

**Waitai Coastal-Burwood Community Board
Submissions Committee
MINUTES ATTACHMENTS**

Date: Tuesday 3 May 2022
Time: 4.05pm
Venue: Audio/Visual Link

TABLE OF CONTENTS

PAGE

3. Draft Housing and Business Choice Plan Change, Draft Coastal Hazards Plan Change, Draft Heritage Plan Change, Draft Radio Communications Pathway Plan Change - Community Board Feedback	
A. Waitai Coastal-Burwood Community Board Submissions Committee 3 May 2022 - Feedback on the Draft Housing and Business Choice Plan Change	3
B. Waitai Coastal-Burwood Community Board Submissions Committee 3 May 2022 - Feedback on the Draft Coastal Hazards Plan Change.....	5
C. Waitai Coastal-Burwood Community Board Submissions Committee 3 May 2022 - Feedback on the Draft Heritage Plan Change.....	7
D. Waitai Coastal-Burwood Community Board Submissions Committee 3 May 2022 - Feedback on the Draft Radio Communications Pathway Plan Change	8

FEEDBACK TO: Christchurch City Council

ON: Draft Housing and Business Choice Plan Change

BY: Waitai Coastal-Burwood Community Board

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1. INTRODUCTION

The Waitai Coastal-Burwood Community Board appreciates the opportunity to provide feedback to the Christchurch City Council on the Draft Housing and Business Choice Plan Change.

2. SUBMISSION

Are we proposing the right areas for development above 12 metres?

No

Comment:

The Board is concerned that the Medium Density Residential Zones are extensive and cover suburbs within our Wards that may not be suitable for large three-storey developments. Some of our small suburban neighbourhoods have older cottages and family homes that would be overwhelmed by these developments and would significantly alter the character of the area. As well, the Board has concerns about the proposal to allow three homes of up to 12 metres on a single property without a resource consent in a Medium Density Residential Zone. While we accept that we need to increase housing density in urban areas, this needs to be weighed up against the rights that existing residents have to both privacy and sunlight. A three-storey dwelling built next door will adversely impact on residents, and many are understandably concerned at their lack of ability to provide this feedback via a resource consent process.

Do you have any comments about the proposed Qualifying Matters that will restrict intensified development or thresholds for needing a resource consent?

The Board's view is that assessment about the suitability for increasing housing (qualifying matters) strikes a good balance between needing to build more housing, while also protecting existing infrastructure, heritage and public open spaces.

Does the proposed plan change allow for enough business intensification?

Yes

Any other comments about the proposed plan changes?

The Board notes that the definition of commercial centres is very broad, from “small isolated commercial areas, like local dairies” to larger centres that are more like shopping centres, for example those in Parklands or New Brighton. We would not consider a local dairy that is entirely surrounded by suburban housing to be a commercial centre.

With regard to green space and trees, the Board has concerns that developers can buy their way out of their obligations to retain 20% green space within a property. This could lead to the loss of green space in some suburbs if trees are not re-planted in the same area. We would like to see a requirement to re-plant felled trees in the suburban area from which they were removed.

The Board raises a concern that encouraging multi-storey developments means that in some areas two and three-storey dwellings may out-number single storey homes. We would like the Council to ensure that there is a mix of housing types, particularly considering accessibility issues for multi-storey dwellings.

An issue that is often raised within our communities but is not addressed within this plan change is the recent removal of car parking requirements for developments. The consequence of this is that, once more developments are built with no off-street parking, more residents will park their cars on the street. This is not a big issue on streets that are suitable for this (busy streets with lots of parking availability) but has a substantial negative impact in quiet suburban areas, especially those with very narrow streets that only allow for parking on one side of the road. This needs to be considered when allowing developments to occur.

While this Draft Plan Change focusses on the rules around multi-storey dwellings on empty land, it is important to realise that subdivision is also an important tool in addressing our housing shortage. These rules will, to some extent, assist landowners who wish to subdivide their property, although the primary focus of the proposed changes are to make larger scale development more straightforward. We hope that these rules will also make subdividing and building simpler also.



Bebe Frayle
Chairperson, Submissions Committee
WAITAI COASTAL-BURWOOD COMMUNITY BOARD

3 May 2022

Trim: 22/607477

FEEDBACK TO: Christchurch City Council

ON: Draft Coastal Hazards Plan Change

BY: Waitai Coastal-Burwood Community Board

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1. INTRODUCTION

The Waitai Coastal-Burwood Community Board appreciates the opportunity to provide feedback to the Christchurch City Council on the Draft Coastal Hazards Plan Change.

2. SUBMISSION

Have we adequately addressed the risk of potential coastal hazards?

Yes

The Board supports the use of a risk-based approach when assessing land use activities. We note that this approach introduces the potential for the controls to be applied inconsistently when Council staff are assessing resource consent applications. It is imperative that the measures used to assess risk are transparent, understood clearly by communities, and applied fairly.

Are there other sources of information you think we should also consider?

We are using the 2021 Coastal Hazards Assessment 2021 (Tonkin + Taylor) and Risk Based Coastal Hazards Analysis for Land-use Planning report 2021 (Jacobs) to inform the plan change.

It is imperative that information about sea level rise is gathered regularly. We must be able to track and measure risk over time, via frequent data gathering and monitoring of accretion, erosion, sea level rise, ground water rise, and land settlement. As data is collected, we would like to see modelling updated and adjusted against this real time data. We would like to see the Council provide sand budget reports regularly (at least annually). As well, we would like to see Lidar imaging and topographic cross section information regularly gathered.

All of the information gathered should be provided to the public regularly, and in a format that all can understand. The information should not be hard to find or hard to interpret.

Do the draft objectives, policies and rules strike the right balance between managing risks from coastal hazards while enabling communities to meet their foreseeable needs where it is safe to do so?

Yes.

The Council has struck a good balance between understanding and responding to risk, but also letting people get on with their lives.

With the introduction of Coastal Hazards provisions into the District Plan, are there existing rules that could be removed or amended to make the Plan more efficient an effective?

Adapting to change will be an iterative process. We will need to review and change these plans over time as more is known about the impacts of climate change. In order to do this, the Council needs good mechanisms for communicating changes to the public, receiving feedback, and making changes from this feedback.

Any other Comments?

The conversation about climate change and coastal is a difficult one to have, but it is important that we are fully informed about the current state and potential future risks and impacts.

The Board would like to emphasise that, as a coastal city, the hazards we experience now and in the future will impact on the whole city, not just our seaside suburbs. While those living along our coastline and rivers will be impacted first and more dramatically, the planning for and response to these impacts need to be a conversation in which everyone in Christchurch is involved.



Bebe Frayle
Chairperson, Submissions Committee
WAITAI COASTAL-BURWOOD COMMUNITY BOARD

3 May 2022

Trim: 22/607568

FEEDBACK TO: Christchurch City Council

ON: Draft Heritage Plan Change

BY: Waitai Coastal-Burwood Community Board

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1. INTRODUCTION

The Waitai Coastal-Burwood Community Board appreciates the opportunity to provide feedback to the Christchurch City Council on the Draft Heritage Plan Change.

2. SUBMISSION

Do you have any comments on the proposed Residential Heritage Areas?

The Board is happy to see that the Council is focused on strengthening protections for our precious heritage areas. So much of Christchurch's colonial built heritage was lost with the earthquakes, and it is important to protect what remains. We agree that the 11 heritage areas are appropriate.

Do you have any comments about other elements of the proposed Heritage Plan Change?

The Board notes that the Schedule of Significant Trees is mentioned as a qualifying matter. Christchurch is known as the 'Garden City'. We want to retain this and protect our heritage gardens and trees (both exotic and native). An important part of the character of some of our older suburbs is the tree-lined streets, and it is important to take care of these. We would like to see more protection and scheduled maintenance for trees of significance. As well, more trees should be added to the Schedule of Significant Trees, including trees that have been identified by communities as important to them – many of which have existing plaques.

The Board looks forward to seeing more detailed information on this matter when the Plan Change is notified in August.



Bebe Frayle
Chairperson, Submissions Committee
WAITAI COASTAL-BURWOOD COMMUNITY BOARD

3 May 2022

Trim: 22/607539

FEEDBACK TO: Christchurch City Council

ON: Draft Radio Communication Pathway Plan Change

BY: Waitai Coastal-Burwood Community Board

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1. INTRODUCTION

The Waitai Coastal-Burwood Community Board appreciates the opportunity to provide feedback to the Christchurch City Council on the Draft Radio Communication Pathways Plan Change.

2. SUBMISSION

Do you have any comments about the proposed plan change?

The Board supports this plan change – we agree that protecting our radio communication pathways is important. We note that, where there is a potential conflict between development of buildings and other tall infrastructural and ensuring that communications are not obstructed, precedence needs to be given to our communication channels.

However, the Board has a concern that there is a potential for conflict between protection of existing tall trees and the need to protect radio communications. We would not like to see large established trees removed to improve radio communications. This would need knowledge of tree species heights before placement of transmitters to minimise risk necessitating potential removal of tree or transmitter. This needs to be a consideration when radio transmitters are put in place to minimise the possibility that large trees would need to be removed.

The Board looks forward to seeing more detailed information on this matter when the Plan Change is notified in August.



Bebe Frayle
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WAITAI COASTAL-BURWOOD COMMUNITY BOARD

3 May 2022

Trim: 22/607507