

1. My name is Marie Bernadette Mullins. I am a trustee of the Mebo Family Trust. I have spoken with my fellow trustee and she has authorised me to speak for the Trust and on her behalf.
2. I am married to John Hardie. We presently live at 48 Rata Street in Riccarton. John has lived in that home for 30 years, and he and I have been together in that house for close on 10 years. Annexed as "A" is a copy of the Google maps view of that house from the street and you can see that it nestles in beside Riccarton Bush, which is on two sides of the house as it is the last house on the street.
3. We decided that for our future years we should build a retirement home and we wanted to live close by. We found that the property known as 18 Kauri Street was coming up for sale. Together with a friend, we bid for that property at auction and acquired it for the purposes of building two houses, one of which will be our retirement home. Annexed as "B" is a Google map showing both our current house and the site for the new house. The current house is marked "A" on the plan, and I have coloured in what is currently known as 18 Kauri Street.
4. As noted above, two houses are to be built on that property because we have gone in with a friend who is to build the second home. Our house has been designed and is currently in for building consent with the Council. Because we have five children between us who live out of Christchurch, we have designed a two storey house that will enable family members to come and stay. We made sure the design complied with the height restriction proposed as a qualifying matter because of Riccarton Bush. The existing house (which was over 100 years old) has been removed from the site in anticipation of building. Each of the two houses will exist on a 450 m<sup>2</sup> site. It is intended that the Mebo Family Trust will take title, but at present it is an equitable owner of the half of the site which fronts both Kauri Street and Rata Street.
5. At the time of design we were aware of the proposed qualifying height restriction matter and we are not commenting on whether or not that is appropriate because it was never part of our submission. Once again, the site will be 450 m<sup>2</sup> and so it complies with the low density requirements of the plan.
6. At the time of preparation of the building plans we knew the site had been zoned medium density as part of this Plan process, subject to the building height restriction (relevantly) as a qualifying matter. Our submission supported that zoning. Since notification the Council has proposed further restrictions as part of that qualifying matter, and although we are dubious about their right to do that, and the validity of those proposed restrictions, we have chosen not to call expert evidence. Because the operative plan provides for low density, and our building plans breach that low density in minor ways, we are required to obtain a resource consent. The proposed house is well below any of the provisions for medium density in the Plan, but we accept that density is not operative because of the qualifying matter. We simply ask that you carefully consider the appropriateness of the qualifying matters put forward by the Council, most of which came after the Plan was notified.

Christchurch, Canterbury  
Google Street View

Mar 2022 See more dates



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"A"



NESTS

Computing Technology

A

B

Google

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