

Judge John Hassan

From: Judge John Hassan
Sent: Friday, 22 April 2016 3:24 p.m.
To: Helen Stanley
Subject: Waiver of time and acceptance of Scales' submission

Helen,
Please note the following and inform Ms Scales, Mr Punselie and counsel for CCC:

I refer to the email sent to the Council from Mary Scales, dated Friday, 15 April 2016 (see below). The email purports to be a submission on the Residential Medium Density Proposal, for and on behalf of Christopher and Mary Scales of St James Avenue, Papanui. The purported submission was received after the period for making submissions on this proposal ended on 22 March 2016.

On 18 April 2016, Mr David Punselie of the Council emailed Ms Scales noting that the submission was late. He informed Ms Scales that he would refer the email to the Chair for determination of whether waiver of time would be granted, and noting that an explanation for the lateness would be required. He also informed Ms Scales that the explanation should also include a contact telephone number and an indication of whether or not the submitters wished to be heard on their submission if a waiver is granted. He also pointed out that, while Ms Scales' email indicates that the proposal is opposed, and gives reasons for that, it does not indicate the decision the submitters want the Independent Hearings Panel to make. Therefore, he invited Ms Scales to indicate whether they sought rejection of the proposal or amendment of it (and, if the latter, what amendment is sought).

Despite no follow up to these matters being received from Ms Scales, on this occasion, I am satisfied that waiver of time for filing of the submission can be appropriately granted. That is in particular because the substance of the submission concerns the proposal, and the submitters' concerns about it as property owners impacted by it. It is also because, with public notification of receipt of the submission, due opportunity will be available for any other person who could seek to file a further submission. Therefore, the balance of public and other interests favour granting the waiver.

While I agree with Mr Punselie that further clarification of the submitters' position on whether the proposal should be rejected entirely or amended would be of assistance, I am satisfied that the email, on its face, sufficiently indicates the submitters' position being one of seeking full rejection. If that is not the case, the submitters are encouraged to discuss with Mr Richard Ball how they might proceed to provide further clarity on the relief they pursue.

Therefore, and under delegation from the Chair:

- I grant waiver of time and accept the below email from Ms Scales as a late submission for and on behalf of Christopher and Mary Scales;
- I direct the Scales to lodge with the Secretariat (by email) full contact details including email and phone, by **4pm Friday 29 April 2016**


Judge John Hassan

-----Original Message-----

From: Punselie, David
Sent: Tuesday, 19 April 2016 11:25 a.m.
To: 'Chch Plan - Info'
Subject: Residential Medium Density Proposal - Papanui: Late submission- Scales

Dear Secretariat

Please see email below received yesterday morning from Mary Scales regarding the RMD proposal for Papanui. I have received no reason for lateness. Would you please let me have the Chair's decision in due course.

Regards

David P

David Punselie

Statutory Administration Officer

Planning and Strategic Transport Unit

Strategy and Transformation Group

DDI: 03 9418527

Fax: 03 9418337

Email: david.punselie@ccc.govt.nz

Web: www.ccc.govt.nz

Christchurch City Council

Civic Offices, 53 Hereford Street, Christchurch PO Box 73012, Christchurch, 8154 Please consider the environment before printing this email

-----Original Message-----

From: Punselie, David

Sent: Monday, 18 April 2016 7:24 a.m.

To: 'Mary Scales'

Cc: DPReview

Subject: RE: Medium and High Density Housing in Papanui

Good morning Mary

Thank you for your email.

The period for making submissions on this proposal ended on 22 March 2016. Your submission is therefore late. The article in The Press at the weekend indicated that further submissions could be made until last Friday. That is correct. However there is a distinction between a submission and a further submission under the Resource Management Act. After the period for submissions closes (in this case 22 March) the Council must give public notice that further submission can be made. A further submission can only be in support of or in opposition to a submission that was made in the first period. It is a bit confusing I'm sorry but that is the law that we must administer.

I will refer your email to the Chair of the Independent Hearings Panel who has sole discretion to grant a waiver of time. However he will require an explanation for the lateness.

When providing an explanation please include a contact telephone number and an indication of whether or not you wish to be heard in support of your submission if a waiver is granted. Your email indicates you oppose the proposal and give your reasons for that opposition but you do not indicate what decision you want the Independent Hearings Panel to make. Please indicate whether you wish the proposal to be rejected or amended in some way. If you wish the proposal to be amended please provide the amendment you wish to see included.

David Punselie

Statutory Administration Officer

Planning and Strategic Transport Unit

Strategy and Transformation Group

DDI: 03 9418527

Fax: 03 9418337

Email: david.punselie@ccc.govt.nz

Web: www.ccc.govt.nz

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-----Original Message-----

From: mary Scales [mailto:scales.mary@icloud.com]

Sent: Friday, 15 April 2016 6:36 p.m.

To: DPReview

Subject: Medium and High Density Housing in Papanui

After reading the article in Wednesday's Press,we Christopher and Mary Scales of St James Avenue would like to add our opposition to the proposed plan for more houses in our street.

In our view the plan adds nothing good.We have enough problems as it is with traffic.Blocks of high rise flats will only add more cars and no parking spaces.With Mitre Ten about to open it remains to be seen where the staff will park.

The plan is fraught with problems,sewerage being another.

To be told the residents will use St James Park as a place for BBQs and entertainment is a joke.We do not live on a warm Pacific Island.We live in Christchurch with a cold Easterly wind.Is the council going to put in gas BBQs for people or are we expected to bring our own?

Another issue....how about a green strip with trees and seating along Langdons Road to act as a buffer between offices on one side of the road and houses on the other it would be of benefit to both.

The trees in St James Avenue are they to come down to make way for blocks of flats?What are all these people going to walk on?The footpaths, gutters and road are a disgrace,five years since the earthquake and all we here about is how wonderful the rebuild is in the city.I do not see the detail published of how these new buildings get price tags of 50 million for this or that,not transparent at all.

No we think under this proposed plan,Papanui is to become the proposed slum of the future.

Regards. Chris and Mary Scales.

From Mary

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The views expressed in this message are those of the individual sender and may not necessarily reflect the views of the Christchurch City Council.

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