

BEFORE THE CHRISTCHURCH REPLACEMENT DISTRICT PLAN
INDEPENDENT HEARINGS PANEL

Stage 2 Subdivision Proposal, Chapter 8

2 November 2015

Submissions of Akaroa Civic Trust #2285
Jan Cook & David Brailsford #2241
Brent Martin & Suky Thompson #2418

1. Correction to Evidence of J Cook, dated 14 October 2015, paragraph 14 – the dates I attended mediations were 6, 7 and 8 October 2015.
2. Regarding the provisions for one hectare allotments and for allotments less than 4 hectare, the submitters support the Revised Proposal, as described in the Rebuttal Evidence of Ms Hogan for the Council, dated 21 October 2015. The revisions satisfy our concerns in relation to the proliferation of small sites and effects on amenity and character of the Banks Peninsula Rural Zone. The revisions are also much more concise and easy to understand than the notified Proposal.
3. As a consequence of the revisions, a further deletion of '**or 8.2.2.3 D6**' is required in Rule 8.2.2.1, C6, Relevant standard e)
4. The concerns of the submitters in relation to 'Identified Building Area' are now largely met by the non-complying status for new allotments less than 4 hectares. This should mean that such subdivision will require careful consideration, which should include the potential effects of future development on the site.
5. It is still the submitters' view that subdivision should require consideration, where relevant, of the effects of potential buildings, and that location is usually the most important factor in the visual impact of buildings.

It is therefore requested that Rule 8.2.4.1, 6 is amended to –

8.2.4.1, 6, d. The visual impact of buildings, development and associated works and the extent to which additional restrictions on location, scale and design of buildings are necessary.