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The proposed Christchurch Replacement District Plan

Submission Form

For more information go to: proposeddistrictplan.ccc.govt.nz

Submissions must be received no later than Wednesday 10 August 2016.



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Make your submission:

Post: District Plan Submissions
Christchurch City Council
PO Box 73001 Christchurch 8154

Email: dpreview@ccc.govt.nz

Online: proposeddistrictplan.ccc.govt.nz

Deliver: Christchurch City Council
53 Hereford Street, Christchurch

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Submitter Details (All details marked with an * must be provided)

Full name(s)* Andrew William Sauthen. & Gillian Ainsley Sauthen

I authorise the person below to represent my submission: (tick)

Submitter agent's name

Address for service (indicate your preference)*

Email* (tick) andrew@southplumb.co.nz / gilly@isovalve.co.nz

Post* (tick) 122 Waimairi Rd
Christchurch.

Phone number* (03) 343 1901

Mobile number* 0274 328154
0274 994376

Privacy Act 1993

Submissions are public information. Information on this form including your name and contact details will be accessible to the public on the Independent Hearings Panel (IHP) or the Council websites and at Council service centres and libraries. The Council is required to make this information available under the provisions of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014. Your contact details will only be used by the Council and IHP for the purpose of the district plan review process. The information will be held by the Council or IHP. You have the right to access the information and request any correction.

3

Trade Competition (All details marked with an * must be provided)

If you are a person who could gain an advantage in trade competition through making a submission, your right to make a submission may be limited by Clause 6(2) Schedule 1 of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014.

I could gain an advantage in trade competition through this submission.* Y N

If you answered Yes to the above statement please complete the following.

I am directly affected by an effect of the proposal that -

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition Y N

4

Hearing (All details marked with an * must be provided)

I wish to be heard in support of my submission.* Y N

If you answered Yes to the above statement please complete the following:

If others make a similar submission, I will consider presenting a joint case with them at a hearing. Y N

Signature of submitter*

Date* 10/ 8/ 16

Please use the guidelines to assist you to complete this form.

5 Submission Details

My submission is: *(please tick)*

I support I oppose I seek an amendment

The decision I seek is that the proposal: *(please tick)*

Be retained Be deleted Be amended as follows *(you must specify your amended wording):*

Reasons for my submission:

Please see attached submission.

FREEPOST Authority No.178



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

Andrew and Gillian Southen
122 Waimairi Rd

(027) 432-8154

andrew@southplumb.co.nz

dpreview@ccc.govt.nz

10 August 2016

We are opposed to the Proposal for re zoning 112 Waimairi Rd from RSTDT to SPTE regardless of height limitations.

We live at 122 Waimairi Road ("122") on the northern boundary of 112 Waimairi Rd ("112").

If this zone change is made, the Christchurch City Council ("CCC") would be granting the University of Canterbury ("UC") permission for a potential development that could cover almost 100% of the site of 112 and the adjoining strip of land. This development could potentially comprise a very large accommodation block with car parking. The UC has the leverage to undertake this because of their ownership of the adjacent Ilam Fields. Under normal conditions (single site), the SPTE rules would make it difficult for the UC to do any development onsite as it would only be able to use 30% of the site, inclusive of parking spaces. In a residential area we think this potential development is abnormal, distorted, and unfair. The UC have no public plan to accompany the zone change so CCC should be taking into account the worst case scenario.

CCC Rules on Amenity of the neighbourhood 21.7.5 Matters of Discretion. There are 8 points (*listed in italics*) all of which the potential development contravenes in some way

- a) *Effects on amenity of adjoining properties, including daylight and sunlight admission.*
Fig 3 in CCC report shows a massive structure that will have a severe impact on the sunlight and daylight of both adjoining properties. Rezoning will make properties less desirable.
- b) *Any visual dominance over adjoining properties, or their outlook to the street, or visual dominance over the street.*
Again fig 3 shows both dominance over adjoining properties and the street. The building can be longer and higher when zoned SPTE.
- c) *Any loss of privacy for adjoining properties through overlooking.*
Potential for a very large structure with bedsit type accommodation with windows or balconies overlooking our back yard.
- d) *Alternative practical location for the building on site*
There is only a potential building. Actually this is the crux of the matter. UC have no plan to accompany their change of zone. We do not know what the UC plan so CCC should not rubber stamp uncertainty. The community is uncertain.
- e) *Opportunities for landscaping and tree planting as well as screening of buildings*
There would be no chance to screen this building without causing further issues with sunlight and daylight for neighbours.

- f) *Whether the nature and form of development on adjoining sites mitigates the potentially adverse effects of increased height or building scale.*

Both neighbouring properties are single storey (3.5m high) and cover less than 30% of the site while the potential development could have a building coverage of 60% of site and from 8 to 13m high. They do not mitigate anything about the potential development.

- g) *The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in surrounding area, including whether increased height would result in buildings which would significantly contrast with surrounding*

Again refer to fig3. There is no compatibility; it is all contrast to surrounding area.

- h) *The balance of open spaces and buildings on the site, in context of the character of the surrounding zone, the contribution of the buildings and grounds to local landscape character.*

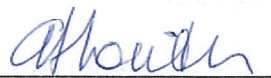
Again refer to fig 3. The potential development will not fit in with the surrounding zone. 112 is an isolated residential property in a residential zone. SPTe rules were not made for a site like this. UC needs to acquire more land so its development is in keeping with the neighbourhood.

Keeping with Amenity of the Neighbourhood. I see amenity means "useful or desirable feature of a place". Our neighbourhood and, even more-so our home, will become a lot less desirable. If this zoning change goes ahead our house will have a stigma attached to it. Prospective purchasers will be put off by the uncertainty of what will transpire at 112. This stigma will be there for years and the UC may never develop the site. Is this a tactic by the UC to undermine the adjacent properties so the UC is the only option for purchasing the land? This stigma is affecting how we invest in our own property. We feel the UC is putting the cart before the horse by changing the zoning.

We have no objection for the current building at 112 being used for educational or administrative purposes if the zoning is not changed.



ANDREW SOUTHEN



GILLIAN SOUTHEN