

PLAN CHANGE 14

Submission of Kathleen Crisley

15 April 2024

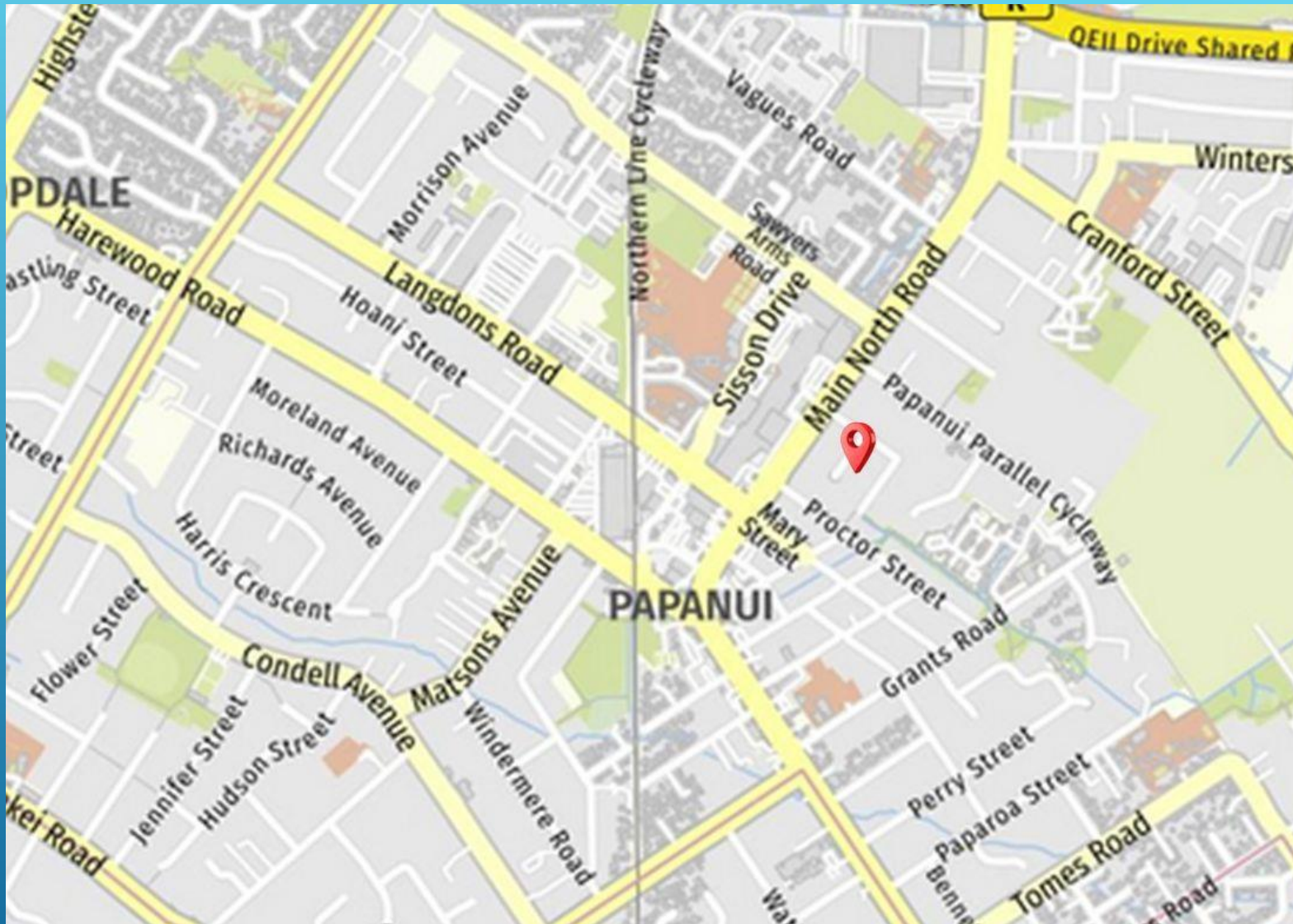
A LAYPERSON SUBMISSION BUT....

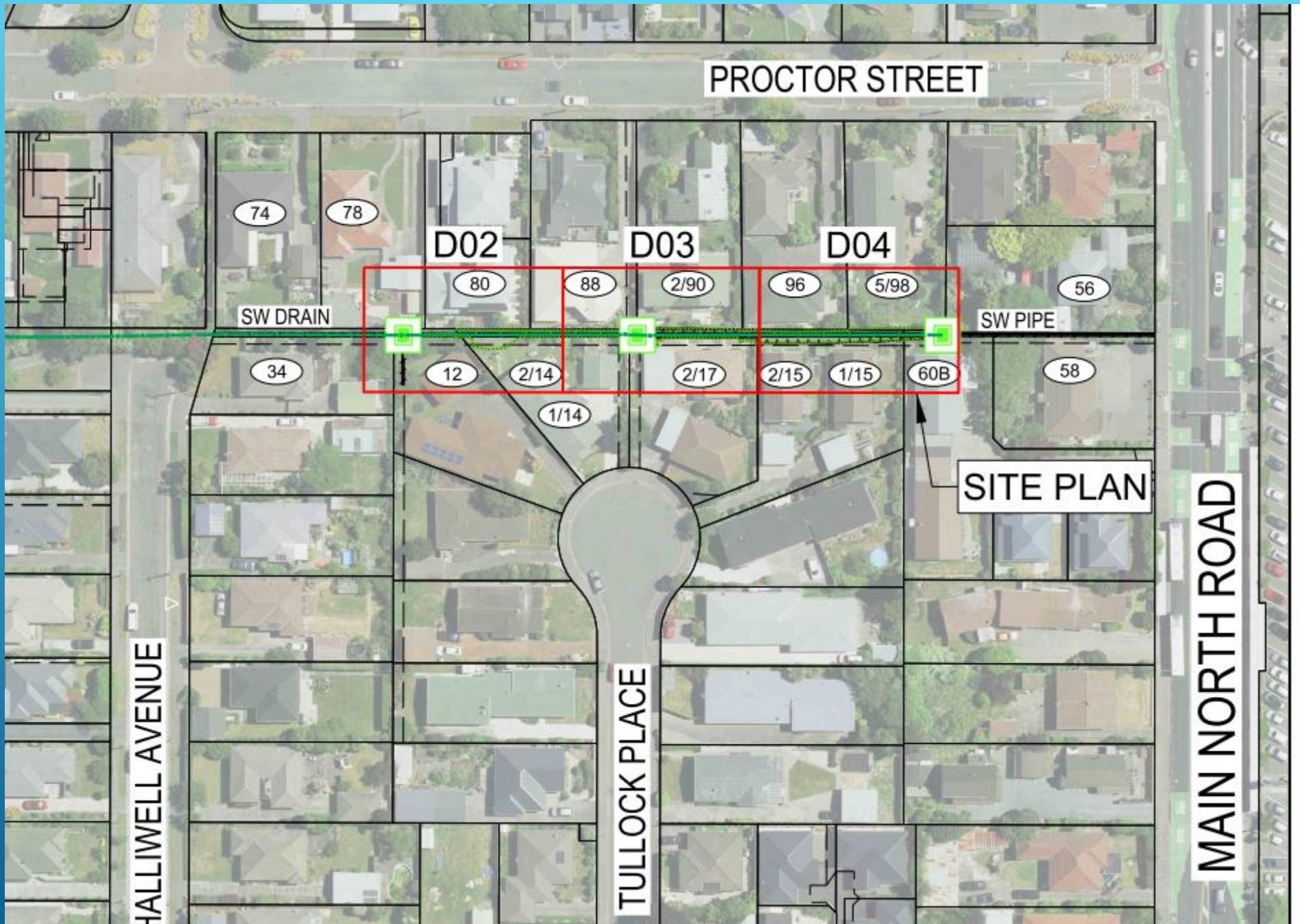


The Power of Water

- A Qualifying Matter for private stormwater easements and infrastructure
- Plus other matters...







“YOU ARE CORRECT IN THAT THERE IS A PRIVATE EASEMENT BEHIND 6A - 12 TULLOCH PLACE AND WHILST WE DO NOT HAVE FULL DETAILS OF THE PRIVATE EASEMENT, WE SUSPECT IT WILL BE A FIELD TILE DRAIN USED TO KEEP THE REAR OF THE PROPERTIES DRAINED. THIS EASEMENT WILL NOT BE AFFECTED BY THE WORKS THAT WE ARE CARRYING OUT ON OUR EASEMENT. ”

Three Waters Team (name not identified)

October 2023

“APOLOGIES FOR APPEARING VAGUE ABOUT SOME OF THE DETAILS ABOUT THE DRAINAGE OR EASEMENT WITHIN YOUR PROPERTY, BUT TO GET A TIMELY RESPONSE OUT TO YOUR PREVIOUS QUESTION, I JUST LOOKED AT OUR COUNCIL GIS WHICH DOESN'T SHOW PRIVATE INFRASTRUCTURE OR DETAILS THE EASEMENTS”

Grant Stowell, Three Waters Team

November 2023

A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against a blue gradient background.

“

I HAVE CHECKED WITH OUR THREE WATERS
TEAM AND WE DO NOT TRACK PRIVATE
EASEMENTS/INFRASTRUCTURE EVEN VIA GIS.

”

SEAN RAINEY

**MANAGER OFFICIAL INFORMATION AND PRIVACY OFFICER, OFFICE OF THE MAYOR
AND CHIEF EXECUTIVE**

6 NOVEMBER 2023

“ FURTHER TO MY RESPONSE...17,362 IN THE PAPANUI
WARD ...COUNCIL CAN'T GUARANTEE THE
ACCURACY OF THE DATA AND THIS ANALYSIS LISTS
EACH INDIVIDUAL PIPE SEGMENT OR STRUCTURE
SEPARATELY. THEREFORE, THE RESULT OF THIS
ANALYSIS IS NOT INDICATIVE OF THE NUMBER
PROPERTIES THAT ARE CONNECTED ”

SEAN RAINEY

**MANAGER OFFICIAL INFORMATION AND PRIVACY OFFICER, OFFICE OF THE MAYOR
AND CHIEF EXECUTIVE**

8 NOVEMBER 2023

PRIVATE DRAINAGE EASEMENTS HOW BIG IS THIS ISSUE?

The Christchurch City Council doesn't know. Site plans have not been digitised.

Private infrastructure is not tracked on the GIS and Council Officer reliance on the GIS is a huge risk to residents.

A QUALIFYING MATTER

Stormwater infrastructure this is not under direct control of the Christchurch City Council to:

- Ensure other residents along the easement have input into upstream and downstream impacts of proposed developments which may include re-development of the infrastructure with costs borne by the applicant

There is good reason to require accountability and engagement with developers



Multi unit dwelling development, 24 Halliwell Avenue, July 2022 (Photos courtesy of ECan)

Papanui Stream
- spring-fed stream with
ecological and amenity
value



Papanui Stream
depression springs,
indicative of high water
table in the area



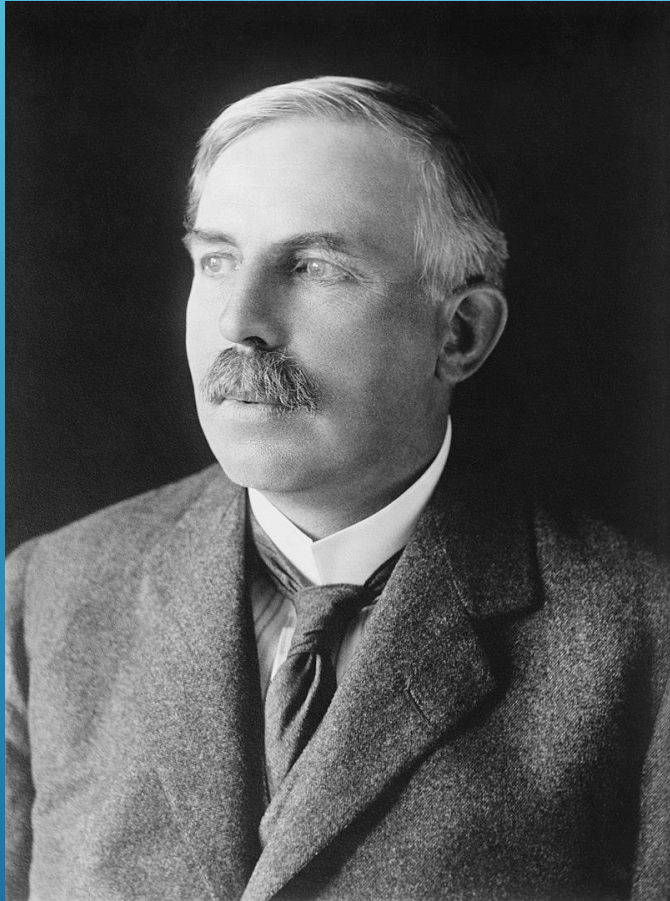
The Power of Water

- Stormwater network is vulnerable to extreme events of climate change
- In areas of high water table, soakage may have limited value and, at a minimum, require higher design standards
- CRC has similar concerns about stormwater infrastructure in its submission (page 689)
- The Community Law Centre advises that it is 'well known' in Christchurch that property records are not included in the GIS
- A Qualifying Matter will put onus onto the CCC and applicants to review LIM records and older maps and to engage with other property owners accordingly
- Without the Qualifying Matter, existing property owners are left behind to deal with any problems of substandard development involving substantial costs for legal and engineering expertise; I would also expect that CCC would be liable for approving developments with substandard stormwater infrastructure

Other Issues

- 10 storey recommendation for Papanui, Hornby and Riccarton
- The lack of transport infrastructure and uncertainty if any will eventuate
- Increased reliance on on-street car parking (and subsequent stormwater quality issues)
- Definition of sustainability
- Lack of sunlight means increased demands for home heating in winter, more clothes drying using electricity year-round, inability to garden productively, and reduces investment in solar energy
- The madness of planning for 150 years...

150 years ago



Ernest Rutherford was 3
years old



The Reconstruction Era was underway
in the USA