

**THE PROPOSED CHRISTCHURCH REPLACEMENT DISTRICT PLAN – FURTHER
SUBMISSION ON THE MEMORIAL BUSINESS PARK PLAN CHANGE PROPOSAL TO
THE INDEPENDENT HEARINGS PANEL**

Further submitter details

Submitter: The Avonhead Community Group Inc

Contact person: Prof S. S. Bagchi JP (Chairman)

Postal address: 12 Westgrove Avenue, Avonhead, Christchurch 8042

Email address: bagchiss@gmail.com

Phone number: 03 420 9999

Mobile number: 021 981 000

Further submitter status

The Avonhead Community Group Inc can make a further submission under Schedule 1 Clause 7(3) of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 because we represent a relevant aspect of the general public interest.

The Avonhead Community Group Inc represents more than 8,000 households in Avonhead and its surrounding suburbs. The impact of the proposed Memorial Business Park on the traffic, environment, infrastructure, visual amenity and quality of living will be directly experienced by a sector of the community we represent and is of great concern to the wider community.

Hearing

We wish to be heard in support of my further submission. If others make a similar submission, we will **not** consider presenting a joint submission with them at a hearing.


Signature of submitter

1 March 2015

Date

Further submission details

1. The Avonhead Community Group Inc (the ACG) partly supports the submission of the Canterbury Earthquake Recovery Authority on behalf of the Crown (the Crown) (info@cera.govt.nz).
 - (i) The ACG supports M07 D5. Any human-intense development in the Memorial Business Park (the MAIL site), such as guest accommodation with up to 200 rooms, would be unsustainable in terms of the additional pressure on sewerage, stormwater, traffic and parking. The ACG agrees that no guest accommodation should be permitted.
 - (ii) The ACG supports M07 D14. The MAIL site should reflect the image of Christchurch as a “garden city” in view of its location in the gateway to Christchurch (at 9.1).
 - (iii) The ACG strongly supports M07 D18. No development on the MAIL site should degrade the aquifer or compromise the water supply to the rest of the city.
 - (iv) The ACG respectfully declines to support M07 D1, since the ACG considers Russley Road to be the ideal barrier between industrial activities on the western side and residential living on the eastern side. To this end, the ACG has already supported Special Purpose (Airport) Zone Plan Change 84 in the hearing before the Independent Commissioner in July 2014. Using Russley Road as a barrier would enable a green belt to exist between the Airport and residential suburbs and provide for a more attractive gateway to Christchurch for tourists and passers-by. Moreover, an industrial development on the MAIL site would be unsustainable prior to major upgrades of the sewerage and stormwater systems. Even if these systems were upgraded, an industrial development would be unsustainable in terms of the anticipated increase in traffic flow along Avonhead Road and the associated parking issues.

- (v) The ACG notes that the Crown suggests that Avonhead Road be upgraded to relieve Memorial Avenue of excess traffic flow (at 11.2(1)). However, the ACG believes that it would be neither practicable nor safe to upgrade Avonhead Road to sustain the anticipated increase in traffic flow – especially the passage of heavy vehicles to industrial sites – given the existing residential character of area on either side of the road. The ACG wishes to reiterate that allowing vehicular or pedestrian access off Avonhead Road would encourage staff and visitors to park their vehicles along the streets, causing irreparable loss of amenity to local residents. The experience of residents next to the Airport Business Park on 92 Russley Road shows that regulations such as 120 minutes parking limits does not address the problem, since staff and visitors simply swap parking spaces at regular intervals while local residents and their personal visitors are inconvenienced by the requirement.
2. The ACG opposes the further submissions by MAIL.
- (i) The ACG is strongly opposed to M18 D56(c), since the ACG does not wish there to be any vehicular or pedestrian access to the MAIL site from Avonhead Road.
- (ii) The ACG opposes M18 D59 in the absence of a detailed and feasible plan of how a development on the MAIL site can prevent discharge of wastewater to the Council's reticulated wastewater network until major upgrade of the Riccarton Interceptor Sewer.
- (iii) The ACG opposes M18 D51 on the grounds that the proposed setback of 6 metres from residential living is too little and that there is no provision for any visual amenity for residents on the boundary of the MAIL site. Any development on the MAIL site should provide a visually attractive frontage and landscaping on all boundaries, including those shared with residential homes, and not simply on the borders of Russley Road, Memorial Avenue and Avonhead Road.

- (iv) The ACG notes that MAIL has proposed a lower maximum height of 8 metres for buildings within 28 metres of Avonhead Road (in M18 D39) and a greater setback of 16 metres from Avonhead Road (in M18 D46). The ACG approves of these amendments in principle for any development on the MAIL site. However, the ACG remains opposed to any industrial, business or human-intense development on the MAIL site and is averse to any ingress or egress from Avonhead Road to the MAIL site.
- 3. The ACG supports Mr Graham Wilkinson's submission in M22 D1 that there is no evidence of a demand for industrial land beyond the land that is available excluding the MAIL site and the North West Review Area 3. The ACG requests that these two sites be withdrawn from the Land Use Recovery Plan and be recommended for alternative uses that are more compatible with the environment, infrastructure, traffic capacity and amenity of Avonhead and its surrounding suburbs.