

BEFORE THE INDEPENDENT HEARINGS PANEL

UNDER

the Resource Management Act 1991 and
the Canterbury Earthquake (Christchurch
Replacement District Plan) Order 2014

IN THE MATTER OF

**THE PROPOSED CHRISTCHURCH
REPLACEMENT DISTRICT PLAN
STAGE 1**

SUBMITTER

**SPREYDON/HEATHCOTE COMMUNITY
BOARD**

Dated: 19 December 2014

**SPREYDON/HEATHCOTE COMMUNITY
BOARD**

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MAY IT PLEASE THE HEARING PANEL

- 1 This memorandum is filed on behalf of the Spreydon/Heathcote Community Board (“the Board”) in response to the direction of the panel dated 3 December 2014 requiring submitters who have not clearly specified relief sought by way of amended provisions, for all Stage 1 Proposals, to lodge with the Independent Secretariat, and serve on the Council, on or before **5pm Friday 19 December 2014** the relief they are seeking with reference to the provisions of the proposed Replacement District Plan.
- 2 The Board’s submission on the Proposed Christchurch Replacement District Plan (“the Plan”) includes comment on a number of general matters. The Board believes that the generic relief that it is seeking to address these matters is sufficiently set out in the submission.
- 3 In addition the Board’s submission seeks specific relief by way of changes to particular provisions of the proposed plan. Although the changes sought in this regard are also outlined in the Board’s submission the specific relief sought is included at Appendix 1 that sets out parts of the Board’s submission followed by the referenced provisions of the Plan with the deletions sought being sought shown struck through and the additions shown underlined.

DATED this 19th day of December 2014



Paul McMahon
Chairperson Spreydon/Heathcote Community Board

APPENDIX 1

SUBMISSION POINT:

18.4 The Board believes that matters of discretion for Council at 7.3.3 does not provide for adequate accessible parking and suggests the removal of the ability to consider off-site parks.

RELIEF SOUGHT - PLAN PROVISION TO BE AMENDED:

7.3.3 Parking spaces for people with disabilities

The following are assessment matters for Rule 1c, Section 7.2.3.1:

- ~~1. Whether the equivalent number of disability car park spaces can be provided on a separate site which:

 - ~~a. is sited within a readily accessible distance from the activity for persons with disabilities; and~~
 - ~~b. is clearly associated with the activity through signage or other means.~~~~
- ~~2.1 Whether the nature of the particular activity is such that it will generate less disability car parking demand than is required by this District Plan.~~
- ~~3.2 Whether the safety of people with disabilities will be affected by being set down on-street.~~
- ~~4.3 The assessment matters under 7.3.1 also apply.~~

SUBMISSION POINT:

18.5 The Board considers that it is inconsistent for Cashmere and Centaurus Roads to remain as Minor Arterials without heavy traffic restrictions being imposed

RELIEF SOUGHT - PLAN PROVISION TO BE AMENDED:

Table 7.18 - List of Arterial and Collector roads

Road	Classification
Antigua Street (Moorhouse Avenue –	Collector
Cashel Street (Linwood Avenue – Fitzgerald Avenue)	Collector
Cashmere Road (Kennedys Bush Road-	Collector
Cashmere Road (Hendersons Road-	Minor arterial <u>Collector</u>
Cashmere Road (Kennedys Bush Road- Caspian Street (Ebbtide Street-Rockinghorse Hendersons Road)	Collector
Caulfield Avenue (Murphys Road – Hamill	Collector
Cashmere Road (Hendersons Road- Cavendish Road (Northcote Road-Veitches Colombo Street)	Collector
Cavendish Road (Grampian Street-Styx Mill	Collector
Caspian Street (Ebbtide Street-Rockinghorse	Collector
Centaurus Road (Colombo Street-Port Hills	Minor arterial <u>Collector</u>
Caulfield Avenue (Murphys Road – Hamill Road)	Collector
Cavendish Road (Northcote Road-Veitches Road)	Collector

Chapmans Road (Port Hills Road-Cumnor	Collector
Charteris Bay Road (Governors Bay	Collector
Chattertons Road (McLeans Island Road-	Collector
Checketts Avenue (Ensign Street – Wales	Collector
Christchurch Akaroa Road (Selwyn District	Major arterial
Clarence Street (Riccarton Road – Blenheim	Minor arterial

SUBMISSION POINT:

19.1 With reference to Objective 14.1.1.a.iii the Board queries how the Plan assists in improving housing affordability other than by allowing increased densification.

RELIEF SOUGHT - PLAN PROVISION TO BE AMENDED:

14.1.1 Objective - Housing supply

- a. An increased supply that will:
 - i. enable a wide range of housing types, sizes, and densities;
 - ii. meet the diverse needs of the community in the immediate recovery period; and longer term, including social and temporary housing options; ~~and~~
 - iii. ~~assist in improving housing affordability.~~

SUBMISSION POINT:

19.2 The Board submits that Policy 14.1.1.1a.iii.E should be amended so that the requirement is for new medium density development to be located outside Special Amenity Areas except where it is consistent with the amenity.

RELIEF SOUGHT - PLAN PROVISION TO BE AMENDED:

14.1.1.1 Policy - Location density and type of housing

- a. Ensure:
 - i. High density residential development in the Central City that achieves a net density of 50 households per hectare;
 - ii. existing medium density residential areas achieve a net density of 30 households per hectare;
 - iii. new residential medium density development is immediately available and located within and around suitable Key Activity Centres and larger neighbourhood centres where it meets the following criteria:

- A achieves a net density of 30 households per hectare;
- B accessible to a public transport mode;
- C within a 400 metre walkable distance of a selected Key Activity Centre or larger suburban commercial centre;
- D able to be efficiently serviced by Council owned stormwater, wastewater and water supply networks;
- E located outside Special Amenity Areas ~~unless the potential adverse effects of increased density on the unique residential character and amenity of these areas can be mitigated~~ except where it is consistent with the amenity;
- F in close proximity to existing parks or open space, or where there is a local deficiency of parks and open space, this is able to be efficiently addressed to support
- G is located outside of high hazard areas and/or those areas where the adverse environmental effects of land remediation out weigh the benefits; and
- H there is adequate potential for the land to be redeveloped and yield 30hh/ha based on the age of the housing stock and the presence of sufficient vacant land, property amalgamation potential, and large sites that have not been redeveloped in the last 20 years;

SUBMISSION POINT:

- 19.4 The Board supports policy 14.1.1.4.a. providing for higher density accommodation options for older people and those requiring assisted living in residential areas but submits that these developments should be subject to the same proviso as non-household residential accommodation i.e. that the building scale, massing, and layout is compatible with the character of the surrounding residential area.

RELIEF SOUGHT - PLAN PROVISION TO BE AMENDED:

14.1.1.4 Policy- Provision of retirement villages

- a. Provide for comprehensively designed and well located higher density accommodation options and accessory services for older people and those requiring care or assisted living, throughout all residential zones, provided that the building scale, massing, and layout is compatible with the anticipated character of any surrounding residential environment.

Note: This policy also applies to Objectives [14.1.2](#) and [14.1.3](#)

SUBMISSION POINT:

- 19.5 With reference to Policy 14.1.1.7.b.iii the Board submits that this should be amended to provide for community housing to be increased to meet current need.

RELIEF SOUGHT - PLAN PROVISION TO BE AMENDED:

14.1.1.7 Policy - Recovery housing - social housing redevelopment

- a. Enable comprehensive redevelopment of social housing in areas where:
 - i. natural hazards can be adequately mitigated;
 - ii. adequate infrastructure services and capacity are available; and
 - iii. reverse sensitivity effects on existing industrial areas are managed.

- b. Ensure social housing redevelopment achieves:
 - i. high quality urban design and on-site amenity;
 - ii. development integrated and sympathetic with the amenity of adjacent neighbourhoods and adjoining sites;
 - iii. ~~the~~An increase in the stock of community housing units. ~~being maintained or increased;~~
 - iv. increased residential density; and
 - v. an increased range of housing types, including housing for lower income groups and those with specific needs.

SUBMISSION POINT:

- 19.6 The Board objects to the acceptance in Policy 14.1.5.3.a.ii that access to sunlight and privacy may be limited by medium density development and requests that this be removed from the policy.

RELIEF SOUGHT - PLAN PROVISION TO BE AMENDED:

14.1.5.3 Policy - Character of low and medium density areas

- a. Ensure that:
 - i. low density residential areas are characterised by a low scale open residential environment with predominantly one or two storey detached or semi detached housing, and significant opportunities for landscaping and good access to sunlight and privacy are maintained; and
 - ii. medium density areas are characterised by medium scale and density of buildings up to two or three stories, including semi-detached and terraced housing and low rise apartments, and landscaping in publicly visible areas., ~~while accepting that access to sunlight and privacy may be limited by the anticipated density of development.~~

SUBMISSION POINT:

- 19.7 The Board submits that Objective 14.1.6 should include a paragraph on brownfield redevelopment promoting redevelopment that aims to create new urban and suburban villages e.g. Philipstown/Charleston which have no community facilities.

RELIEF SOUGHT - PLAN PROVISION TO BE AMENDED:

14.1.6 Objective - Comprehensive planning for new neighbourhoods

- a. Promote new residential developments in priority greenfield residential growth areas that are comprehensively planned so that they are environmentally and socially sustainable over the long term; and
- b. Promote residential developments in priority brownfield areas that aim to create new urban and suburban villages.

SUBMISSION POINT:

19.8 With reference to the Residential Suburban Zone and Residential Suburban Density Transition Zone Rules Permitted Activities Table at 14.2.2.1 the Board submits that the requirement at P22 for places of Assembly other than Churches to be closed on Sundays and public holidays should be deleted so that community organisations other than churches can also operate on Sundays and public holidays.

Activity		Activity specific standards
P22	Places of Assembly	<p>The activity shall:</p> <ul style="list-style-type: none">a. only locate on sites with frontage and the primary entrance to a minor arterial or collector road where right turn off set, either informal or formal is available;b. only occupy a gross floor area of building of less than 200m²;c. limit signage to a maximum area of 1m²;d. limit the hours of operation when the site is open to visitors, or clients, and deliveries to between the hours of:<ul style="list-style-type: none">i. 0700 – 2100 Monday to Saturday; andii. Closed Sunday and public holidays (excluding churches and church halls, <u>community organisations</u> and community centres);e. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; andf. only locate on residential blocks where there are no more than two non-residential activities.