



Presentation in support of written  
submissions

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## **Housing and Business Choice Plan Change 14**

# Key Issues

- Our submissions relate to the proposed High Density Residential Zone (HRZ) in the Strowan area, west of Papanui Road and focuses on
  1. infrastructure provision is inadequate to support proposed intensification
  2. significant adverse impact on character and amenity value
  3. proposed HRZ in this area is not consistent with stated intention
  4. inadequate carparking provisions for vulnerable members of our community

# 1. Inadequate infrastructure provision

- There is significant existing pressure on infrastructure in the Strowan area, especially around St Andrews' College, with little opportunity to improve
  - on-street carparking spaces cannot meet demand. Housing intensification with no on-site parking will exacerbate problem
  - traffic management issues on local roads including congestion, illegal parking, 'rat running', intersection congestion at higher classification roads - all contributing to a growing safety risk
  - flooding in rainfall events causing overloading of stormwater and wastewater networks giving rise to contamination of surface water and downstream waterways
- These issues will be exacerbated by any intensification, but especially by the proposed HRZ in the vicinity of the neighbourhood, with little opportunity to improve

## 2. Adverse impact on character & amenity value

- Strowan community contains
  - strong amenity, character and fabric characterised by older quality homes, a sense of space, prominent trees and landscaping
  - recent new residential developments typically have a scale, density and quality in keeping with the existing character and built form
  - a real sense of community with a healthy mix of families and older residents
  - a neighbourhood which supports Council's Urban Forest Plan 2023 initiative
- These qualities will be adversely impacted by any intensification but especially by the proposed HRZ along the west side of Papanui Road
- The proposed intensification does not support the retention and/or enhancement of the character of the Strowan neighbourhood as outlined above

### 3. Proposed HRZ inconsistent with stated intention

- Stated in consultation document that a proposed 'Larger Town Centre' zone created in vicinity of Merivale commercial centre with associated HRZ stretching north along Papanui Road to Heaton Street/Innes Road intersection
- In a similar way, a proposed 'Larger Town Centre' zone created in vicinity of Papanui commercial centre stretching south along Papanui Road to Blighs Road intersection
- But planning maps contradict this stated intention and propose HRZ the whole length of Papanui Road – including through the Strowan neighbourhood

# 4. Carparking provision adversely impacts vulnerable

- Removal of requirements for new housing to provide any on-site parking has disproportionate negative impact on vulnerable groups in community including
  - people with disabilities
  - elderly
  - people with childrenwhether they are residents living in existing homes or residents living in new developments
- Residents and their visitors will not have ability to park their vehicle near to home –impacting security, wellbeing, convenience. For example in the future how can EVs be charged when no on-site parking is provided in new residential developments?
- The lack of on-site carparking requirement means these impacts will become an increasing issue in many intensified areas, but particularly in Strowan where the current on-street carparking supply does not meet demand
- A greater use of public transport and less reliance on motor vehicles will gradually address this problem but this will take a long time. It is not at all clear how the transition away from motor vehicles parked on-site will be dealt with under PC14

# Recommendation

- That the proposed HRZ for the blocks in the Strowan area, west of Papanui Road from Normans Road to Blighs Road, be revised to MRZ to avoid
  - unacceptable and unsafe escalation of transport infrastructure issues including carparking
  - insanitary (health) and safety issues due to inadequate stormwater and wastewater infrastructure in high rainfall events
  - degradation of character and amenity of the neighbourhood