
Hearings Panel

Draft Development Contributions Policy

MINUTES ATTACHMENTS

Date: Friday 21 May 2021
Time: 1pm
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

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Long Term Plan 2021 Submission

Richmond Residents and Business Association

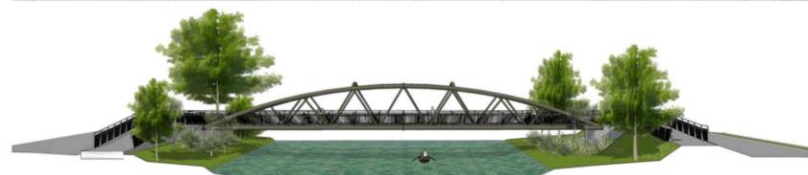
Medway Street Footbridge



As a community we are excited to see the footbridge finally being rebuilt.

We wish to continue collaborative consultation regarding Traffic and pedestrian movement

We want to ensure landscaping and ongoing maintenance are included in the LTP.



Parks and Reserves



We have a few parks and reserves in the Richmond area. Most of them are long overdue for full refurbishment. We ask council to more evenly spread funding and progress on refurbishments.

We want:

Petrie Park: Funding to collaborate with the community to improve this amenity

Richmond Park: Full refurbishment of old equipment

Richmond Village Green: Maintenance on the hedge and additional planting in the park

Avebury Park: CCC to respond to us from the October 2020 consultation

Dudley Creek / Roadside Gardens and Reserves to be contracted for regular maintenance



Residents are having to "*Snap Solve Send*" gardens that are severely overgrown. Why is CCC not maintaining these assets, rather than causing additional expenditure in order to bring the gardens back up standard?

Two recent examples



Parks and Reserves



Someone has removed our cocktopus



Richmond Park



Halswell / Longhurst Playground



Wigram



Avebury Park



Richmond Village Green



Shirley Reserve



Barrington Park



Scarborough Park



Cashmere Playground

There are clearly huge inequities in the funding being invested to parks in different areas of CHCH. This is simply unacceptable.

Shirley Reserve



We believe there are more than enough community accessible venues in the Richmond area

eg: Avebury House, The Borough (Richmond Club), Delta Community Trust, McFarlane Park Centre, Rhombus Studio, Shirley Primary, and Shirley Intermediate.

The Shirley Reserve should be retained as a reserve and amenity added in resource to beautify the park area, making the play area bigger, refurbishing the basketball court, creating more community gardens and areas for picnicking / food forestation.

There's opportunity to install a bigger permanent skate/pump track, which is what locals wanted from the start, look at the great examples that have been permanently created around the city thus creating a model for Shirley Reserve

Hornby Skate Park 😊



Shirley Reserve Modular Pump Track 😞



Central City Pump Track 😊



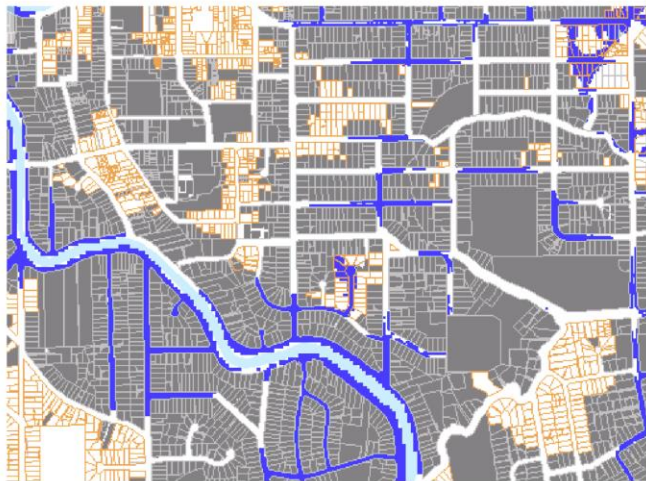
For a similar cost this could have been built as a permanent structure by local businesses instead out outsourced overseas

Floodplains / Water Supply

the R.R.B.A. would like to continue to be consulted in regard to the Avon floodplain management plan. Our suburb sits on the edge of the Avon from Fitzgerald Ave to Banks Ave and its an important aspect to our residents

We would like to be kept informed about the Water supply/Reticulation scheme regarding water supply to our area and the progress of the well work to bring them to a safe level for the public.

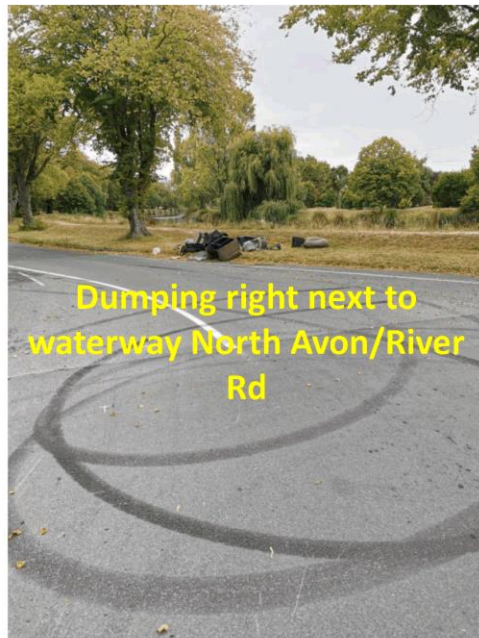
Richmond Flood Extent (200 year)



Crime Camera Installation

We urge the council to install crime prevention cameras in specific locations we have identified are continually experiencing fly tipping. This is costing all rate payers and polluting our streets and river system through close proximity dumping near storm water drains.

(Camera Locations) Bank Avenue/River Rd cnr - Medway St/River Rd cnr - Swanns Rd / River



(estimated cost to CCC for removal and correct disposal \$600,000 for 2020!!) prevention and enforcement must start

Otakaro Avon River Corridor

The O.A.R.C traverses the entire length of Richmond. It is an important recreational space and is the most activated part of the whole corridor due to the work of volunteers who predominantly live in Richmond.

The \$336 Million allocated to the OARC is well short of the \$700 Million promised after the Global Settlement. The fact that any money allocation to the Red Zone Regeneration Parks Development is not until 2024 suggests that this Council does not seriously regard the regeneration and the importance of this project to the city, nor to our community who are still in recovery mode from the 2010 earthquakes.

We want to see this funding reallocated so that it starts in 2021.

To ensure a robust implementation plan of the OARC funding, a co Governance model must be in place with CCC, the community and Iwi. Clarity needs to be provided on who the senior manager is and the role they play in overall guardianship of the vision.



Roading / Speed Reduction / Cycle Way

We fully support the Better Safer Roads submission where we will be talking in more depth regarding the following items

- Maintain the roading upgrade time frames and repairs
- Speed Reductions to 40ks for majority of the Richmond area
- Community driven safe cycleway through Richmond from Fitzgerald Ave to North Parade



Small steps to creating a safe community environments for all residents to enjoy and be proud of



Stanmore Road Rejuvenation



It's great to see a huge development in plan for Stanmore Road in the Linwood Village area.

As a committee we question why this 'Greening the East' initiative has only been seen to fruition by the Community Board for such a small segment of Stanmore Road and not been created to extend the full length of the retail precincts along Stanmore Road.

Michelle Lomax Chairperson of the working group says, “While we live in the city, it’s vital that we improve our ‘breathing space’ and everyday living by enhancing and expanding our green space. Greater green infrastructure in our local neighborhoods is core to this plan.”

Yet there is no plan from the same Community Board to help with creating better amenity in the Eastern areas of their Ward. This is shortsighted and disappointing from our perspective when plans were written and scrapped in the past, and when we have actively engaged Community Groups and a Community screaming out for better enhancement of the well overdue capital spend in Richmond.

We urge the Council to release more funding to bring this plan to fruition for the entirety of Stanmore Road and the Richmond area that has been neglected and underfunded by Council and the Community Boards for far too long.

Development Contributions



RRBA continues to express concern about the significant intensive development in our suburb over the last few of years, much of which the existing community considered inappropriate and significantly detrimental to the existing amenity in our community.

We are interested in the 'DC' monetary value collected and allocation of funds in respect of:

- Sports Parks (Richmond Park)
- Garden and Heritage parks (Avebury House, lawn and park)
- Neighborhood parks (Richmond Village Green, Avebury Park, Petrie Park, Richmond Park)
- Reserves (Shirley Reserve, Dudley Creek, Roadside Gardens)
- Otakaro-Avon River Corridor (Fitzgerald Avenue through to Banks Avenue)
- Water supply infrastructure
- Wastewater collection
- Road network (Road damage from new developments)
- Stormwater, flood protection and green infrastructure

We have seen little if any investment in any of these areas, yet a huge influx of housing intensification, so where is all the money collected from Development Contributions being spent by the City Council?

Development Contributions



Parks, public facilities and infrastructure are well utilized throughout the city. Ongoing investment is required to ensure they are well maintained, to ensure they are able to service the requirements and growth demand pressures of increased housing intensification. Development contributions should therefore be channeled directly back into areas experiencing increased housing density, to ensure those demands are met and to provide additional infrastructure, not syphoned off elsewhere.

District Plan rules in the Residential Medium Density Zones determine that intensification of over 65 households per hectare is a “non-complying activity”, which must be notified, therefore giving the public (rate payers and residents alike) the legally binding right to object to the non-compliant elements of a Developers Resource Consent Application, yet this is being repeatedly ignored.

In our opinion at the coalface, this is far from acceptable and needs to change.

Local & Central Government bureaucracy is not meeting the wellbeing needs of existing residents.

Christchurch rates are continuing to increase, yet funds are being rebated back to developers who are clearly getting rich at the expense of the Public Purse. If developers are not paying DC's in the Central City, where is the money coming from now and into the future, to create and add to amenity and to improve an aging and over stretched infrastructure? An already over stretched money pot?

Climate Change



We wholeheartedly agree with the Principles of the Strategy and wish to see these is action not just housed in another document somewhere.

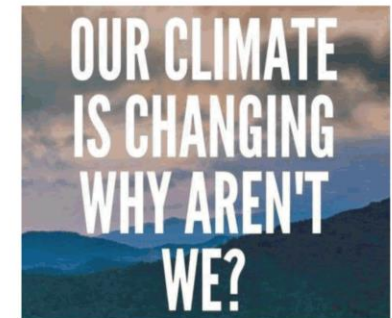
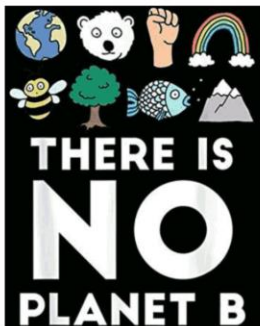
Partnerships between Mana Whenua, the Community and Council must be transparent, held as a high priority and more collaborative than ever before.

Make decisions using accurate fact checked data - be bold about the changes needed.

Our suburb exists alongside the Otakaro Avon River and at risk of sea level rise and flooding events that will impact people's properties and lives we need to plan for this.

A Climate Change Strategy Document is one thing, but it needs to be embedded

in the culture and everything that is being produced.
This is not something that we are seeing currently.



Climate Change



- We support the goals and recognise the threats of not actively planning to mitigate damage caused by sea level rises.
- We agree with the Principles of the Strategy but stress that those principles need to be part of an active high-profile programme.
- We support the 10 programs listed and submit that we have a role to play in the implementation of those programs in the Richmond area through our work with green scaping, OARC, community led planting programs, safe cycleways, speed reduction on inner suburb streets, the Te Ara Trail, a food security plan, new housing programs and community collaboration. (All expanded on in our full submission)
- A working climate change strategy document needs to be embedded in the culture of this city. There has to be more impact and evidence that long term plans, infrastructure design processes are producing signs of progress at a faster rate than currently apparent.
- Our community has the drive, the skills, the cultural awareness needed to make a collaborative partnership work with the City Council and the Community Boards to achieve the goals and realise the principles set out in the strategy.

Thank you for allowing us to speak to our submissions.



We want to work together collaboratively with the City Council and the Community Boards to create a suburb that uses our ideas, skills and talents where we can all participate towards a planning and final outcomes to feel valued.

Richmond Residents and Business Association

39580
21/5/21

Submission by Nicola Jane Smetham

Christchurch Development Contributions Policy

- Tena Koutou. My name is Nicola (Nikki) Jane Smetham
- I am a Landscape Architect with a Bachelor of Landscape Architecture and have over 20 years' experience as a landscape planner providing landscape and visual assessments for a wide variety of developments throughout the South Island. I have presented expert evidence at council hearings and before the Environment Court. I am a registered member of the New Zealand Institute of Landscape Architects (NZILA), and a member of the Resource Management Law Association of New Zealand.

Submission Points

- The reason for my submission is because we were assessed to pay \$13,000 as development contribution for our family flat. We renovated a four bedroom, one study, two bathroom dwelling and applied for the necessary Building Consent. During the course of our renovation we added a Family Flat. We did not need RC or Building Consent or a Service Connection to do this but because the floor plan changed the CCC insisted we lodge an amendment to our Building Consent before issuing a COC. This triggered an assessment for a Development Contribution. Based on the definition of a kitchen our dwelling already essentially contained a Family Flat and furthermore we were not increasing demand on Council infrastructure. Therefore, I believe that the DC Policy needs to consider or include the following:
 - a provision that exempts a DC if it can be demonstrated that despite the creation of a residential unit there is **no increased demand** on CCC infrastructure. I recognise this is a legal matter relating to the intent of the policy but consider it important that the policy is applied legally. In my opinion a processing planner should also be able to apply their discretion where there are obvious gaps or inconsistencies that occur and that an inclusion of an exemption could facilitate this option.
 - Consistency with the District Plan particularly where the circular nature of requirements and confusion relating to definitions under the District Plan (as we experienced) means that the default is to apply the DCP even when there is clearly no increased demand. The trigger for DC is a Resource Consent or Building Consent or a Service Connection NOT a residential unit per se.
 - The definitions of residential units in the Christchurch District Plan and the DCP should be consistent and not confusing.

***Kitchen or kitchenette** means a part of a building with a sink that is capable of being used as a cooking area. (See section 2.2.1 of this policy: if a kitchen in an area means there is a self contained residential unit, then this constitutes a*

household unit (unless it is a kitchen in a family flat). Recommend this is redefined to clarify meaning and avoid confusion. Refer Photo 1.

Family Flat means self-contained living accommodation, whether contained within a residential unit or located separately to a residential unit on the same site, which is occupied by family member(s) who are dependent in some way on the household living in that residential unit; and which is encumbered by an appropriate legal instrument which ensures that the use of the family flat is limited to dependent family members of the household living in the residential unit. A family flat existing at 6 December 2013 may be converted to a separate residential unit occupied by any person(s) and without the need to be encumbered by a legal instrument.

Residential unit means a self-contained building (or group of buildings, including accessory buildings) used for a residential activity by one or more persons who form a single household.

For the purposes of this definition: • A building used for emergency or refuge accommodation shall be deemed to be used by a single household; • Where there is more than one kitchen on a site and where that kitchen is capable of creating a self-contained residential unit (other than a kitchen in a family flat) there shall be deemed to be more than one residential unit; and • A residential unit may include no more than one family flat as part of that residential unit. To my mind, this seems inconsistent with 2.2.1.3 Exemptions for Family flats. Recommend inconsistencies are resolved.

Small residential unit means a residential unit with a gross floor area of less than 100m² (inclusive of a 17.05m² parking allowance). Recommend adding 'or minor' and remove inclusive of a 17.05m² parking allowance.

- The DCP should acknowledge that the creation of a residential unit within the footprint of an existing residential unit is likely to create less demand than an additional stand alone residential unit on a single lot. I recommend that a credit is applied to the DC calculation where there is reduction in the number of bedrooms in an existing dwelling where an additional residential unit is created within the same building footprint. To my mind this will be consistent with principles of the DCP, which seeks to recover from developers a fair, equitable and proportionate portion of costs.
- I note that the addition of 17.5m² to the GFA for car park / garaging has been changed under the DCP review and I agree with the proposed change.
- I also note that calculations based on current market land values for estimating reserve contributions leads to development occurring within areas with lower land values and / or greenfield areas. Intensification will inevitably be more concentrated in low value areas and likely to lead to lower amenity and development sprawl into rural areas. In my view

it is important that there is a choice in housing types, densities and locations and that one is not favoured over another to meet objectives relating to housing capacity and choice and promotes efficient provision and use of infrastructure (Objective 3.3.4 Housing capacity and choice) (Chapter 8, Subdivision objectives).

Nikki Smetham



Photo 1. existing basin that fits definition of
a kitchenette!

RICHMOND

LIVING EXAMPLE WHY YOU SHOULD NOT MAKE
CHANGES TO DC's IN THE DOUGHNUT



\$4,576,000
TOTAL DEVELOPMENT CONTRIBUTIONS COLLECTED
\$4,576,000

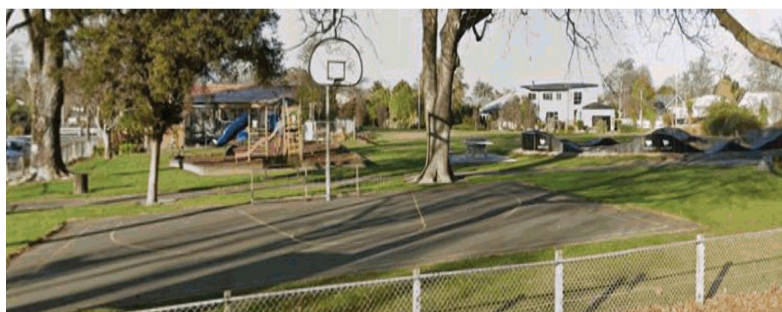
DC'S NOT COLLECTED BY SOCIAL HOUSING PROVIDERS



Investment in our Parks



Petrie Park Bowling Club - local kids came up with a great plan but it never got followed up.



Replacement plastic horse doesn't count

10 Shirley Rd - let's put some things on it to divert the community's attention away from their missing amenity.



Portaloos because the toilets from the 1930's are broken



Lawn - Dead! - but don't put more than 8 chairs on it!

Our patchwork foot paths



Volunteerism



Where have the current Development contributions from our suburb gone?



The developers are posting on social media their new Bentleys and private Jets - while our residents are falling through the cracks (in our footpaths)

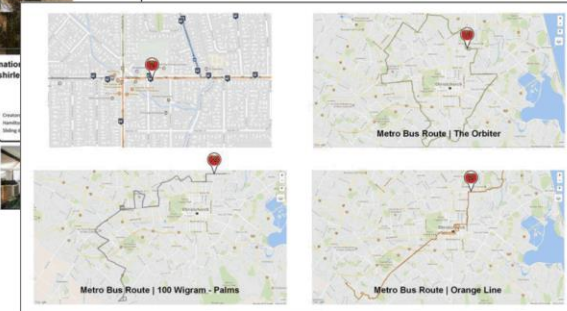
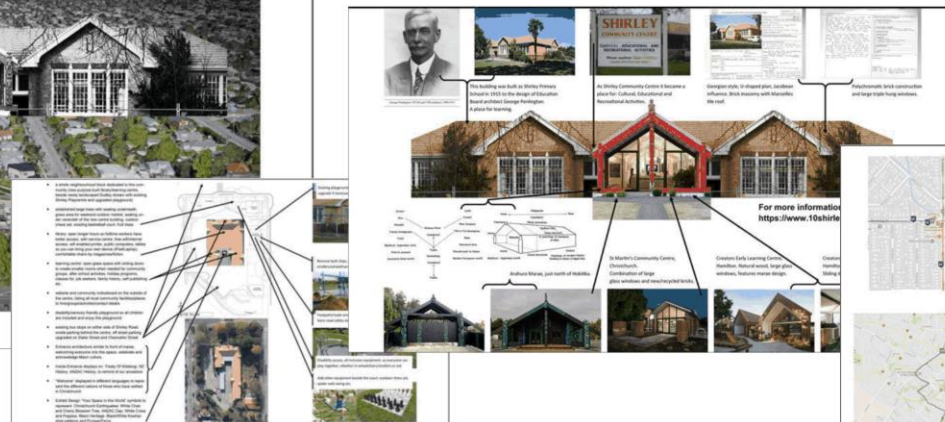
Do we really need to make any changes to the brownfields contributions right now when the suburbs in the doughnut have not had the reinvestment they desperately need?

Draft Development Contributions Policy 2021 Submission by Don Gould



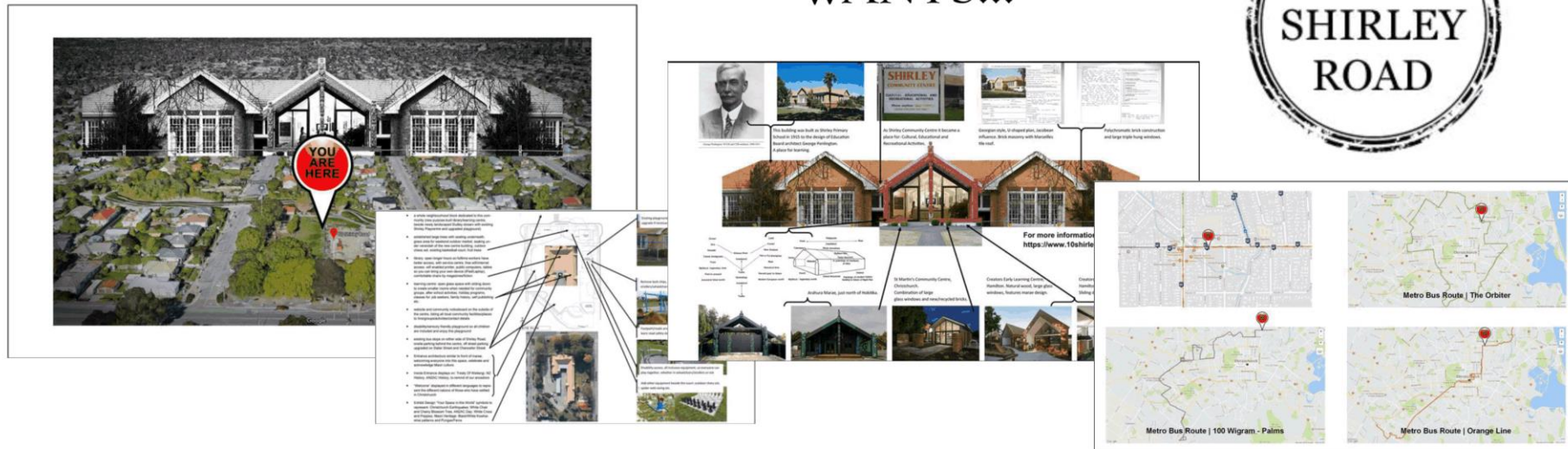
WHAT MY WIFE WANTS...

\$10 Million Dollars for a New Library with Learning Spaces



HOW ARE WE GOING TO AFFORD THAT!!!!!! ...darling?!

WHAT MY WIFE
WANTS...

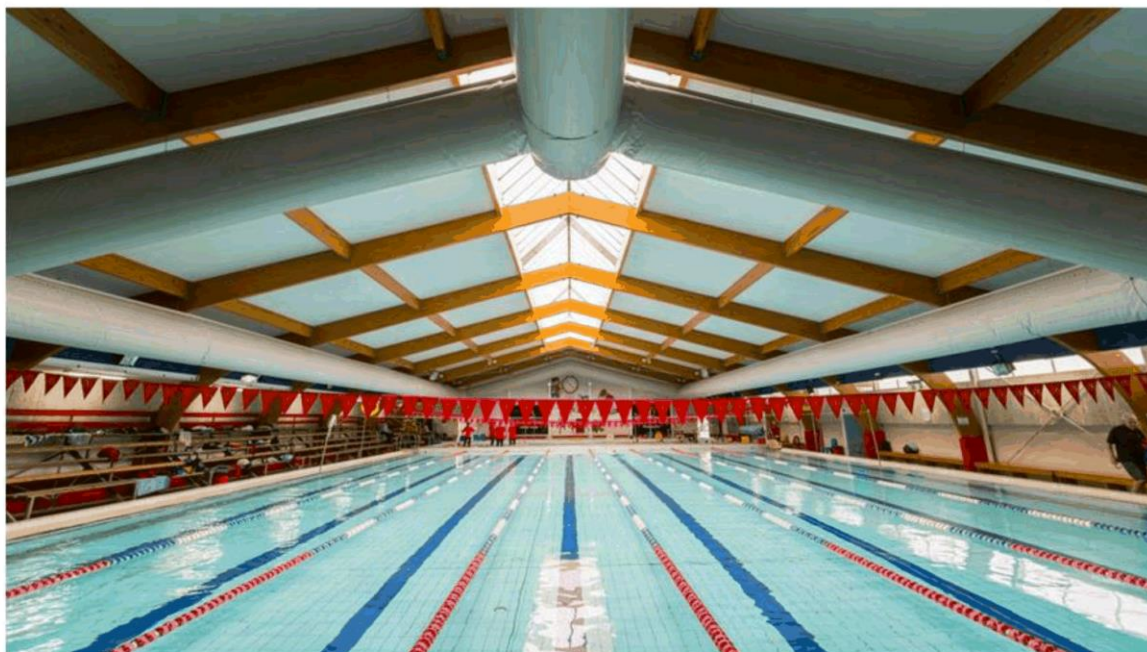


Item	BCIssuedDate	StatusType	CCCIssuedDate	Address	Value
1/2017/100	3/01/2018	Lapsed	NULL	9 Pilgrim Place	NULL
1/2017/100	3/01/2018	Completed	9/11/2018	41 Aylmers Valley	NULL
1/2017/100	3/01/2018	Completed	5/02/2020	28A Grove Road	NULL
1/2017/100	3/01/2018	Completed	20/12/2018	4 Riverside Lane	Spencer
1/2017/100	5/01/2018	Completed	30/05/2019	553A Madras Street	St Albans
1/2017/100	5/01/2018	Completed	6/12/2019	9 St Remy Lane	Moncks Spur
1/2017/100	8/01/2018	Completed	13/11/2019	4 Eric Melrose	Oaklands
1/2017/100	8/01/2018	Completed	6/08/2019	28 Sholto Dunc	Oaklands
1/2017/100	8/01/2018	Completed	27/08/2018	2 Schofield Lane	Hornby
1/2017/100	8/01/2018	Completed	22/02/2019	1/283 Brougha	Sydenham
1/2017/100	8/01/2018	Completed	10/12/2018	29 Birdwood Avenue	Beckenham
1/2017/100	9/01/2018	Completed	15/01/2019	51A Cranford Street	St Albans
1/2017/100	9/01/2018	Completed	23/08/2019	189 Wigram Road	Sockburn
1/2017/100	9/01/2018	Completed	20/08/2018	197 Cavendish	Styx
1/2017/100	9/01/2018	Completed	8/07/2019	400 Cashmere	Halswell
1/2017/100	9/01/2018	Completed	20/05/2019	4 Hawkshead Lane	Westmorland
1/2017/100	10/01/2018	Completed	10/10/2019	12 Pentlow Place	Fendalton
1/2017/100	10/01/2018	Completed	16/08/2018	33 Ishwar Gan	Halswell
1/2017/100	10/01/2018	Completed	27/09/2018	1/177 Edgeware	St Albans
1/2017/100	10/01/2018	Completed	17/01/2019	51 Innes Road	St Albans
1/2017/100	11/01/2018	Code Compliance	NULL	414 Reynolds Lane	Little River
1/2017/100	11/01/2018	Completed	19/02/2020	4 Penlington Place	Akaroa
1/2017/100	11/01/2018	Completed	14/11/2019	11 Hewers Lane	Hoon Hay Valley
1/2017/100	11/01/2018	Completed	21/01/2019	1/90 Bishop Street	St Albans
1/2017/100	12/01/2018	Completed	22/07/2019	17 Mustang Avenue	Hornby
1/2017/100	12/01/2018	Completed	22/02/2019	1 Shingle Lane	Sydenham
1/2017/100	12/01/2018	Completed	15/11/2018	189 Wigram Road	Sockburn
1/2017/100	12/01/2018	Completed	9/03/2020	17 Flockton Street	St Albans
1/2017/100	12/01/2018	Completed	30/01/2019	8 Leader Street	Burwood
1/2017/100	12/01/2018	Completed	29/05/2019	189 Wigram Road	Sockburn
1/2017/100	12/01/2018	Completed	23/10/2018	32 Whero Avenue	Diamond Harbour
1/2017/100	15/01/2018	Completed	30/07/2018	127 Georgina Street	Burwood
1/2017/100	15/01/2018	Completed	20/09/2018	189 Wigram Road	Sockburn
1/2017/100	15/01/2018	Completed	29/05/2019	189 Wigram Road	Sockburn
1/2017/100	16/01/2018	Completed	22/06/2018	33 Lichfield Street	Central
1/2017/100	16/01/2018	Completed	9/11/2018	2 Rhyl Place	Burwood
1/2017/100	16/01/2018	Completed	15/01/2020	135 Penruddock	St Albans
1/2017/100	16/01/2018	Completed	30/08/2018	4 Schofield	St Albans
1/2017/100	16/01/2018	Completed	28/08/2018	12 Schofield	St Albans

“well with all the infill
housing paying developer
contributions...”

- Bings Lane - one Project – Williams Corporation tell me they paid almost \$400,000
- But it's not in the data...

Council works with Wharenui Club after cost estimate error



Facilities, Sport & recreation | 15 Apr 2021

Share this story



Christchurch City Council's Recreation and Sports Services unit has apologised for an error in the projected maintenance costs for Wharenui Pool after the Wharenui Swim Club reviewed the figures this morning.

We shouldn't have
been surprised....

- My concern is data quality impacts the communities ability to be
- well informed and ask
- sensible questions and make
- rational requests....

What I Want From a Revised Policy...

- I want to know how developer contributions collected in my area are going to be spent.
- I want a running total of what has been collected in the past LTP term.
- I want to be able to see what has been spent historically and compare my own suburb with others.
- I would like a clear understanding of what a ward boundary is spending v's collecting.

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**Thank You for
Your Attention**

Madam Mayor, Councillors

We are qualified at post-grad level in science and agricultural economics, with over 40 years professional experience, mainly international. We also have farming and forestry interests on Banks Peninsula. As well as planting exotic tree species, we have significant areas of indigenous vegetation that we have protected and are nurturing.

By and large we like your Climate Change Strategy, even if it is a bit light on detail.

We would like however to make a few specific observations in relation to Programme 5: Carbon Removal and Natural Restoration.

Offsetting emissions is a critically important part of the strategy given that it can happen relatively quickly vis a vis *reducing* emissions, which is totally dependent on new technology and/or changing human behaviour. We can plant a tree today and it will be sucking up CO2 by tomorrow. It is going to take much longer to wean society off fossil fuels and our 'buy-and-biff' culture.

Program 5 appears to have a single emphasis on *indigenous* vegetation as an offset mechanism. It totally ignores the far more important role of *exotic* forestry in carbon removal, probably tied to the prevailing prejudice in some quarters, verging on hysteria, surrounding exotic forestry. Program 5 also appears to conflate two quite different agendas – Carbon offsetting and protection of indigenous vegetation.

This represents a major lost opportunity in terms of addressing climate change in the most cost-effective manner.

The facts, supported with irrefutable scientific evidence, include:

1. We have until around 2050 to fix global warming or it is going to be too late to avoid tipping points, the likely impacts of which are beyond the ability of most of us to grasp.
2. In the dry and increasingly drier Canterbury environment, native forest established today will sequester *an absolute maximum* of 200-250 tons of C per hectare by 2050. Exotics in the same environment will sequester better than 700-800 tons – at least 3-4 times as much.
3. Exotics such as pine can be successfully established for around \$1,500 per hectare. By comparison, it costs anywhere from \$20,000 to \$50,000 per hectare to establish natives into grassland. 13-33 times as much.

So....if the objective is to lock up maximum carbon for least cost, the cost:benefit ratio is hugely in favour of exotics.

The disadvantages of exotic forestry, trotted out by our many armchair environmentalists, are highly exaggerated. Some of the more inconvenient truths include:

- An exotic forest has *beneficial* impacts on water yield and water quality *vis a vis* grassland;
- There is far *less* sediment loss from under an exotic forest than from open grassland, except for the brief period around harvest, if harvest is not properly managed;
- An exotic forest supports *significantly higher* indigenous biodiversity than open grassland;

- And finally, appropriately managed, an exotic forest provides a nurse crop under which indigenous vegetation will establish over time.

In addition to its climate change and other environmental benefits, let's not lose sight of the fact that exotic forestry is also far more profitable and generates more jobs than typical hill country farming, although the income and employment does tend to be 'lumpy' rather than continuous if viewed in the context of a single plantation and a single rotation.

So.....if you ascribe to an evidence-based approach to policy development (which we assume you do), and your sights are on getting best bang for your buck – our buck – you can't ignore the role of exotics if you are serious about carbon offsetting.

We are not suggesting that you should be ignoring the potential role of indigenous vegetation. In fact quite the contrary: where country is already reverting back to indigenous cover, this should be encouraged.....hopefully with some financial assistance from CCC for things such as fencing, enrichment planting if this necessary, pest control and rates relief. However, efforts should also extend to encouraging the planting of exotic tree species in marginal country that is not already reverting to indigenous cover.

In this respect we suggest that under Program 5, at the very least, you should be acknowledging the role of exotics. And should be committing to making it easier - in terms of consenting requirements – to plant marginal pastoral land into exotics. You could be even bolder still and offer rates relief!

A sole focus on indigenous vegetation for carbon offsetting simply doesn't cut it in relation to the urgency implied in the Mayor's recent declaration of a Climate Change Emergency.

You're backing the slow horse, and its not even paying particularly good odds.

Thankyou

Richard & Lynley Holloway