

19 September 2023

Christchurch City Council
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Email: info@chch2023.ihp.govt.nz

Submitter Evidence (Tabled Evidence)

Submitter Details

Submitter #257

Submitter Name: [Cashmere Land Developments Ltd](#)

Submitter address: [PO Box 16444, Hornby, Christchurch 8441](#)

Representative Contact Details

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Background

1. This submission is in relation to the land identified in the Operative District Plan as Cashmere and Worsleys' Outline Development Plan (ODP) (as Appendix 8.10.7 in the Operative District Plan), known as 'Cashmere Estate'. A full description of the relevant land is provided within the original submission to Plan Change 14 dated 1 May 2023 (Submission 257).

2. Plan Change 14, as notified 17 March 2023, proposed to rezone the Residential Hills Zone and Residential Suburban Zone land to Future Urban Zone (FUZ), with parts of the ODP area zoned Medium Density Residential Zone (already developed lots).
3. PC14 also proposed the Residential Hills Precinct be applied to the FUZ hillside land, however in the Future Urban Zone the Residential Hills Precinct does not impose a minimum lot size.
4. The original submission #257 dated 1 May 2023 sought (in summary) removal of the limit of 380 lots for Cashmere and Worsley's Outline Development Plan (ODP), proposing that development capacity of the site can be addressed through the subdivision consent application process.
5. The original submission sought to retain the provisions within Chapter 8 that protected the historic stonewalled drain within the Outline Development Plan (8.6.1 Table 1. Additional Standard c.).

Submission on s42A Evidence for PC 14

6. This submission is in response to the Christchurch City Council s42A Evidence for PC14, specifically the s42A reports of Mr Ian Bayliss and Mr Ike Kleynbos.
7. I have read the Council Officer's Section 42A Report prepared by Ian Bayliss on Subdivision and Future Urban Zone and Outline Development Plans, which addresses submission #257 and recommends at Decision #257.1 to Accept in Part.
8. The recommendation is that the site be rezoned to MDRZ, the MDRZ Residential Hills Precinct 650m2 minimum site standard be applied and the 380 total residential units standard be deleted. Additionally, it is recommended to Amend Appendix 8.10.7 to remove Appendix 8.10.7 Cashmere and Worsleys Development (Outline Development Plan).
9. I have read the Council Officer's Section 42A Report prepared by Ike Kleynbos on the Residential Chapter, Qualifying Matter: Riccarton Bush Interface Area Qualifying Matter: Sunlight Access Qualifying Matter: Low Public Transport Accessibility which recommends that the MRZ applies to smaller foothill areas around Cashmere, with a Hills Precinct (as notified) (Section 6.1.123 of the Section 42A Report)).
10. The Residential Hills Precinct is proposed for most of the site (as notified). The Suburban Density Precinct or Suburban Density Hills Precinct are not proposed for the site.

Submission on updated PC 14 provisions (following S42A Reports)

11. The Council has provided updated PC 14 provisions, to reflect the recommendations made by section 42A report authors.
12. Chapter 8 has been amended to remove the Outline Development Appendix 8.10.7 Cashmere and Worsleys Development.
13. Chapter 8 has been amended to remove Rule 8.6.1 Table 1. a. Additional Standards a., b. and c.
14. Chapter 8 has been amended to include additional standards for Rule 8.6.1 Table 1. b. Medium Density Residential Zone – Residential Hills Precinct, Additional Standards:
 - e. In the Cashmere and Worsleys area (shown at Appendix 8.10.7)*
 - i. the minimum net site area shall be 4ha unless in compliance with the development plans at Appendix 8.10.7*
 - ii. The historic stonewalled drain shown at Appendix 8.10.7(d) shall be protected.*
15. The submitter proposes that the historic stonewalled drain protection is no longer required within the District Plan as the historic stonewalled drain is now within Christchurch City Council owned land identified as Lot 501 DP 515978 (Certificate of Title 832817) vested as Local Purpose Reserve.
16. The submitter supports the removal of the Outline Development Appendix 8.10.7 Cashmere and Worsleys Development, as recommended by Mr Ian Bayliss, given that:
 - a. The intersection upgrades required by the ODP have been fulfilled.
 - b. The historic stonewalled drain shown at Appendix 8.10.7(d) has been protected (now in land vested with Council).
 - c. The developable areas of land are proposed to be zoned MRZ with the Residential Hills Precinct applied.
 - d. The non-developable areas have been vested with Christchurch City Council.
 - e. Consent has been issued for the overall subdivision of the site RMA/2015/3550 (granted on 14 April 2016 through an Environment Court decision).

Relief Sought

17. The submitter supports the rezoning of the land to MDRZ, and the application of the Residential Hills Precinct as it was notified in March 2023, and as recommended by Mr Ian Bayliss.
18. The submitter supports the removal of the Outline Development Plan Appendix 8.10.7 Cashmere and Worsleys Development from the District Plan as recommended by Mr Ian Bayliss.
19. The submitter seeks clarity regarding the removal of the Outline Development Plan Appendix 8.10.7 Cashmere and Worsleys Development from the District Plan, namely that if the Appendix 8.10.7 is to be removed, then all references to this Appendix and Development Plan area should also be removed as outlined in 20 below.
20. To better reflect the recommendations made by section 42A report author Mr Ian Bayliss to remove the Outline Development Plan, and given that it is considered the protection of the historic stonewalled drain is no longer required, the following District Plan Rules are considered redundant:

- Rule 8.6.1 Table 1. b. Medium Density Residential Zone – Residential Hills Precinct, Additional Standards:

~~*e. In the Cashmere and Worsleys area (shown at Appendix 8.10.7)*~~

~~*i. the minimum net site area shall be 4ha unless in compliance with the development plans at Appendix 8.10.7*~~

~~*ii. The historic stonewalled drain shown at Appendix 8.10.7(d) shall be protected.*~~

- Rule 8.7 Matters of Control – Subdivision

~~*8.7.10 Additional matters — Cashmere and Worsleys Development Plan area*~~

~~*a. Whether upgrades to the road network and access restrictions shown on the development plan are necessary, including:*~~

~~*i. Whether access onto Shalamar Drive from the development plan should be restricted.*~~

~~*ii. Whether Worsleys Road should be realigned in accordance with the "Required Roads" shown in Appendix 8.10.76.*~~

~~*iii. Whether the Hoon Hay, Cashmere and Worsleys Roads intersection requires upgrading (refer to Appendix 8.10.76).*~~

21. The submitter seeks relief as set out in this submission and considers that the relief sought should be accepted by the panel.



19 September 2023

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Michael Paterson
Director, Inovo Projects Ltd

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