

## Written lay Evidence – P. Rutledge

### General Comments

Apologies for the delayed presentation but given the opportunity to listen to the live stream heartened by hearing similar points from other private submitters. And to hear about their neighbourhood communities. Developers talk of structures not communities.

The election has bringing a change in the government position on housing intensification. So the Council will need to carefully consider, in the light of the submissions on behalf of people and communities, whether this type of intensification is what Christchurch needs or wants.

What is needed is consideration of the communities the housing will create. The quality of affordable housing being offered as well as the quantity. The housing needs to be affordable to operate as well as build. The occupants, whether owners or renters, need:

- sunlight and the ability to afford to heat their accommodation;
- ability to dry washing outside;
- places for the children to play.

### Sunlight Access

Equitable outcome for Christchurch residents:

- Affordable Housing – why should the poor be deprived of solar heating during winter.
- Loss of sunlight for winter months transfers the costs of heating & drying washing to the occupants - who are least able to afford it.
- External washing lines – must be functional – large enough to dry bed linen, positioned to enable washing to dry outdoors during winter. Washing lines attached to fencing that don't get any sunlight will mean washing is dried indoors. Will the landlord provide the expensive dryers that vent moisture outdoors? And if they do could the tenant afford to operate them?
- Insulation does not replace the benefits of solar heating.
- The impact of shadow of new builds can be better mitigated when large blocks of land are developed as the developer can determine the placement of the various buildings. The impact on established residential neighbourhoods of intensification on a section by section basis are quite different. There the cost of the loss of sunlight will be largely borne by the neighbouring older dwellings, with old or no insulation, set back from the streets.

### Stormwater Infrastructure

Existing stormwater infrastructure can be over 60 years old. Wairarapa Terrace (Garden Road > Fulton Ave) gutter is at least 60 years old, cracked & broken. When it was built it received water from 4 houses (photo 1). It now receives stormwater from 4 houses and 6 flats (photo 2). The stormwater from the gutter discharges into the drain/creek between 52 & 54.

Permeable gardens have steadily disappeared – see attached photos 1 & 2.

Higher run-off ends up in the rivers and streams. Increased rainfall intensity is putting stress on the existing infrastructure.

Stream set back removed from draft plan maps (Council memo 12 May). So I'm not sure whether it no longer applies to the Wairarapa Stream or the unnamed creek.

If the existing infrastructure is not adequate for the current intensification it is clearly not adequate for further intensification. It needs to be a qualifying matter to protect the health and wellbeing of Christchurch residents.

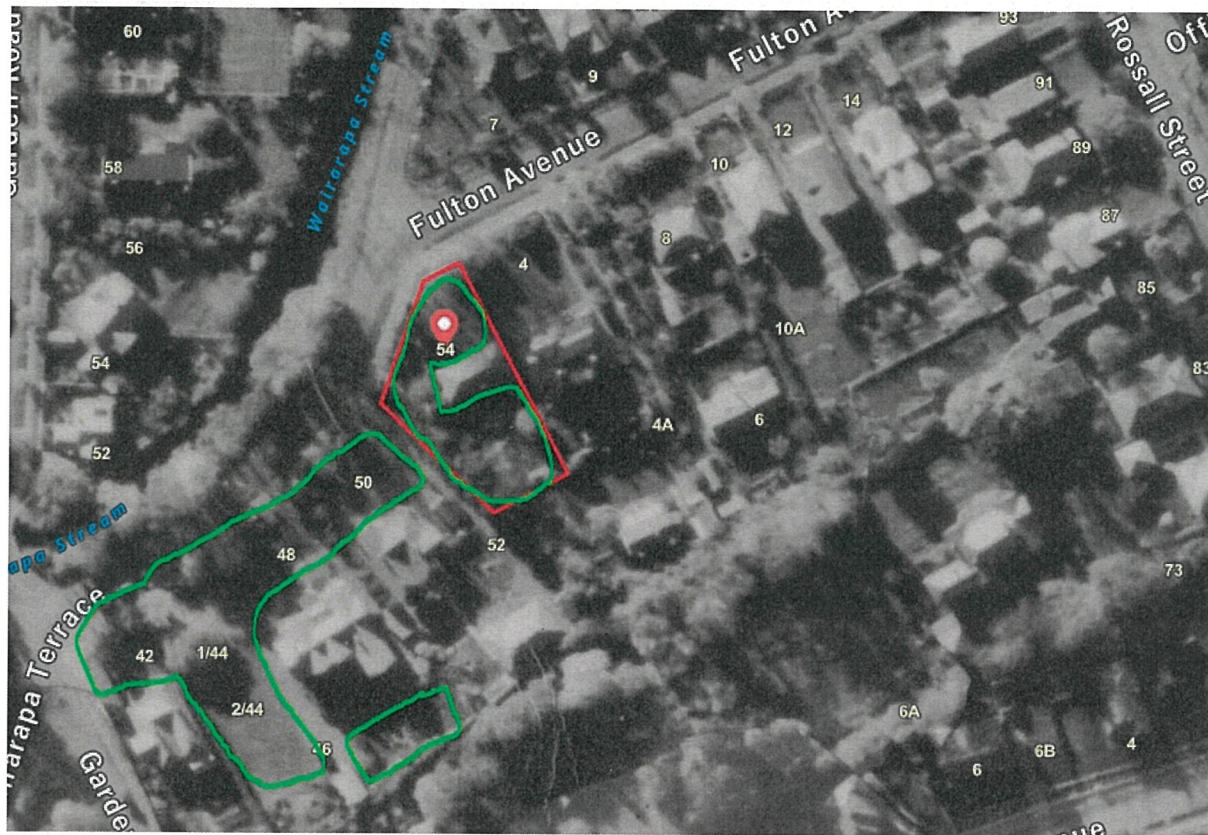


Photo 1 1955-1959 Garden spaces 42- 54 Wairarapa Terrace



Photo 2- 2023 Garden spaces 42-54 Wairarapa Terrace



Photo 3 2010- 2014 54 Wairarapa Terrace

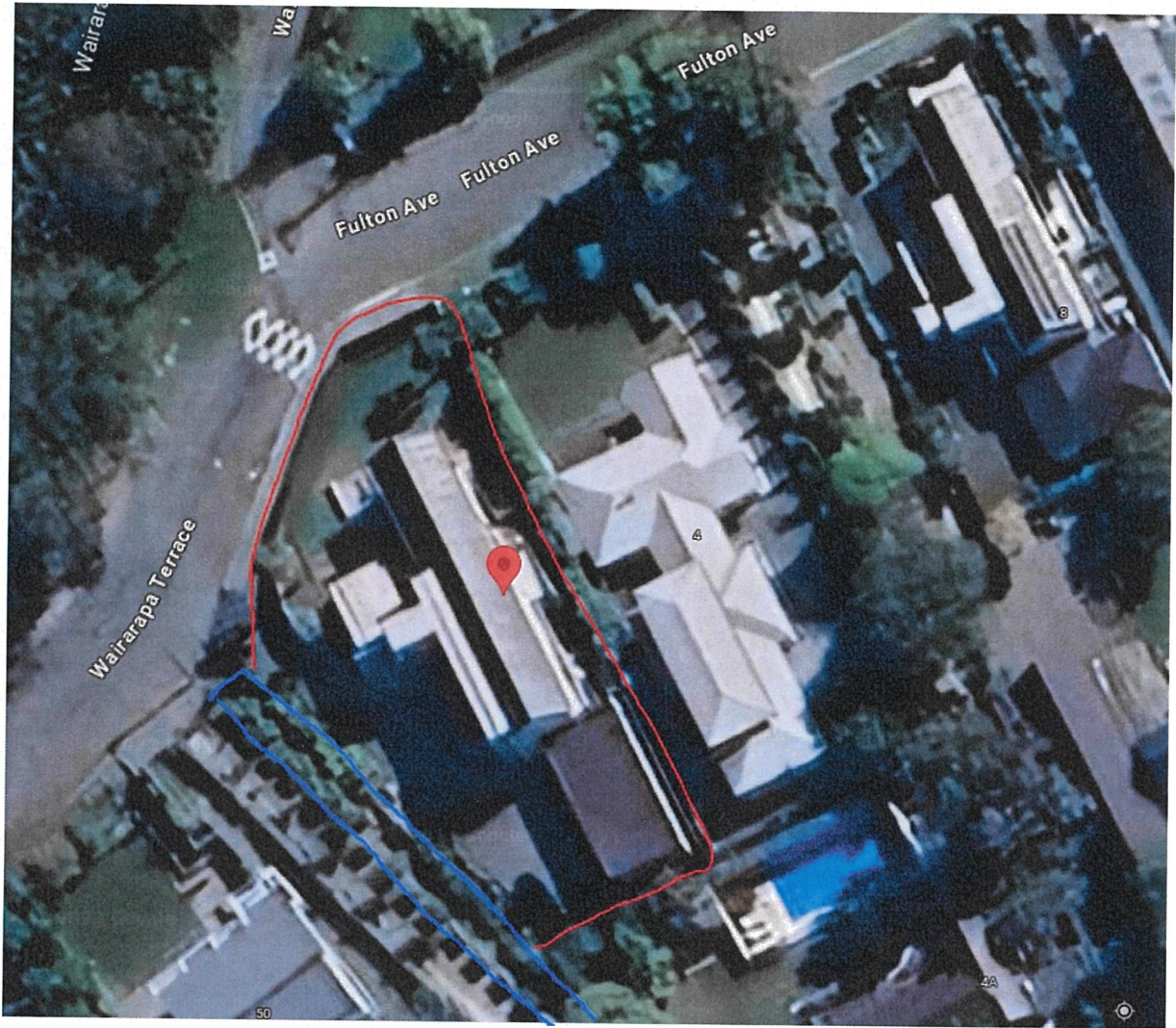


Photo 4 2023 54 Wairarapa Terrace



Photo 5 Wairarapa Stream July 2022



Photo 6 Same view normal stream level November 2023 – not much free board.

Photo 7 New Builds are higher and the raising of the slope narrows the stream flood area.





Photo 8 Wairarapa Terrace higher bank – narrowing the flood plain on the low bank raises water levels .





Photo 9 Creek by 54 Wairarapa Terrace



Wairarapa Terrace – road gutter discharge to the creek between 52 & 54.

