

8 November 2023

Witness Statement by Ray Sleeman before the IHP on PC14 Koutou

Thank you for the opportunity today to deliver a submission in support of the **RBK Residents Association**.

With my wife Patricia Sleeman we have lived in Kahikatea Lane, which is adjacent to Matai Street for 22 years. Matai Street provides access to Riccarton House, Mona Vale and Hagley Park as well as Boys High and Girls High. In addition wildlife, particularly birds, such as the Keruru are regular visitors to gardens in the street. Any large development as proposed by the Christchurch City Council for Matai Street is illogical as the street in its present form is not capable of accommodating 9 storey buildings with the existing wide range of single and two storey houses.

Why Matai Street is Not a Suitable Location for High Density Development

1. When a cycle way was considered for Matai Street some years ago a Council staff member told me that the street would be sufficiently wide enough to accommodate two parked cars and two cars travelling in the opposite direction. With the cycle way completed we now know that Matai Street can only accommodate three cars wide at best. The development of buildings with heights of up to 28 metres will considerably increase the traffic in the street and potentially create parking issues for householders and drivers using Matai Street to access other local streets.
2. The trend for new developments is not to include off street parking. Any increase in housing and the associated parking requirements will add to major parking issues. Vehicles already take up space on both sides of the street during the day. A photograph taken on Thursday 19th October at 11.15am clearly shows that all Matai Street parking spaces east of Harakeke Street are taken by those groups identified above. The inclusion of developments at a height of 28m will require extensive off street parking which may not be available or required through the planning process.
3. Currently there are no homes of more than two storeys in Matai Street. As well as the issues detailed above regarding parking, developments above two storeys have the potential to block sunlight for existing single and two storey houses.
4. The proposed High Density Residential Zone for Matai Street does not meet the requirement to be less than 800m from Riccarton Centre. The Matai Street/Harakeke Street cross roads to Riccarton Centre is at least 900 metres as identified by Google Maps.

In conclusion the updated plan proposed by CCC does not meet its need for new developments to be less than 800m from identified centres. In addition, the street parking is already fully utilised by existing homeowners and visitors. The existing cycle ways are very well utilised. However, accessing Matai Street from properties on the North side by car already requires considerable care at all times. Cyclists and walkers/runners are often unaware of vehicles crossing the cycle way. Proposed new major developments will increase the risks to all users. Common sense should prevail with CCC needing to recognise the existing planning requirements for Matai Street.

Thank you for your time.

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