in affordable housing is needed. Poverty is not a problem that developers can or will solve. We have had an abundance of multi unit developments in my suburb (St Martins). There is simply no need for rezoning to facilitate these developments. 5. Currently, Christchurch City has very few three story buildings. As a flat city, the impact of a three story building will irreparably alter the character of a suburb. Unfortunately, most contemporary developments are low cost, poor quality builds and allowing these developments to reach three stories will alter the aesthetics of the city's suburbs, eroding the character and long-term quality of housing - creating residential eyesores. 6. The rezoning will have unintended consequences. Those that can afford it, will move further out of the city where they can be sure to avoid high density housing. The effect may be greater emissions and further low density development.



Submitter Details

Submission Date: 10/05/2023

First name: Last name: Lowings

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:a halt to the high density housing requirement. all new properties having a requirement for a minimum of 2 off road parking spaces per property. no increase in the maximum building height in residental zones all planning applications to be subject to review by all residents impacted by the applications (eg: neighbours), with all statements of objection or support to be included in the planning application process

My submission is that:

I oppose the changes to the proposed Plan Change 14 as Christchurch does not require High Density residential housing, and funds would be better spent improving transport infrastructure to enable the city to grow into the surrounding areas. In terms of the proposal for the maximum heights of building to be able to be increased both for residential and business buildings this is inappropriate due to earthquake risk, issues over shadowing of existing properties and the change in office based work to a more flexible approach involving increased options for home-based working, reducing the requirement for additional office space within the central city. In addition there appears to be no provision in the plan change for off road parking for multiple vehicles in residential areas, where higher density housing is already being built. There does not appear to be provision for infrastructure improvements in terms of wastewater, power, etc. In addition, what provision is there to minimise the likelihood of negative equity resulting from the reduction in existing property prices which will inevitably result from the both the rapid increase in property available for sale and the impact of large multi-property developments being built next to existing housing resulting in a decrease in desirability.



Submitter Details

Submission Date: 10/05/2023

First name: David Last name: Robb

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: Only allow 2 storey dwellings in the outer suburbs

My submission is that:

Higher density around malls and closer to inner city I believe is better for the city however I don't agree to have 3 story houses dotted all over the city. - will block sun especially in the winter months. - car parking will be a problem and more so those streets that already have bike lanes. - it will ruin the aesthetics of the suburbs



Submitter Details

Submission Date: 10/05/2023

First name: Mark Last name: Paston

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:No height change in resedetial areas

My submission is that:

oppose



Submitter Details

Submission Date: 10/05/2023

First name: Lee Last name: Houghton

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:No 6 story housing

My submission is that:

I oppose 6 story housing in Hornby. Roads are still not fixed (Amyes Rd)



Submitter Details

Submission Date: 10/05/2023

First name: Sam Last name: Newton

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, General Rules and Procedures, Subdivision, Development and Earthworks, Chapter 14 - Residential Decision Sought:I am not paid to come up with the solutions. But I will challenge a plan which affect many peoples property value when developers can just put multiple dwellings next door

My submission is that:

I oppose the decision to allow 'medium density areas' to have multiple buildings built up to 12m on empty sections where once a single storey house existed. If a neighbouring property did not have to apply for resource consent to build what will become mini ghettos, this will also have a huge financial impact on the worth of neighbouring properties. These multiple dwelling properties are appearing all over the city, and it's not as if you can argue they are affordable housing for people. They are being sold for the same price as the single house that were there before. Already we are seeing a huge impact with increased traffic on the roads, with the already higher population in Christchurch. I would say the infrastructure needs to amended first before allowing more denser living rules

Christchurch City Council

Our proposed Housing and Business Choice Plan Change (14)

Submitter Details

Submission Date: 10/05/2023

First name: Carolyn Last name: Mulholland

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: Subdivision, Development and Earthworks, Chapter 14 - Residential

Decision Sought:Do NOT want med or high density housing in amyes road hornby single story only 1 house on 1 section only

My submission is that:

Do NOT want 2 or more stories housing in amyes road hornby



Submitter Details

Submission Date: 10/05/2023

First name: Luke Last name: Hansby

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: Christchurch city council needs to adopt the rules for housing density set by the government.

My submission is that:

I oppose CCC proposed plans. The government made rules to help create more density throughout residential suburban land and CCC broke the law by not putting these rules through. CCC needs to take the red tape off increasing density as per the governments majority vote. The purpose of this was to help maintain stable house prices and to reduce urban sprawl.



Submitter Details

Submission Date: 10/05/2023

First name: Steve Last name: Hanson

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: Specific Purposes Zone, Chapter 14 - Residential, Planning Maps

Decision Sought: Kept for these 3-6 story buildings for the CBD ONLY! No one wants these as their neighbours in the suburbs end of!

My submission is that:

I know what I would really like to say but unfortunately it wouldn't be polite so I'll say a BIG bugger off with your stupid money making schemes with no thought for the ""us real people" affected by these ludulous changes and they will be changes we all know you'll go ahead regardless of what the public say. You all lie to get what you want and are in partnerships with money hungry selfish developers but I can guarantee not one of you would be happy to have next door to your house a 3 - 6 story building with all your privacy completely gone and your right to sunlight 356 days a year. Your designs for sunlight are a crock of shit. And what about the unfairness of this all on devaluing these buildings will have on hardworking home owners at no fault of their own! Keep these buildings for the CBD not out in the suburbs. They are not wanted. Nor is the increased crime that will come with them.



Submitter Details

Submission Date: 10/05/2023

First name: Nick Last name: Scott

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: Specific Purposes Zone, Chapter 14 - Residential

Decision Sought:14

My submission is that:

I support changes to the residential housing zoning



Submitter Details

Submission Date: 10/05/2023

First name: Michelle Last name: Alexandre

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: Subdivision, Development and Earthworks, Chapter 14 - Residential, Open Space Decision Sought: No to all 2nd story up redevelopments and more greenery, more trees

My submission is that:

This will destroy our peace and peace of mind at home and affect my children's and my own mental health, we already have too many neighbour's and it is not fair to build up and cram so many people in small spaces.



Submitter Details

Submission Date: 10/05/2023

First name: Michael Last name: Harrow

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 oppose any extension of the residential zones where greater levels of development is enabled (densities and heights).

My submission is that:

I oppose any change to the size of land area allowed on a section. If the council was serious about having a fit and healthy population you are directly influencing the population by taking away back yards, especially for children but also dogs and adults who get fit by gardening for example. I also lament the decline in sports uptake such as cricket, football and rugby if young children don't have a decent back yard to play in.



Submitter Details

Submission Date: 10/05/2023

First name: Toby Last name: Williamson

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, All

Decision Sought: I seek the qualifying matter for sunlight to be withdrawn. I seek the Low public transport qualifying matter to be withdrawn in full or in part.

My submission is that:

I support the plan change in general. I believe that Christchurch must grow inwards and not outwards. Allowing for more infill density will lead to a more vibrant city that is more accessible and opens up opportunities for public transport and other means to lower our footprint. I disagree with the sunlight qualifying matter, insofar as this is not something you would see in other global cities. It looks like the councils way to give the middle finger to government and delay implementation of MDRS for a further year. It will lead to poorer long term built environment as houses will be built with recessions planes that are aimed at protection on sunlight for the older housing stock. This housing stock needs to make way for the future needs of a growing city. Further, the sunlight qualify matter reduces the capacity of properties and will mean continued urban sprawl is deemed necessary to cater for demand. We are losing our valuable edge of the city growing land to single level subdivisions. Low access to public transport as a qualifying matter in some areas of the city is a poor qualifying matter. Some areas are inner city or edge of inner city and have poor access. This is a result of lack of density, and poor transport planning. Transport accessibility should be improved, not used as an qualifying matter to keep these areas further behind in amenity. Examples Hoon hay and woolston.



Submitter Details

Submission Date: 10/05/2023

First name: Joseph Last name: Bray

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: Specific Purposes Zone, Chapter 14 - Residential

Decision Sought: I am seeking that the council passes ALL proposed amendments to PC13 and PC14

My submission is that:

I am in support of ALL proposed changes to PC14 and PC13. For changes i to iv, the increase in residential building height is certain to increase city centre population. Not only does improve the liveliness of the city, of which large parts (mainly those industrial) feel dead and/or lifeless, but also having more people move into the centre city removes the necessity for such a large rate of personal automobile ownership. Our city centre is decently walkable, and removing the need for a communte into the city removes the need for cars for a number of owners. In addition the need for more large inner-city, single-story carparks would be reduced, as these do not make the city look attractive whatsoever and take up space that could be used for other projects. The increase in residential housing would also reduce the need for more sprawling sub-division that spread further and further away from the city, the increase in these ensures a car-dependent Christchurch. Proposed change v of PC14 also helps facilitate innercity housing and so I am in support of it for the same reasons as above. vi and vii I also agree with. I am also in agreement with the proposed changes to PC13, as providing more historical and cultural sites in Ōtautahi not only will improve the surface-level feel of the city, but also improve the city's cultural identity and quality of life.



Submitter Details

Submission Date: 10/05/2023

First name: Karl Last name: Sitarz

Organisation: Golden Section Property

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

Decision Sought: NO change to the current building height limits for residential areas. No change to the subdivision rules to residential areas. No change to the notification of neighbours for residential areas.

My submission is that:

I would like to oppose the idea or allowing neighbors to build, subdivide or rebuild any higher than is currently allowed I oppose reducing the section size allowed for residential properties for subdivision I oppose not having to notify neighbours of plans to build and getting a signed resource concent from the neighbours. I want the current rules to remain as they work well and protect everybody that has purchased a house and does not want neighbours being able to build a new high house next door devaluing surrounding properties and reducing sunlight. Sunlight is needed more and is well known to medically help people function normally and healthily. Reducing the availability of sun light to buildings in any way is detrimental to many people.



Submitter Details

Submission Date: 10/05/2023

First name: Andrew Last name: Congalton

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 propose that the initial proposed changes to increase density of residential zones are reduced in radial distance from the identified hubs for an initial period of 10years

My submission is that:

Support increased density around main transport hubs or shopping precincts, however I think that the increased housing density in the remaining suburbs are excessive for the near future (5-10yrs). I suggest that the densification is staggered over the next 20yrs so that people can transition into/out of affected zones as suits their stage of life. This will also allow for development of infrastructure, transport corridors and commercial zone upgrades to develop appropriately with the transition to increased population in the immediate area.



Submitter Details

Submission Date: 10/05/2023

First name: Mark Last name: Hazeldine

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:The amendment I wish to see is that the maximum height without requiring a Resource Consent in the Medium Density Zone be lowered from 3 storeys/12 metres to 2 storeys/8 metres .

My submission is that:

I seek an amendment to the PC14. I note the recognition of the importance of sunlight in the proposed change, however the importance is not sufficiently recognised with the blanket permission for housing in the Medium Density Zone to be built to a 12 metre/3 storey height. It is not just sunlight that will be robbed from affected neighbours during the winter months but also light with attendant deleterious effects on health. Furthermore, and in association, PC14 does not take into account the orientation of residences on a site. Under PC14 I will lose more sunlight, and light, for longer in the mornings and afternoons as my residence has a north/south orientation meaning that 3 storey residences on either side will block sunlight and light except during the middle of the day. This is not hypothetical, it is a very real possibility as I have two old villas on larger sections on either side on me. Under the existing District Plan I would have expected the villas to be replaced in time with 2 storey units which would have been acceptable, however 3 storey units will take too much sunlight and light for too long.



Submitter Details

Submission Date: 10/05/2023

First name: David Last name: Pottinger

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:Do not expand to Hill areas for Medium density residential. Keep as it is. Didnt think you wanted more homes on the hill in an earthquake city anyhow...?

My submission is that:

Opposite my zone being changed to Medium density as it means my neigbours can build larger blocking sunlight and our view of the city which is part of the reason we bought the home in the first place. Medium density fine on the flat where can be better controlled for sunlight etc, but not on the hills where a little change like this could make a huge difference to our livability.



Submitter Details

Submission Date: 10/05/2023

First name: Sarah Last name: Pezaro

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:For the plan to proceed as proposed asap.

My submission is that:

I am in support of the proposals. I believe that the city has to encourage infill or risk becoming irrelevant next to places such as Rangiora or Rolleston. We cannot simply wait for existing houses to vacant and make way for rows of townhouses. By allowing intensification we will allow a more diverse mix of buildings and encourage home owners to maintain their existing homes.



Submitter Details

Submission Date: 10/05/2023

First name: Stuart Last name: Roberts

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: Subdivision, Development and Earthworks, Chapter 14 - Residential, Planning Maps, All Decision Sought: I wish to see the MRZ and HRZ zoning left as it is currently not changed so as proposed. Minimum subdivisible section size at 450 sqm for MRZ and current (not proposed) size for HRZ

My submission is that:

I oppose the the specific provisions. Intensification of our inner city sections will ruin many properties. The reason people live in Christchurch is that you can buy a house with a section that will get sun and allow space for people to live. Intensification will block sunlight to houses and sections and remove privacy for residents. There is no need in Christchurch to intensify around already beautifully established homes. Very happy for this to occur in Central Christchurch (i.e. inside the four avenues) as people who want intensive living will gravitate there. By allowing such intensive development in our residential areas outside of the four avenues you will substantially reduce peoples quality of living. There is absolutely no need for 3 storied houses in residential Christchurch . These will block sunlight and substantially reduce peoples standards of living.



Submitter Details

Submission Date: 10/05/2023

First name: Sarah Last name: Inglewood

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: More high density housing

My submission is that:

Great! Let's get more high density housing to make more homes available and affordable and to improve the liveliness/livability of our city.



Submitter Details

Submission Date: 10/05/2023

First name: Jillian Last name: Schofield

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 want to see Hornby and Hei Hei left as it is.

My submission is that:

I oppose the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas like Hei Hei. The fact that someone can build 12 metres or 14 metres without resources consent and the blocking of sunlight, the extra vehicles the lack of gardens and green space the pressure on drainage where there us no soil to absorb rainfall and the lack of privacy concern me. Hornby has Kempthorne Prosser which releases chemicals into the air and there is a lot of heavy transport vehicles moving through the roads day and night.



Submitter Details

Submission Date: 10/05/2023

First name: David Last name: Fisher

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:Look at reducing the height from 3 storeys down to two and allow only 2 houses per section where the section is small and maybe 3 houses on a larger section. Give people more outside space gardens and parking etc this will potentially attract more families back to these areas..

My submission is that:

I currently do not support the provisions for residential development options. All for increased development and understand that it is necessary, but allowing 3 storey housing in neighbourhood where there is predominantly single storey dwellings reduces quality of life for those residents. Essentially having 2 houses either side looking into your property reducing privacy, sunlight whilst adding extra traffic, noise, parking issues and pressure on already stressed underground services and increased pressure on schools. Where some schools sent increase capacity and there is no room for extension This mass building in the subu



Submitter Details

Submission Date: 10/05/2023

First name: Beverley Last name: Nelson

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:1. I would like Council to change the SUNLIGHT ACCESS matter to make it more favourable to existing homes. I don't know about angles and so on, but we rely so much on sunlight to warm our home that it would be impossible to live with a great 12- metre building next door! 2. For the same reason I would like Council to look again at the DISTANCE FROM BOUNDARY matter. One metre from the boundary is just ridiculous. That could put someone's toilet practically in my living room.

My submission is that:

1. I am opposed to the entire law as enacted by govt. This law completely disadvantages existing home owners. I know that Council cannot change this. 2. With one law homeowners who bought their homes in locations where the current residential zoning protected their home and their well-being have been completely ignored. 3. I would like 2 provisions amended.



Submitter Details

Submission Date: 10/05/2023

First name: Dr. Robert V Last name: Tait

Organisation:

Dew & Associates (Academic Publishers) PO Box 10-110

Phillipstown Chch 8145

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: Subdivision, Development and Earthworks

Decision Sought:For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all landowners or users to institute a planting or shrub placement regime. Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.

My submission is that:

It is observed that current residential developments site by site result in the loss of any trees on each plot. Around 7 trees are needed to produce the 740kg of oxygen a human absorbs each year. NB: Trees produce surplus oxygen during the day but take it back again during hours of darkness: however, they still provide a surplus: thus the need for 7 in each relevant location. Beech, Maple, Spruce, Douglas-Fir trees are leading oxygenators. A potted Mother-in-law's tongue shrub [Snake Plant] (maximum height one metre) is amongst the leading 24-hour-a-day oxygenators (it does not require watering etc) and can be strategically positioned at entrance doorways etc. NB: I am not a botanist just a concerned environmentalist: however, I can suggest a fellow academic who is.





Submitter Details

Submission Date: 10/05/2023

First name: Kem Wah Last name: Tan

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: Specific Purposes Zone, Chapter 14 - Residential

Decision Sought:Allow only maximum 2 stories buildings and less density per suburb and keep to town spreading out into the outer areas of Christchurch. This is a GARDEN CITY in a earthquake zone so keep the height down. Build self sustain smaller townships with good public transport connections with all.

My submission is that:

Residence suburb 8053 Aorangi Road are mainly single and some double stories houses with lot of trees and gardens. This made up the image of a garden city Christchurch. The proposal to have 20 meters height and 3 stories houses will drastically change the garden image to a concrete jungle of buildings. Tall buildings are suitable in town area and on main roads with commercial business. Let all keep in that image of Christchurch.



Submitter Details

Submission Date: 10/05/2023

First name: John Last name: Glennie

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: Subdivision, Development and Earthworks

Decision Sought: That the impact of increased traffic on a shared long driveway be added to the list of Qualifying Matters and that the owners of existing houses on the driveway be able to object to the effects.

My submission is that:

The proposed Qualifying Matters need to take account of subdivision that can occur at the end of long shared driveways where owners of existing properties not being subdivided have no ability to object to the effects of increased traffic on the driveway. By way of example, we have an over 1500m2 property at 30A Aorangi Road. Two other houses share the driveway and at times there can be 3-4 cars parked in the turning area adjacent to the houses. We could potentially subdivide our property into three lots of about 500m2 allowing nine three storey properties, potentially with nine or more cars added to the 3-4 cars belonging to the two neighbours . These neighbours have no right to object to the massive impact on traffic on the driveway and parking. This will be replicated across Christchurch wherever there are large back section properties on long shared driveways.



Submitter Details

Submission Date: 10/05/2023

First name: Nicole Last name: Cawood

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: Designations and Heritage Orders, Chapter 14 - Residential

Decision Sought:Opposing the increased height limits! That's not going to help people who live in single storey houses that have 3 storey houses built next door!

My submission is that:

Oppose completely. Why have it that we can build higher in residential areas but have the healthy homes act? A bit backwards and stupid. In the central city, do whatever because you will anyway, but leave the residential areas alone! It's nice that all you council people have money to live nicely and comfortably, but for everyone else, we can't afford to run our heat pump 24/7 because you changed laws to allow for higher houses! So, so dumb, and huge waste of money and resources. Fix the damn roads first!!



Submitter Details

Submission Date: 10/05/2023

First name: Heather Last name: Tate

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:Subdivision, Development and Earthworks,Chapter 14 - Residential,Commercial Decision Sought:To not add more on to height gains for commercial and residential

My submission is that:

I am opposing the height increases for commercial and residential areas PC14 paragraph i, and paragraph ii, and paragraph iii. Christchurch is unique in that it is not built up. By adding height you are jamming more people into the city.



Submitter Details

Submission Date: 10/05/2023

First name: Rachel Last name: Sanders

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:We would like the Council to uphold PC14 in relation to Mount Pleasant, and similar areas in the Port Hills, remaining Residential Hills zone rather than being redesignated MDRS, for the reasons detailed in our submission. Not upholding it will increase risk to people's safety and increased environmental harm.

My submission is that:

I am entering this submission on behalf of myself and a group of neighbours. Full details of all supporters to this submission are noted in the attached document. The specific parts of the application that our submission relates to are: That Mount Pleasant, and similar areas in the Port Hills, remain a Residential Hills zone and are not changed to medium density residential standards. We also support Council's plan to increase focus on the urban hubs, limiting the need for urban sprawl, concentrating densification to areas that have the infrastructure to support it, and thus minimising the impact on the environment by minimising the need for the additional residents to drive. The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Low public transport accessibility Emergency egress Emergency service access Pedestrian Safety Cyclist Safety Lack of Amenities Sewerage and Storm Water Drainage Significance of Port Hills Aesthetics We are also in support of the Council's revision to the recession plane due to sunlight differences from Auckland arising from the different latitude.



Submitter Details

Submission Date: 10/05/2023

First name: Rob Last name: Seddon-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:All

Decision Sought:That Council should guarantee quality public transport options with direct bus routes to all major destinations. It should be possible to reach a large, recreation facility, a major shopping centre, the airport, the beach and the city centre in a single bus journey, and all other parts of the city in no more than one hour at peak times from all areas of intensification. Without such a guarantee, intensification will result in additional congestion with little benefit. Consideration should be given to prohibiting on-street parking for residents of larger developments.

My submission is that:

I simply wish to register broad support for the planned areas of intensification and to register the desire that additional development should only occur in areas where excellent public transport is available. My primary concern is that without effective management of traffic at the planning stage, we will simply end up with a massive congestion problem.



Submitter Details

Submission Date: 10/05/2023

First name: Di Last name: Noble

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: Subdivision, Development and Earthworks

Decision Sought:Stop allowing these builds or at least change the areas it can happen in.

My submission is that:

I oppose changes to the new idea of being able to put up 2 and 3 story units in bulk next to a normal / average size house on a section. It doesn't take into account the sun of the neighbouring properties or the fact they are overlooked. It devalues a lot of properties. There are also some areas of ch ch that as the garden city we definitely need to keep as just that garden city, such as Heathcote valley and the like. These areas are like their own mini country living close to town as are the bays. The earthworks that these multi unit complex's need destroy, trees which we are trying to preserve and damages the neighbouring dwellings. There is no recourse through anyones insurance as it happens over. Along period of time with the builds.



Submitter Details

Submission Date: 10/05/2023

First name: Mark Last name: Siddall

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, Planning Maps

Decision Sought:Restrict the MRZ to areas surrounding the CBD, and suburban shopping areas, leaving the majority of Christchurch's suburbs as they were. Good public transport should be in place for these areas, or walking and or biking should be practical transport options for these areas.

My submission is that:

While I see the need and reasoning for PC14 and the new national standards for multi-housing developments called the Medium-Density Residential Standards (MDRS), I believe these should only be applied to and immediately around the city centre and suburban shopping areas where there exists good public transport routes, and areas of employment. It is totally inappropriate for suburban residential areas where the sunlight, views, and privacy are severely negatively impacted by the new 3 homes, 3 stories. If adopted as widely as proposed the quality of life for those in these areas will be ruined for ever.



Submitter Details

Submission Date: 10/05/2023

First name: Last name: Levin

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: Approve the plan change without amendment

My submission is that:

1. I support the proposed Residential Suburban Zone 2. I support the Airport Noise Influence Area as a qualifying matter for the whole of the areas proposed in PC 14 and (without limitation) in particular for the area between the University of Canterbury and Deans Bush



Submitter Details

Submission Date: 10/05/2023

First name: Selma Last name: Claridge

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: Fix the infrastructure, such as storm drains first. Or do not include Harris Crescent and surrounding areas in this plan.

My submission is that:

I oppose the proposed plan change 14. Can you please fix the storm water drains before changing the zones. Surface flooding happens every time it rains heavily in Harris Crescent Papanui. Drains currently can not cope. This issue will be worsened with less less grass, less planted areas and less bare earth for the water to be absorbed. The increase in hard surfaces will flow into unfit for purpose drains which cause more flooding. Please fix the drains first



Submitter Details

Submission Date: 10/05/2023

First name: Cindy Last name: Gibb

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:Other

Decision Sought:Limit the height of any building in Christchurch to a maximum of 4 stories

My submission is that:

After the earthquakes in 2011 it was agreed that there would be permanent high limits in Christchurch to try and prevent future loss of life. I understood these would be limited to 4 stories. As someone who experienced death directly related to the February earthquake I ask you to show consideration and maintain that decision which was made by the whole of Christchurch community. Density can occur through out the city. Increase the number of areas that can accommodate density (everywhere) but don't increase the height of building. Show some respect



Submitter Details

Submission Date: 10/05/2023

First name: richard Last name: scarf

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: Designations and Heritage Orders

Decision Sought:no amendments

My submission is that:

I support the reduction of the Character Area that includes Hanmer and Gilby street. The reduction of the Character area from the existing area including sections of both sides of Gilby street is appropriate considering the existing types of houses (being non-character like) that have been developed in the past 25 years. Reducing this Character area by the proposed amount (parts of Gilby street) will enable greater density while not affecting the true Character homes in the area



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Submission Date: 10/05/2023

First name: lan Last name: Drew

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, Transport, Subdivision, Development and Earthworks, Designations and Heritage Orders, Utilities and Energy, Chapter 14 - Residential, Open Space

Decision Sought: Change infill housing and height changes leave as is. Do not do light rail use existing railway lines. Also use motorway and no bus lanes down papanui rd. would not need bus lanes if the motor way was build as per the original plans. (changed by CCC ex mayor and Labour Governent) so short sited

My submission is that:

Support open space Apposed to infill housing. and also the increase in heights in both Residential and commercial. (Rember the earthquake) Need to put power under ground Apposed to light rail use existing railway lines



	Detai	

Submission Date: 10/05/2023

First name: Louise Last name: Tweedy

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, All

Decision Sought:Properties that share boundaries with parks and schools in medium density housing zone should not be allowed to be higher than two stories for privacy/the protection of children using them. The height limits in for properties sharing borders/boundaries with public parks and with schools in medium-density residential zones should have lower/reduced height allowances.

My submission is that:

Properties that share boundaries with parks and schools in medium-density residential zones should not be allowed to be higher than two stories for privacy/the protection of children using them.



Submitter Details

Submission Date: 10/05/2023

First name: John Last name: Buckler

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,Chapter 14 - Residential

Decision Sought: Change 45 st albans street to a MD zone or preserve current sunlight. Residents only parking

My submission is that:

Street parking is already a severe problem in St Albans Street due to residents and non resident parking. Reduced sunlight will result in increased psychological problems and increased heating costs. Increased noise pollution will increase psychological distress. Our house is our main asset and we are relying on the Sale to provide retirement income. House prices will be reduced as people opt to buy in less dense areas.



Submitter Details

Submission Date: 10/05/2023

First name: Brian Last name: Reynolds

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:Leave the height restrictions as is and reduce infill housing

My submission is that:

oppose to all high rise in residential areas



Submitter Details

Submission Date: 10/05/2023

First name: Joy Last name: Reynolds

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:stop highrise and infill housing

My submission is that:

opposes



Submitter Details

Submission Date: 10/05/2023

First name: Luke Last name: Morreau

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 and Cultural Heritage,Chapter 14 - Residential,Other

Decision Sought: I'd like council to review this?

My submission is that:

While i support intensification in areas, I am concerned how build sizes are calculated. For example - a back section with a long driveway in a MDZ. While a back section might be 500sqm (including driveway) the ability to build a development (as far as i'm aware) is based on 500sqm. Not 500sqm less a 60-80sqm driveway. So on these sections larger homes un-proportional to the usable section size are able to be built. This can have an unsightly effect on beautiful areas around christchurch



Submitter Details

Submission Date: 10/05/2023

First name: Chris Last name: Baddock

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

Decision Sought: The plan should build the necessary infrastructure before intensifying the housing. If the housing is built first and the people have already arrived, then the Council is already too late in addressing the associated issues that come with this.

My submission is that:

There is a lot of intensification of housing going on (single houses on a lot being replaced with multistory townhouses), which is fine and necessary. I do not see any improvement to public transport. How are all of these people going to get around? We are already seeing a lot more cars on the roads, and without improved transport options this is only going to get worse. The Council needs to provide affordable, frequent and reliable public transport options as alternatives to cars. Cycleways are already superb, however buses as the only public transport option does not provide an appealing alternative to cars as if traffic worsens the buses will be stuck in the same traffic a car would be. It would also be good to see light rail as an option between Selwyn and Christchurch



Submitter Details

Submission Date: 10/05/2023

First name: Nina Last name: Ferguson

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 wish to see amendments that support and look after the current home owners who have struggled and battled to get on the property market and NOW will have it ripped out of their hands. I purchased this property because of the single storey houses, safe streets and big backyards for growing veggies. How can the government take all of those rights away from me? I wish to see - - compensation to homeowners, - Large buy outs so the first home owner to sell doesn't reap all the rewards and the others have to sell at a largely devalued price. - A 2 storey limit to allow a greater amount of sunlight in the winter. - This decision allows the rich to get richer and the middle income people to be screwed over. - A fairer plan which gives safety and security to the people of Christchurch.

My submission is that:

I strongly oppose the changes to the district plan. I currently live in an area which has now become Medium Density Zoned. This will negatively impact my life and my kids, both financially and emotionally. If a four storey development happens next door to me, I will get NO sunlight for more than 5 months of the year. I will have to pay more to heat my house and more to pay for vegetables I was able to grow in my backyard. My house value will drop significantly and as a single parent on a medium income this will have a devastating impact on me, my kids and our future. This plan allows for these developments to happen in drips and drabs, destroying happy communities, blocking out sunshine and allowing fear to live in residents.



Submitter Details

Submission Date: 10/05/2023

First name: Juliet Last name: Kim

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:Please see above

My submission is that:

Unsure where to find the above mentioned chapters? No chapters in full consultation doc. So selected all chapters and maps. I support the application of Christchurch-specific sunlight access rules - would want CHCH to also have a maximum of 3 months/year of no sunlight to ground floor. No sunlight to ground floor for close to half the year is not acceptable, and will add to CHCH houses being damp, mouldy and unhealthy. The current proposed rules from MDRS resulting in 5 months of no sunlight for ground floor means that hundreds of thousands of single-storey occupants will not have sunlight access in any part of their home for almost half the year. This can lead to a huge range of issues including but not limited to increased frequency of illnesses which can impact on the already-stretched healthcare sector.



Submitter Details

Submission Date: 10/05/2023

First name: Hamish Last name: Paice

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:No specific amendments, but more public green space please!

My submission is that:

I support the changes as I think we need to allow more density in our city to cope with increases in population. I particularly like the mixed use zone proposed in Sydenham as it will mean people can live near where they work and shop. Only comment I have is that we should have more public green space, as 1) public green space is important for our physical and mental health, and 2) for storm water purposes, with increased density we will see a decrease in permeable surface on private land so we need more public land dedicated to this. If it means an increase in rates then so be it, our rates are super low anyway for the services that council provide.



Submitter Details

Submission Date: 10/05/2023

First name: Tasha Last name: Tan

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,Subdivision, Development and Earthworks,Designations and Heritage Orders,Chapter 14 - Residential,Open Space,Planning Maps

Decision Sought:More public green spaces allocated within areas zoned for mixed use development.

My submission is that:

I really support the mixed use zoning between Moorhouse Ave and Brougham Street (Sydenham) but would like to see more areas designated as public green spaces within these areas. Whilst the area currently seems very commercial/industrial with next to no permeable or green areas, I think it would be a step in the right direction to designate public green spaces in this area with moving these areas to mixed use zoning. Especially with more areas being zoned for higher density development, we cannot rely on private entities and owners installing and maintaining stormwater attenuation and treatment devices. Also with more areas designated as green spaces, it helps with promoting a community feel especially if we're moving towards having some residential areas here.



Submitter Details

Submission Date: 10/05/2023

First name: Ann Last name: Kennedy

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, Planning Maps

Decision Sought: That Paparoa Street and Perry Street become Medium Density Residential Zone. That all new builds in these two streets have an architecture sympathetic and spatial planning to the existing character of the streets That a sense of place be recognised as a planning tool. and

My submission is that:

Submission to the Christchurch City Council Housing and Business Choice Plan Change (PC14) I wish to thank the Christchurch City Council for this opportunity to submit and for putting forward a plan which will "enable more development within the city's urban footprint." I consider it essential that we action this plan and provide safe, affordable housing. My home is at 70 Perry Street, Papanui, we, as a family have lived here for 42 years. In the revised plan it is proposed that it becomes a "High Density Residential Zone, allowing buildings up to 14m without a resource consent and between 14-32m with a resource consent depending on whether a commercial centre precinct applies. This zone is mainly for residential buildings, including apartments." The proposed plan delivers on higher population densities, mixed land use, efficient use of transport corridors and social and economic diversity - all aimed to manage urban growth. However, urban intensification planning and design control measures that maintain and promote the character of the existing residential environment do not appear in this revised plan. This omission will cause the loss of the character of Perry Street - a place unique and distinctive. Has the identity of the "character" of the street and the structural morphology been studied? The notion of "character" must come into the centre of the debate. To conserve the character of the Perry Street landscape prior to intensification, a study of the street morphology will provide a theoretical and practical basis. Urban and street morphological ideas and techniques are concerned with articulating and characterising the structure of the present street form. According to research on street character in New Zealand the significance of the historical perspective in studies of character has been addressed, and character areas mainly refer to the historical physical features, such as architecture of houses and streetscape. The main purpose of describing and assessing these features is to provide the guideline in managing possible additions to the valuable street character and heritage. Planning and design control measures for future urban change must be established on thorough understanding of an area's character through its physical form. City planners must be concerned about preserving and protecting the invaluable historical character of a neighbourhood area. A Sense of Place Places can feel familiar or foreign, friendly or hostile, depending on how we experience a place. Our ability to create relationships with places form our sense of place. If we have a positive sense of place, we feel safe and we know this is healthy. This is good planning and good economics. As we are all aware, many Christchurch residents lost their homes, their sense of place, their sense of community - this was traumatic for many. Our home was safe, I love going home to my place. I have a sense of place, a sense community, and when we have a sense of community, we tend to look after it better. There is nothing unfriendly or hostile about Perry Street. No sense of placelessness. When we engage with a place and a community and we take care of it. If we lose this, we will feel less inspired and more detached. If we develop negative feelings attached to our place, we may develop anxiety, stress and depression. While urban intensification is recognised as a planning tool, it is not smart growth nor it has it been concerned about how to conserve invaluable street and landscape character during the process. The proposed urban intensification of Paparoa Street and Perry Street, Papanui must come under criticism because of its lack of planning provision for character sustainability and sense of place. I recommend that Paparoa Street and Perry Street, Papanui be described as medium urban zone under the revised plan and the higher density planning boundary proposed under this revised plan be moved north to Grants Road. I wish to be heard Ann Kennedy Master of Urban and Regional Planning Lincoln University



Submitter Details

Submission Date: 10/05/2023

First name: Janice Last name: Hitchon

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 and Cultural Heritage, Chapter 14 - Residential, Open Space

Decision Sought: That the Ashfield Place, Maidstone Road should not be changed from its present designation.

My submission is that:

I oppose the changes to height limits in the Ilam residential areas.



Submitter Details

Submission Date: 10/05/2023

First name: Chris Last name: Rennie

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:Reject proposal to allow building of four or six level dwellings

My submission is that:

I oppose the proposal to allow four and six level dwellings to be built



Submitter Details

Submission Date: 10/05/2023

First name: Sydney John Last name: Kennedy

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: Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m to ensure adequate sunlight provision during winter months. All Papanui apartment building sites to have at least 1 car park per apartment on site. Council has invested heavily in new Papanui road works which have wide footpaths and narrow carriage way. Sometimes the narrow carriage way does not permit 2 way traffic when there is car parking on each side of the carriageway. Encouraging more car parking off site will make local transport more difficult in the narrow carriageway streets.

My submission is that:

Generally I am in support of the proposed Papanui changes, with some concerns on building heights above 4 storeys, and off street parking.



Submitter Details

Submission Date: 10/05/2023

First name: Hone Last name: Johnson

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:reject the proposed changes.

My submission is that:

I oppose all the changes. I do not want higher density zoning.



Submitter Details

Submission Date: 10/05/2023

First name: Daniel John Last name: Rutherford

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

Decision Sought:Please remove our Tasmanian blue gum from the significant tree register. Please don't go ahead with considering the significant trees to be a qualifying matter. Please remove both titles of our property at 20 Macmillan ave/20b Macmillan ave from the residential character area.

My submission is that:

IGNIFICANT TREE 1.a Please remove our Tasmanian blue gum from the significant tree register and b. don't go ahead with considering the significant trees to be a qualifying matter in the new district plan. ONGOING SAFETY MANAGEMENT The blue gum is a fast growing tree, that is now over 100 years old, and is a threat to our home. It has large limbs reaching out over our home, which will need to be managed. The limbs of large blue gums (often refered to as 'widow makers') are extremely heavy, and are prone to breaking off the tree and crushing what is beneath them. Our home is directly beneath our blue gum. As the tree continues to get larger, it will pose an unacceptable safety risk to our family which cannot be mitigated through pruning or other engineering solutions and we will need to undertake eventual removal of the tree over the advancing years, as the tree ages and becomes less stable, in order to keep our home insured and our family safe. RESPONSIBILITY FOR THE BLUE GUM. We are professional landscapers, with over 35 years of experience, and we maintain all of the rest of the trees on the property in a responsible manner. We believe that the management of the blue gum should be left up to us. Living on the property for over 30 years, we know the tree better than anyone, and we have seen it grow from a mature tree into an old tree. We expect to be the caretakers and owners of this property for many years to come, and we want to be able to manage it effectively without interference from the council and the associated additional costs. We are well suited to managing the tree (using professional help where it is appropriate) through the next stages of its life, lightening the canopy load and keeping it safe, until it grows too old to remain safe and requires removal. We manage all the trees on our property, planting replacement trees, maintaining trees as they grow, and removing them as they become too old to thrive. It is the natural process of a garden and landscape. We are living here long term, and are committed to maintaining the landscape responsibly. HARDSHIP We have limited funds to put towards maintenance of our home, the garden, and the blue gum. The cost of several thousand dollars for documentation and council fees for a resource consent every time we want to get work done on the tree, and for final removal, reduces the funds available for the actual work to be done. Making it a qualifying matter, and requiring a resource consent to do any remedial work to the blue gum simply makes it too expensive for us to manage the tree maintenance, and puts our family in a position of financial hardship and unnecessary danger. RESIDENTIAL CHARACTER AREA Please remove both titles of our property at 20 Macmillan ave/20b Macmillan ave from the residential character area. We would prefer not to be included (for the same reasons, listed above, that we want to be excluded from the RHA).



PC13 - MacMillan Avenue Residential Heritage Area



Submitter Details

Submission Date: 10/05/2023

First name: Hamish Last name: West

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:Subdivision, Development and Earthworks, Natural and Cultural Heritage, Designations and Heritage Orders, Chapter 12 - Papakāinga/Kāinga Nohoanga Zone, Specific Purposes Zone, Chapter 14 - Residential

Decision Sought: Throw out these qualifying matters. Give us the rules the central government passed as law, unadultered.

My submission is that:

Limiting recession plane heights throughout the city with 'qualifying matters' is selling out every future generation. This council is choosing to make the housing problem worse. To ignore the population growth we have and will expereince, preferring to bury heads in the sand and pretend that the reasons we NEED intensification either don't exist or are orders less important than they are. I am gutted that this council has caved to a loud minority of residents, and has chosen to fight tooth and nail to make the future of Christchurch as expensive and as carbon intensive as possible.