

Christchurch City Council
MINUTES ATTACHMENTS

Date: Wednesday 17 May 2023
Time: 9.30 am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

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19 April 2023

To: Christchurch City Council

CC: James Hadlee, Hon Minister Megan Woods, Andrei Moore, Marie Pollisco

Petition against Kainga Ora state housing in our neighborhood

We call on you to refuse Kainga Ora to build state housing in our neighborhood.

On 14 April 2023, we received a letter from Kainga Ora about 'new homes coming to Halswell', proposing 4 single storey homes (2 x three-bedroom and 2 x four-bedroom) accessed at 376 Halswell Junction Road and 13 one and two-storey homes (6 x two-bedroom, 5 x three-bedroom and 2 x four-bedroom) accessed separately off Liquidamber Street at the back of the site, which means the new development is sharing the Silver Star and Copper Ridge main access road.

We felt ambushed to learn of the new development without warning. The approach has been very sneaky and secretive to not let anyone know about this development. When we checked the site, we were shaken to see that construction work including foundation laying has already begun. It was disappointing that the community had not been consulted in the process. There was no prior consultation with existing residents about a major change of plan to this area nor any indication of this in previous land use plans for future residents was ever proposed. For this reason, we stand with concerned citizens in opposition to the new development coming to Halswell.

Kainga Ora didn't give the community sufficient information at the right time and being rate payers and residents of this area, our wellbeing and interests should also be considered before planning anything new in the neighborhood. It has now come to a point where it is causing immense stress and frustration to current residents who want to try their best to stop this development at all costs.

The reason for this concern is evident in many other similar public housing projects where land value has then plummeted, crime and daily issues have grown, school decile rating will suffer, and peace and calm will be impacted. Not to mention that the adjoining skate park which is so dear to residents currently will become unsafe if used for anti-social group activities. The area where the housing is coming up is surrounded by residents already who are not willing to share backyards or driveways with the public housing residents due to safety and privacy issues.

Here are a few facts about the current community:

- This neighborhood has built a family-oriented community and all builds are only 3-4 years old. The land and build value have just started appreciating in value.
- Some residents have faced the sunset clause due to Covid impacting the build timelines which has been a major source of mental stress and exhaustion.
- The Go-cart club at Carrs Road was a pre-existing issue for some where people are still trying to appeal with the Council regarding high noise levels on the weekends.

- Some land around Copper Ridge has not been developed yet and any anti-social incidents in the news are going to prevent the land from being developed further or sold to new residents.
- Between 60 -70 % families here have little kids going to Knight Stream school. Parents and the School are in negotiation with the council about the need of a pedestrian crossing across the Halswell Junction Road due to safety concerns.

Potential impacts of the proposed state housing on this community:

- From available information in news and stuff articles, 13+ housing complexes in Christchurch have proven record of crime, drugs, anti-social behavior, noise complaints and high demand for government agency resourcing.
- The location of the land selected for this development is not appropriate and the impact on immediate neighbors has not been considered in the Consent plan. The 17 house project will house about 80-100 residents and will affect the dynamic of the current community.
- Bringing state housing to the neighborhood could bring gang activity and change the character of the street.
- Taller, cookie-cutter buildings closer to property lines or, in the case of row houses, built to the edge of property lines.
- A shared access road being planned for the housing is the only access for 3 subdivisions already so it is not a low traffic zone, as is stated in the Resource consent plan.
- Off-street parking related issues are inevitable due to a narrow cul-de-sac across the main entrances to the new development.
- Multiple news articles show that there are repeated incidents and complaints for state housing – around 6500 complaints have been lodged against tenants in 2022 and not a single tenant eviction has been undertaken to deal with these complaints.
- There is concern that with repeated complaints made to Kainga Ora about their residents, they do not have the resources to deal with this and to take immediate action in the case of any incidents.

The government talks about building strong healthy communities but here it is cutting into the fabric by not consulting with the community and seeking what is culturally appropriate for our neighborhood. This is a diverse multi-cultural community but there has been no consideration about the new community being able to culturally align with the existing community.

We recognize that there is a need for state housing and a greater demand for social housing for all age groups including senior residents. All of us want to see that met, to build homes for families

with a warm and dry place to live. We are not generalizing that people in state housing will cause disruptive behavior. However, even a handful of incidents are enough to disrupt the peace and quiet of this community. Some of us have experienced living in an area neighboring state housing and the anti-social behavior of some of its residents, and after the trauma of facing a nightmare situation almost every day, we chose to build in Halswell. We thought we found a perfect place for us and our families and have invested huge amounts of money to call this place home. Halswell is a safe community, and we really don't want it to change.

We, the undersigned, are opposed to Kainga Ora's new housing development coming to Halswell. We call on Christchurch City Council to:

1. Provide a park, playground, public amenities like shops/café/pharmacy/medical centre, a reserve or open spaces for the residents across the Halswell junction road. The District Plan 14 shows no provision for these requirements.
2. Reconsider the resource consent plan for the Kainga Ora development – areas of impact that have been identified do not fully cover the issues that are going to come up as a result of this development.
3. Entry to the state housing complex (whether 4 or 17 houses should all be from Halswell Junction Road and not internally through Copper Ridge. This development is not a part of the Copper ridge subdivision and so should not share the one and only main access.
4. Provide parking for all houses on site and not rely on adjacent streets and cul-de-sac for parking requirements. There are only 19 car parks provided for which doesn't seem adequate considering the number of people in these houses.
5. Re-design the Halswell junction road intersection if required, to allow for a new development of this size to be accessed from the main road.
6. Stop further site works until these issues have been addressed.

We call on Kainga Ora to:

1. Stop further site works until the issues mentioned above have been resolved.
2. Fully consult with the local community on any future proposals in the area – especially if it is anything more than 2-4 single homes.

We, the undersigned, are opposed to Kainga Ora's new housing development coming to Halswell. We call on Christchurch City Council to:

1. Stop the ongoing development by Kainga Ora
2. Fully consult with local residents on any future proposals

Full Name	Contact Details	Signature
HEYANG L.	0210762730	
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William Wayne	0218162303	
Alex Bhaett	0210685950	
Arya Baxi	0220337995	
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Kathrina Dinapol	0276623033	
Franklin Dinapol	02108459472	
Ane Batchelor	021406402	
MANILYN SANTOS	0211732424	
Jess Cerios	021420725	
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Jeremy Fidd	0277663136	
Phetty Sam	0221559557	
Shannon D'Souza	0223003876	
Aman Sharma	0221726610	
Devali J.	0217426219	
Manali Shah	021242710	
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Liam Coleman	02170541208	
Jess Callaghan	0221259207	
Aleisha Porter	0278569029	
Wendy Field	025459280	
Elizabeth Rodriguez	0277528549	

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Full Name	Contact Details	Signature
Bhupendar Bijalwan	02102648419	
Savita Bijalwan	0210605829	
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Jules Atkinson	0211911784	
Barbara Stenberg	0272793463	
Mickey Peng	0276660228	
Pamirash Pancholy	0211935374	
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Kevir Rana	0273055295	
KEESTY Rana	0273147306	
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RAJAN PATEL	0225070989	
VRUNDA PATEL	0220486628	
Nisha Nishtha	0226478017	
Gurwinder Kaur Boparai	0226070071	
Mandeep Kaur Gill	0210598519	
TARSEN SINGH	02102608977	
Aryaz' Srivastava	02102416947	
Soni Srivastava	0211221473	
Jong AP Sim	02108691726	
Omni Sauni	0210753913	
Neelu Sauni	0212532087	
Jigal Parikh	02102324872	
Arvind Parikh	0221035991	
KULWINDER SINGH MALHI	0277519955	

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Full Name	Contact Details	Signature
Sam Paterson	0270835005	[Signature]
Sophie Paterson	021 901622	[Signature]
Tanu Seivastan	0224116595	[Signature]
HARMAN SINGH	02701000	[Signature]
Meghna K Parekh	0223846022	[Signature]
Monpreet Kaur	0278911000	[Signature]
Cory Devine	027 7861935	[Signature]
Chananjay Trivedi	021 068 5950	[Signature]
Ashwami Srivastava	0279775441	[Signature]
Ajits Khare	0279777508	[Signature]
Amandeep Kaur Pandher	0223145813	[Signature]
Hardeep Singh Pandher	0223145812	[Signature]
Dawid Wei	021361078	[Signature]
Amey Lin	02102351167	[Signature]
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Ravinesh Kumar	0221532244	[Signature]
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Jaypreet Kaur	0220974406	[Signature]
Jasno Ewing	0273487116	[Signature]
Virendra Agrawal	021849734	[Signature]
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Sajimol Lakshminarayanan		
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Beant Kaur	0224658110	[Signature]
Tony Morris	02108223624	[Signature]
GURJEET BAINS	0225825658	[Signature]
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VIKASH JAINWAR	0226841648	[Signature]
BHAGYASHREE JAINWAR	0226788464	[Signature]
Marlene Matulich	0274711755	[Signature]
Hinal Trivedi	0273061446	[Signature]

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Woolston Village temporary alcohol ban

Council 17 May 2023

Woolston alcohol ban: PROCESS

- Temporary alcohol ban currently in place
- Initial review of effectiveness of ban complete
- Community Board and stakeholders support extension of temporary ban
- They also support consideration of a permanent ban
- Permanent ban requires:
 - consultation with the community
 - Council decision to amend the Alcohol Restrictions in Public Places Bylaw

Woolston alcohol ban: TIMELINE



