

BEFORE THE CHRISTCHURCH CITY COUNCIL APPOINTED
PLAN CHANGE 14 INDEPENDENT HEARINGS PANEL

Cindy Robinson – Chair
David McMahon - Deputy Chair
Karen Coutts
Alan Matheson
Ian Munro

STATEMENT BY JOSCELYNE SILCOCK IN SUPPORT OF THE SUBMISSION FROM
CENTRAL RICCARTON RESIDENTS' ASSOCIATION (Submitter #683)

1. Central Riccarton Residents already know what it is like to live in a highly intensified area of Christchurch City. We surpassed the Median Density count for average households per hectare in the City Plan 5 years ago, at a density of more than 70 residents per hectare. 6-storey residences will make it more intense, as community facilities have been greatly reduced. The exponential growth in rates the council has collected from Central Riccarton has not improved the quality of life or improved the amenities for the residents.
2. Developers have maximised land use first by replacing single dwellings with 3-4 units, next came 3 or more two storey units, as well as 3 storey dwellings. Each time the area of porous footprint is reduced. Now a development in Rotherham Street has clear-felled 2 adjoining sections, and is in the process of building 13 x 2 storey units. 7 units run from front to back of the section with 2 rows of units at right angles to the 7. There is no vehicle access onto the property, which raised a concern with us about access for emergency vehicles.
3. A walk round the residential streets of Central Riccarton, shows how greatly reduced the garden space becomes with each new development, let alone space for storing the waste collection bins. The footpath will be seriously compromised on collection days when these 13 units have up to 26 bins to put out. If they own electric vehicles, home charging will not be an option except for the front units which could possibly run an extension lead out to their car.
4. Access to light, especially direct sunlight, in winter is important for mental health as well as quality of life.

5. For example, our 2-storey home presently creates a 4m shadow out from our street boundary, and unlike present regulations which have a setback of 1.5 metres from the street we have a 4-metre set back. By the middle of winter when the sun is at its lowest point, the shadow will be well over the road.
6. Inside, the main natural light is from the north facing, French doors which open onto the outside area. Currently this area is a sun-trap that enables plants to thrive and more importantly washing to dry in winter.
7. Should the 3 single storey units that run behind our fence be replaced by 3 x 3 storey units, the 4 metres of yard and the French doors would be enveloped in shadow for at least 3 months of the year.
8. The cost: increased power and heating bills, as our 10-metre ground floor runs approximately North South. The French doors and adjacent side window enable light and warmth on sunny winter days. Five winters ago, we allowed a tree in our yard on the Eastern boundary to mature. It reached up to the second storey. Lovely, cool shade in summer. Came winter our heating bill trebled, as no sunlight entered the house. Instead of one bag of pellets lasting 3 days, the pellet fire consumed a 20 kg bag of pellets daily (current price \$13.29 per 20 kg). We solved the problem for the following winter, by severely cutting back the tree. As pensioners, we are grateful to receive the Govt winter heating energy payment. The family in the neighbouring unit, with school age children would not be receiving an extra allowance in winter.
9. Luckily the tree did not cover the clothes line, which would have resulted in increased power usage from needing to use a dryer. Most new developments seem to want people to rely on electricity as the only source of energy. There is no room for clothes lines giving residents the choice of the environment friendly option of sunlight.
10. Yes, people need affordable housing. They also need to be able to keep themselves warm in winter. Without sunlight, heating is solely dependent upon a reliable heating source within the household. Does the planning department confirm the grid will cope with the extra demands on the electricity supply when approving plans?

11. How will the electrical supply grid cope with the increased demand for power at peak times if residents are expected to use electricity for lighting, cooking, heating, drying of clothes, running appliances, etc, and charging of vehicles?
12. It is not unusual for there to be rules forbidding the use of clothes racks on balconies. Is that not dictating to residents in multi-storeyed buildings not to use the environmentally friendly option?
13. I asked the question of an Orion Manager as to what would happen if everyone in Elizabeth Street plugged in their electric vehicles when arriving home on a cold winter night. Answer – the grid would not cope.
14. The proposed changes to PC14 takes away the residents' rights to natural light by designating Riccarton as a Town Centre with a rapid transport corridor, proposing buildings of up to 6 storeys (amended to 8-10 storeys when the CCC draft document was released after submissions closed).
15. The shadows created by the height of a 6-storey building will seriously impact housing on their southern boundary. Houses with solar panels, built in Central Riccarton prior to these new intensification directives, may not get any sunlight. When these 6 or up to 10 storey apartment buildings plans are submitted to council for approval, will there be a step in the process that looks at the impact on the surrounding dwellings? Will green space be a priority? Central Riccarton does not have a significant green canopy. To ensure maximum density of the housing units on a section, developers not only remove all vegetation, but also remove valuable topsoil. As we found, the remaining soil is a very thin layer that does not support good plant growth.
16. At the last census, 75% of Central Riccarton residents live in rental accommodation. A full 38% of residents are under the age of 24 (latest census figures) and there are no areas now for outdoor informal play in the neighbourhood suitable for use by those attending school or at study. The one reasonably sized local reserve is limiting for a group wanting to kick a ball around because of 3 well-heads and a large Pumping station. Where are young people going to play - on the roads?
17. The CCC's stated 2019 position supported a combination of low-rise housing with significant areas of open space and gardens. Significant areas of open space

and gardens are not a feature of Central Riccarton. These new intensification rules are not going to improve gardens and open spaces.

18. Is Riccarton really a Town Centre, or has it been designated to being bigger and better than it is, to enable the implementation for the intensification policies of the National Policy Statement on Urban Development (NPS-UD)? Central Riccarton already has more housing intensification than most areas in Christchurch, but it does not mean the housing is close to jobs, or transport options.
19. Before I retired, I drove 19 kms to Kaiapoi for my workplace. Suitable public transport options would have required 2 connecting buses on each journey, with limited flexibility for starting and finishing to meet requirements of early starts or late shift attendance.
20. Westfield Riccarton has not maintained a complete complement of businesses since Covid lockdown. The three waters project to upgrade the pipes in Riccarton Road, caused some businesses to close, and the removal of parking to allow the beautifying of Riccarton as a destination caused further businesses to close, especially those that relied on trade from passing vehicles.
21. Riccarton Road is the proposed route for the rapid transport, because it is a major bus route. There is not room for the buses to have dedicated lanes the length of Riccarton Road. They weave in and out depending on whether parking is allowed. The construction of a rapid transport facility could see the removal of all parking which would seriously impact the businesses on Riccarton Road.
22. Before increasing the intensification of Central Riccarton, the residents would like to know that the infrastructure will be able to support further intensification.
23. The Wastewater Renewal project info stated the new pvc pipes replacing the earthenware pipes, had diameters ranging from 100 mm to 225 mm. The main sewer for our area had a diameter of 500 mm. When that was approved, did they already know about the National Policy on Urban Development? How long before that is unable to cope with the planned intensification in Central Riccarton?

24. In conclusion the Central Riccarton Residents Association would like to know why we need 6-storey, 8 storey, or 10 storey buildings, 3 x 3 storey units on sections, when we appear to have achieved more than the median density requirements of Plan Change 14.

In response to housing supply shortages, the Ministry for the Environment required cost-benefit analysis of two amendments to the Resource Management Act that require councils to up-zone:

- Implement a new default Medium Density Residential Standards (MDRS) in their residential areas; and
- Bring forward the timing of implementation for the intensification policies of the National Policy Statement on Urban Development (NPS-UD), to enable denser housing close to jobs, transport options and areas of high demand

