

Waipapa
Papanui-Innes Community Board
MINUTES ATTACHMENTS

Date: Friday 21 February 2020
Time: 9.15am
Venue: Board Room, Papanui Service Centre,
Corner Langdons Road and Restell Street, Papanui

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From: Joseph Pali
Sent: Sunday, 16 February 2020 3:37 pm
To: Clune, Margaret; McLellan-Dowling, Jake; Cotter, Pauline
Subject: Fw: For next Meeting Council Friday Re:49&47&51 Dudley St-Birds-Starlings! Bird Shit and Size of Trees hazard
Importance: High

Please reply that this email received and read before Friday 21/2/20
3 concerns below

From: Joseph Pali
Sent: Saturday, February 15, 2020 6:32 PM
To: McLellan-Dowling, Jake
Subject: Fw: For next Meeting Council Friday Re:49&47&51 Dudley St-Birds-Starlings! Bird Shit and Size of Trees hazard

House 41
Becca and Nick Hughes

House 52
Josh Forward
027 233 1622

From: Joseph Pali
Sent: Saturday, February 15, 2020 6:23 PM
To: Hughes, Becca; Forward, Josh
Subject: Fw: For next Meeting Council Friday Re:49&47&51 Dudley St-Birds-Starlings! Bird Shit and Size of Trees hazard

Hi from Joseph Pali at no 43 Dudley

Please read the attached and forward your concerns to council, Margaret Clune, if you agree and also any concerns you have etc for their meeting this Friday they are meeting
Also you can attend the meeting on Friday and share concerns etc also.

Regards

Joseph Pali
43 Dudley St
Richmond

Please feel free to phone me also anytime.

TRIM: 20/181341

From: Joseph Pali
Sent: Saturday, February 15, 2020 5:10 PM
To: Clune, Margaret
Cc: Mclellan, Jake; Joseph Pali; Tumm, Andrea
Subject: For next Meeting Council Friday Re:49&47&51 Dudley St-Birds-Starlings! Bird Shit and Size of Trees hazard

Hi

Concerns please to be discussed at the next sitting of your council meeting.

3 Issues need attention ASAP please

- 1) Excessive Poo.Shit 43 Dudley St Trees Birds affecting our health and properties**
- 2) Trees not being maintained and cut way back OH& S**
- 3) Dudley Creek behind 43 Dudley St weeds not being pulled out and maintained as shared in original plans put to us**

To follow up on our phone call Margaret I believe you have a meeting this Friday.
Please can these concerns be raised and a satisfactory outcome agreed on.

Myself being Mr Joseph Pali owner of 43 Dudley Street am acting on behalf of the residents on either side of us 1 being Sharon & Andrea Tumminello 47 Dudley Street Owners also owners opposite over the road from us. (We seem to get it the worst at 43 and 47 Dudley Street.)
I have had discussions with them and we all strongly believe the bird poo , shit issue that is being deposited over our fences ,letter boxes and driveways is a hazard health wise as well as the continuing cleaning and staining it causes.

We believe no cleaning has been done by the council on this and the maintenance of the growth of the trees.
we are told years back they were cut right back and looked after but this seems to have stopped!
We believe they need to be cut back to at LEAST half.
I believe they are on the list to be cut a little back over the houses (Which is a major OH & S) these can break of in storms which has already happened 2 doors down from us.
Are we waiting for it to happen to someone else before anything is done?? People can get hurt seriously here and we dont believe this is taken very serious by the council??
All neighbours around us have made contact with the council but no action is being done to date.
Usually told not their dept which is not correct.
Surely it is the councils responsibility as it is on your land which is managed by you and it is affecting our properties.
My wife and myself have been trying for 2 years with photos and emails etc..and have now had enough.
The neighbours either side of us have also made contact with the council and nothing done.

The tree contractor man came out a couple of weeks ago after Jake from the Council called in and spoke with my wife Liliana and the tree man shared that they are Starlings not pigeons he suggested they could try bird deterrents when they cut the trees Owls lookalikes etc set in the trees.

He also suggested maybe we dont buy hear next time which is totally silly as it does not address the situation. Silly comment to make.

TRIM: 20/181341

We also got a reply from council recently suggesting we contact the airport to find out what can be done which is not the point again Council can contact the airport and sort it out.

We are not asking for the removal of the trees as we know they are protected and we love trees.

On a second note the leaves are going to start falling soon and that is another major concern as council send the maintenance people out. They need to clear under the driveways as these block and if they don't it is pointless coming out as it just floods badly if these are not cleared.

*****It would also help if we have 1 or 2 days notice before they come so we can give the leaves a blow out to the street as they all come from the council trees causing major problems on our properties.***

While I have you I would like another issue addressed My wife has been sending photos in of the Dudley creek behind us in to the council which was landscaped and does not appear to be being looked after weeds galore is all we look at from our back yard now and we were told when it was done this would not be the case it would be finished with lovely plants and bushes. Is there a maintenance plan in place for this to be maintained? If so it is not being done.

It may sound like a bit but things don't seem to be addressed when raised.

I and the residents await your positive meaningful reply at your nearest convenience

Please advise the meeting place and time this Friday and I will try to attend but if not please address these concerns.

Thankyou

Joseph Pali
43 Dudley St (Owner)
Richmond

TRIM: 20/181341

From: Josh Forward
Sent: Thursday, 20 February 2020 11:55 AM
To: Clune, Margaret
Cc: Joseph Pali
Subject: 52 Dudley Street
Importance: High

Good morning Margaret,

I would like to share my views on Dudley Street. As a resident and owner of 52 Dudley street for 12 years we have a detailed understanding of the issues facing this. When we initially purchased 52 Dudley Street this was classified as a Special Amenities Area (SAM) by the council. This specified rules around the appearance, set back, look and feel of the street and ensured a level of protection of this historical space.

The SAM areas post-earthquakes have been neglected by council, and this is evident in the granting of consent for the building at 56 Dudley which significantly altered the "look and feel" that the council was so hoping to retain.

This being said the Christchurch district plan now specifies our trees under "Natural and Cultural Heritage" and specifies how these areas are to be maintained. The concerns raised from other inhabitants of Dudley street are not only very real but also very concerning. Chapter 9 of the district plan clearly states that the Council will minimise the risk from the trees to public safety (listed below)

9.4.2.2.4 Policy - Tree maintenance

1. To enable the maintenance and management of trees that are listed in [Appendix 9.4.7.1](#) and trees in the [road](#) corridors, parks, [public open space](#) and [reserves](#) in recognition that such works may be necessary to:
 1. ensure the continuing health, structural integrity and [amenity value](#) of the trees;
 2. enable the reasonable use and enjoyment of the property and surrounds; and
 3. minimise the risk from the trees to public safety, property, [buildings](#), [strategic infrastructure](#) and [electricity distribution lines](#).

Breathing dust or water droplets containing contaminated bird droppings can lead to several diseases such as Psittacosis, Histoplasmosis, salmonella and Diarrhoea. This coupled with excessive bird droppings being a slip hazard and an excessive cost for residents to continually maintain their properties is concerning.

Excessive mould growth due to lack of sunlight and natural air flow are also creating health issues within dwellings due to the trees tight canopy. During the Autumn and Winter months Dudley Street becomes very dank.

The tree branches are extending past the dwelling line of sight which is a safety hazard and insurance issue for residents as many have damage from these trees specifically written into their policies creating increased premiums.

I believe that opening the canopy by a certified works arborist by 15-20% should be a priority in aid of reducing the significant health and safety issues raised above. From there a review of the works carried out should be scheduled for post winter with a view to creating a strategic plan for future works.

I would like this email to be discussed in my absence at Fridays meeting.

Regards
Josh and Kat Forward

TRIM: 20/183996

From: Jennifer Dalziel jdalziel@snap.net.nz
Sent: Thursday, February 20, 2020 8:14 PM
To: Pauline Cotter
Subject: re methodist mission housing complex.

Recently Duncan Webb and Poto Williams made a deputation to council asking planners to consider the overall amenity of the area when allowing less than minor breaches for each development .. that many less than minor breaches alter the area irreversibly. This housing development in its present form will not be good for this area.

All the units should comply with the Dudley Design Guide and the District Plan in terms of outside area. they are too crammed together I was involved with Housing for women trust who tried a few developments like this with not much success. they require a lot of management..

best wishes

Jenny Dalziel

From: Jennifer Dalziel
Sent: Thursday, February 20, 2020
To: Pauline Cotter, Ali Jones
Subject: re methodist mission housing complex.

Hi Pauline I am hoping the Community Board will be able to discuss the proposed housing Complex at 40 Guild street at their meeting tomorrow.

I am concerned about the following things.

The houses that will be transported to the site were designed as temporary accomodation but will now house permanent tenants. they were not designed to be permanent. They are all clad in siding used for versatile garages and are all a grey colour. They will be very close together .. its like Army huts or a Ministry of Works camp.

Only 2 of the houses comply with the district plan regarding size

only 1 house attempts to comply with the Dudley design rules. (and fails)

They dont meet the requirements of the district plan regarding area of outside land for each property

There will be one driveway for 2 new units and another 13 new units and 3 existing units. Each unit will have 1 parking space. This is very inappropriate

There is no extra parking on the street in that area. yellow lines. where will any visitors park??

The amount of earth being moved also breaches the district plan

All of these effects are deemed to be minor. I suggest they are not minor and a potential slum such as run by Otautahi Housing trust.

Please vote against this proposal in its existing form

Thanks

Jenny Dalziel

TRIM: 20/190304

From: Joanna Gould joanna@riseuprichmond.nz
Sent: Thursday, 20 February 2020 7:01 p.m.
To: Norrish, Emma; Twaddell, Emma; Lane, Christine
Subject: Fwd: Re: Methodist Mission Churchill Courts Guild St Social Housing Plans

Hi

Re: Methodist Mission Churchill Courts Guild St Social Housing Plans

I've been following the discussion on the RADS Facebook page:
<https://www.facebook.com/groups/1543729305921005/permalink/2415082208785706/> re this proposal.
Below is the email I sent to Craig Given & forwarded to Andrea Goodman, CMM Housing Manager & Jessica Mangos, CCC Planner who is processing this application.

Today I received the 'Christchurch Methodist Central Mission, 40 Guild Street and 73 Stapletons Road, Christchurch, Resource Consent Application to the Christchurch City Council, November 2019'. Attached is my .pdf highlighting the CCC District Plan rules that are 'noncomplying' & issues in relation to the Dudley Character Area Residential Design Guide.

- 'Versatile Buildings' units were built to temporarily house residents requiring accommodation during repairs to their earthquake damaged properties. These buildings were never designed or intended to be permanent homes.
- 13 of 15 proposed units are 'noncomplying' for minimum floor area. The kitchen/living area is open plan, with no dining room.
- The exterior visual appearance of these units is not in keeping with the Dudley Character Area Residential Design Guide & these units will be visible from the adjacent streets, which could negatively affect house prices in this area.
- "The site has also historically previously contained an aged care facility. The redevelopment of the site for social housing purposes is therefore similar in character to the historic use of the site."
Churchill Courts & Hospital was an aged care facility for elderly & dementia patients, not families with adults/children using the shared access driveways frequently during the day. Based on the number of total bedrooms, there will be a minimum of 45 people living in this development (not including those living at the 3 existing buildings).
- "Transport: The proposal will utilise the existing vehicle accesses on Guild Street. The visibility splays will not strictly be complied with as although the adjoining walls are less than 1m in height, the vegetation above the walls will result in a breach of the visibility triangle.
It is considered that the effects of this noncompliance will be minimal as the volume of cyclists and pedestrians is likely to be low due to the site's position at the end of Guild Street.
The majority of pedestrians and cyclists are likely to be those that are occupants of the site and they will therefore be aware of the location of the vehicle accesses. In addition, the vehicle accesses have operated efficiently in the past without issue."
The end of Guild Street is a cul-de-sac with bridge for pedestrians/cyclists to access Stapletons Rd, two shared access driveways, main driveway for 13 units & 3 existing residential buildings is directly opposite Chancellor St & any extra cars for residents/visitors will have to park on the street.
Will the Methodist Mission be educating all residents (adults & children) on how to safely access these shared driveways, road safety for entering/exiting parking areas, watching for children/pedestrians/cyclists, road rules for this intersection with Guild St/Chancellor St?
- "Earthworks/Natural Hazards: As described in Section 3.1 above, 1,800m³ of excavation earthworks and 1,385m³ of fill may be required outside of the building footprints. The relevant matters of discretion relating to the earthworks noncompliance are contained in section 8.9.4 of the District Plan and relate to; nuisance, land stability and amenity.
There is the potential for nuisance effects to arise from the proposed excavation of the site including increased dust, runoff and heavy vehicle movements."

TRIM: 20/190251

Any residents who were living in this area while Downers was operating from this site, will know the negative effect this will have on the current residents day to day life, mental health & well-being, while potentially creating damage to newly rebuilt roads & adding further damage to the roads waiting to be repaired after the earthquakes/Downers.

- Vacuum Wastewater Systems: There is nothing in the Resource Consent Application to address what plans will be implemented at this site to allow for the addition of 15 new toilets/bathrooms/laundries. This system is still causing problems in Richmond.

- "The District Plan requires new social housing developments to be assessed against seven residential design principles, which are outlined in Clause 14.15.1 of the Plan. The principles aim to ensure that developments remain appropriate in the context of the receiving environment and do not result in adverse effects on the street scene, visual amenity, residential amenity or the safety of residents in the surrounding area."

- "The level of effects created by the relevant noncompliances with regards to the impacts on urban design and character/amenity are considered to be less than minor." ???

- "Conclusion: The proposal seeks to construct a modern social housing complex on the subject site. The proposal will maintain the anticipated residential character and amenity of the area and will not increase the potential risk to people's safety, wellbeing and property."

The CCC website says: Character Areas (previously known as Special Amenity Areas or SAMs) are areas in residential neighbourhoods that are distinctive from their surroundings and are considered to have a character worthy of retention...this does not include 'modern' Versatile Buildings.

- "On the basis of the above assessment it is considered that any potential adverse effects on the environment will be negligible and no person is considered to be adversely affected by the proposal and the effects associated with the noncompliances." ???

Sorry for the late notice, but from what I understand the Resource Consent application could be approved within the next few days. I hope the Board are able to discuss this at the Board meeting tomorrow morning, as the residents adjacent to this development would like some help & support.

The Christchurch Methodist Mission are holding an Information Session at Delta Community Trust, 101 North Avon Road, Richmond on Wednesday 26th February 2020 at 7pm.

Thanks for your time,
Joanna Gould
0211326328

----- Forwarded Message -----

Subject:Re: Methodist Mission Churchill Courts Social Housing Plans

Date:Thu, 13 Feb 2020 18:45:17 +1300

From:Joanna Gould <joanna@riseuprichmond.nz>

To:Craig N. craig.n.given@gmail.com

Hi Craig,

I've been following the posts on the RADS Facebook page re: Methodist Mission Churchill Courts Social Housing Plans.

Jennifer suggested I email you as we had been discussing this issue. As I said to Jennifer...

"The ccc should get the relevant units working together to make sure this development implements the Dudley plan. We are suppose to be building communities, not dividing them.

It wouldn't take much to add some character features/designs to the buildings, paint in appropriate colours, planted some established trees to make the buildings blend in, add fences in keeping with the character family homes of this area.

The ccc have people paid to do this for new developments/urban design, they all should be working together to create the best outcome for the current & new residents."

"Ccc have an urban design unit, they should be working with the parks unit & heritage unit in this case to provide guidance to the Methodist Mission people on what trees/plants are used in this area & plant some big

TRIM: 20/190251

trees to establish the development better into that site.

This site is elevated from the surrounding properties. I would have put two storey houses on it, great views to the hills to improve tenants well-being.

Heritage unit will know the paint colours for the houses & fences. The Dudley plan was put together by CCC staff based on the houses in the area, so they have already done the work, they just need to share it with the Methodist Mission.

If they came out with a landscape/house/fence plan it would reassure locals that it would blend in & not detract from the area/affect house prices."

As I see it, there are two separate issues with any social housing being developed in the 'Dudley Character Area':

1. Visual Appearance & 2. Type of Tenants.

1. Visual Appearance - <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/Forms/Character-Areas/Dudley-Design-Guide-2019.pdf>

"Character Areas (previously known as Special Amenity Areas or SAMs) are areas in residential neighbourhoods that are distinctive from their surroundings and are considered to have a character worthy of retention."

"The character overlays within Christchurch City have associated rules controlling works visible from the street or within the front yard setback and also where they involve changes to the building facades."

"Designing to the character of the area does not need to be about replicating original houses. Consider how key elements contribute to the character of Dudley."

How might they be incorporated into the design so that new houses and the surrounding landscape complement the existing? This will help ensure that the development reinforces the character of the area future generations can appreciate."

Since the earthquakes, we have lost many identifying landmarks in these areas through buildings (churches, schools etc) being demolished due to extensive earthquake damage that could not be repaired.

Part of our identity as a community has gone, so I see the CCC Character Areas design guides as a way to protect what still remains, otherwise what differentiates us from another community?

I would suggest to your contact in the Methodist Mission to talk to Di Lucas, Ph 03 365 0789, Email: di@lucas-associates.co.nz

She is on the CCC Urban Design Panel: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/urbandesign/urbandesignpanel> & she has created many community plans, including one for the CCC for Shirley, which was great but wasn't implemented.

"The Christchurch urban design panel is a group of leading built-environment professionals who provide free, independent design review for both the private and public sectors, to support the quality rebuild of Christchurch."

"Director of Lucas Associates, based in central Christchurch, Di has worked in landscape planning, design and management for projects of all scales around New Zealand for several decades."

She works from an understanding of a site's natural, cultural and social context, past and present."

2. Type of Tenants

I lived in Shirley for 8 years before we shifted to Richmond 3 years ago. Shirley is predominately Housing NZ properties, so I now have a better understanding of the needs/struggles social housing tenants have.

Since creating www.10shirleyroad.org.nz & www.riseuprichmond.nz, I went on to create www.getcreativechristchurch.nz, focusing on the link between creativity: identity/well-being/learning & using creativity for placemaking, community development, social issues etc.

I share latest news/research/articles to www.facebook.com/GetCreativeChristchurch/, & creative inspiration/events/groups/products to www.facebook.com/groups/299724980619778/.

From my understanding, there are two different groups of people who need social housing: 1. elderly/mental health or disability & 2. those due to circumstances/choices.

There are a lot of social issues involved & each group has different needs. Both groups require community facilities, community support, social networks & opportunities to get out of their house, so they don't become social isolated which impacts their health/well-being.

Currently in Richmond, we have Delta Community Trust providing the Delta Friendship Link & the Evergreen Club, so the 'Methodist Mission Churchill Courts Social Housing Plans' would be ideal for group '1: elderly/mental health or disability'.

There is already an established community & with the new buildings, Delta Community Trust will be able to provide more activities/services for group '1: elderly/mental health or disability'.
With the 'Methodist Mission Churchill Courts Social Housing Plans' in Guild Street, this group will already be 'locals' & with mobility/health issues having Delta & Richmond Village within walking distance/short taxi ride, they would have plenty of 'bumping spaces'.
This site could be ideal for 'Cohousing for Seniors': <https://www.uts.edu.au/research-and-teaching/our-research/institute-sustainable-futures/our-research/social-change-4>.

I don't think the Guild Street site is a good fit between the residents that already live in this area & group '2. those due to circumstances/choices'. You just need to look at the house prices for this area:
<https://www.trademe.co.nz/property/insights/map>.

Two very different ends of the wealth scale & unfortunately (as I saw in Shirley) its the children who are affected the most, due to being excluded from the other children in the community, not in the same social circles, not invited to play outside the school grounds.
With the two high schools moving to QEII & the new school zones, it will make it harder for any families with teenagers as they wouldn't be guaranteed a place at the new schools, unlike the existing teenage residents, which could lead to further resentment.

Group '2. those due to circumstances/choices' don't get a choice of where they live, they have to accept what is offered to them, otherwise they are removed from the waiting list, we also label them social housing 'tenants', they aren't considered 'residents'.
There is still a lot of stigma towards families in social housing. Most people understand that we need to provide social housing for group '1. elderly/mental health or disability' as they are vulnerable people, but we tend to judge those in group '2. those due to circumstances/choices'.

I been advocating for a new Shirley Centre with Library & Learning Spaces, because I see the needs in these communities during the day time: people who are at home & don't have a workplace to go to each day, need a community facility for their social networks & well-being.
The current Shirley Library is too small for the needs of these communities & it is attracting anti-social behaviour being attached to The Palms. With a security guard watching library users, its not a very welcoming space, especially if you are already feeling judge where you live.
We have plenty of NGOs/community support workers in the area, but they are already struggling to keep up with the communities needs/waiting lists. So adding more people with needs, into these communities at present, is not a wise move in my opinion.
I understand the Methodist Mission want to help by providing social housing, but we have to think what is the norm for the area? Otherwise there could be judging & resentment between the existing residents & the new 'tenants'.
Any other area of Richmond would be fine, Residential Suburban or Residential Medium Density Zones (<https://districtplan.ccc.govt.nz/PropertySearch/PropertySearchContainer.html>), as it doesn't have the 'Dudley Character Area'/higher valued houses.

Hope this helps, you're welcome to forward this email to your contact at the Methodist Mission, I'm happy to help out if I can.
Joanna Gould
021 132 6328