

**Waikura**  
**Linwood-Central-Heathcote Community Board**  
**Submissions Committee**  
**MINUTES ATTACHMENTS**

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**Date:** Wednesday 11 May 2022  
**Time:** 3.45pm  
**Venue:** via Audio/Visual Link

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**WAIKURA LINWOOD-CENTRAL-HEATHCOTE COMMUNITY BOARD FEEDBACK ON  
DRAFT HOUSING AND BUSINESS CHOICE PLAN CHANGE**

The Board acknowledges that the purpose of the proposed changes is to address population growth, housing issues, and climate change and align the District Plan with the National Policy Statement-Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("the Act") to enable more development in the city's existing urban footprint.

**Housing and Business Plan Change**

The Board recognises that it is essential that the Council plans for the future for the city and the plan needs to accommodate intensification to enact the central governments direction. The Board believes that central city residents are comfortable with intensification, however established parts of the city within the four avenues, particularly north of Cathedral Square, are concerned with the proposed higher density and heights of buildings above three stories which impinges on neighbour's sunlight including residences with solar panels

The Board is concerned at the one size fits all approach that will see most residential areas of Christchurch become Medium Density Residential Zone as it understands that this zoning that will allow development of up to three homes of up to 12 metres on a single property, without resource consent is not suitable for many areas.

The Board is concerned that a resource consent is not needed, when the resource consent process addressed many issues prior to building.

The Board acknowledges that the proposed changes aim to provide for more houses in the parts of the city that are close to growing commercial centres, where there is access to services, public transport networks and infrastructure and that building more homes on the existing urban footprint will keep development within the city's existing urban footprint and that some of the proposed changes are legal requirements of the new national direction and cannot be influenced by the Council, or community feedback. However, the Board is concerned that high intensity in lower socio-economic areas, such as within the environs of Eastgate Mall, will lead to issues of anti-social behaviour thus increasing the impact on New Zealand Police, and mental health services resources that are already highly stressed. The Board continually hear of issues from its Phillipstown residents who are experiencing high density in a low social-economic area. The Board notes that while economic and environmental impacts have been considered they do not feel that the social and well-being consequences have been considered as thoroughly.

The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking.

The Board has acknowledged the lack of tree canopy within its Board area and developed the Greening the East Development Plan to increase the tree canopy and to contribute to decreasing the impact of climate change and increase habitat for native wildlife. The Board knows that many mature trees are felled for developments which has contributed to the decrease of tree canopy, the Board wishes to have a provision to have trees to cover 20% of the land to be developed and if that cannot be achieved then a substantial contribution to be administered.

The Board is concerned that a resource consent is not needed, when the resource consent process addressed many issues prior to building that the Board has touched on its above comments.

### **Coastal Hazards Plan Change**

The Board notes that the proposal to remove the Flood Management, High Flood Management, and Residential Unit overlays is causing anxiety related to the potential impact on mortgages and insurance. The recently released New Zealand Sea Rise maps showing the sea-level rise and the vertical land movement under potential climate change scenarios show that coastal hazards will continually change and understanding the impacts on building near our coastlines.

The Board supports the proposed plan change that sets out a risk-based approach that involves managing development. The Board agrees with the risk approach for Coastal Hazards as a Qualifying Matters.

### **Proposals for Both Character Areas and Residential Heritage Areas as Qualifying Matters.**

The Board notes that the District Plan already includes Character Area overlays (residential neighbourhoods that are distinctive from their wider surroundings and considered to be worthy of retaining) that are proposed to become Qualifying Matters as part of the Draft Housing and Business Choice Plan Change with the rules for the Character Areas differing depending on the character values of each area, as well as the zone in which it is located. The character values that are already being used to assess any development designs submitted are proposed to remain the same.

The Board supports the proposal to add around 65 heritage buildings, items and building interiors to the District Plan's Schedule of Significant Historic Heritage for protection. The Board is pleased to see the Taylors Mistake bachs have been added.

In addition the Board notes the proposed plan change to identify eleven proposed Residential Heritage Areas as Qualifying Matters and exempt from as much intensification as other residential areas. While the Board is supportive of the proposal to protect Heritage areas it wishes to highlight the impact of two heritage areas close together with a small high density zone between them will take away the aesthetics of both areas. The Board is referring to Chester Street East which has one end in a residential character area, the other end (at Fitzgerald Avenue) is high density, and then on the opposite side of Fitzgerald Avenue there is Englefield Heritage Area. The Board wishes that whole streets are taken in Residential Heritage Areas to give the community a sense of continuation.

The Board suggests that provision should be made for interim protection of areas and sites with potential heritage values to allow time for necessary in depth investigation to be undertaken before their values are undermined or lost by inappropriate development.

The Board has adopted the Greening the East Development Plan to increase the tree canopy to use as a model for future development over the rest of the city.

### **Draft Radio Communication Pathways Plan Change**

The Board observes that the radio-communication pathways are a Qualifying Matter under the National Policy Statement on Urban Development, which means a reduced level of development can occur.

The Board supports the proposed plan change to protect radio communication pathways (for emergency services), from adverse effects due to buildings, structures, utilities and trees with the introduction of a new objective, policies and rules requiring resource consent as a non-complying activity for any buildings, structures, utilities and trees above the maximum height limit.