



The proposed
**Christchurch
Replacement District Plan**

Further Submission form
(For the Memorial Business Park Plan change)

Your submission can be:

Emailed to: dpreview@ccc.govt.nz

Posted to: District Plan Submissions
Christchurch City Council
PO Box 73001 Christchurch 8154

Delivered to: Christchurch City Council
53 Hereford Street, Christchurch

Further submissions close Monday 2 March 2015



To Independent Hearings Panel

Submitter Details (All details marked with * must be provided)

Full Name(s)* Mrs Drucilla Kingi - Patterson
 Postal address* 12 Cardome Street - Bishopscleeve - Christchurch S
 Email Address* michaeljuly@windowslive.com
 Phone number* 03 3133271 (include area code) Mobile number*
 Contact person (if different from submitter)

Further submitter status

I can make a further submission under schedule 1 clause 7(3) of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 because (please tick one of the following):

- I am a person representing a relevant aspect of the public interest
- I am a person who has an interest in a proposal that is greater than the interest the general public has

The reason I have status to make a further submission is:

I have presented a submission on this site to the Christchurch City Council

Further Submission Details

I support I oppose the submission of:

Name:

Address:

Submission number: M:

Decision sought number: D:

The particular parts of the submission (and the provisions of the proposal that are addressed by that submission) or the specific submission point I support or oppose are:

Provision number and name:

Map number:

If you have more than one submission point, please attach an additional sheet and specify the chapter and either objective, policy or rule.

The reasons for my support/opposition are:

No to a Business Park
 High traffic
 underground water ways
 too much traffic for school children
 effect to inner city rebuild
 effect to Aonhead Park Cemetery
 danger to planes in & out of Christchurch Airport
 No to 200 Room Hotel

I seek the following decision from the Council:

- Allow the submission point (in whole or in part) described above
- Reject the submission point (in whole or in part) described above

Service

You must serve a copy of your further submission on the original submitter within five working days after it is served on the Council.

Hearing

I wish to be heard in support of my further submission Y N

If you answered Yes to the above statement please complete the following:

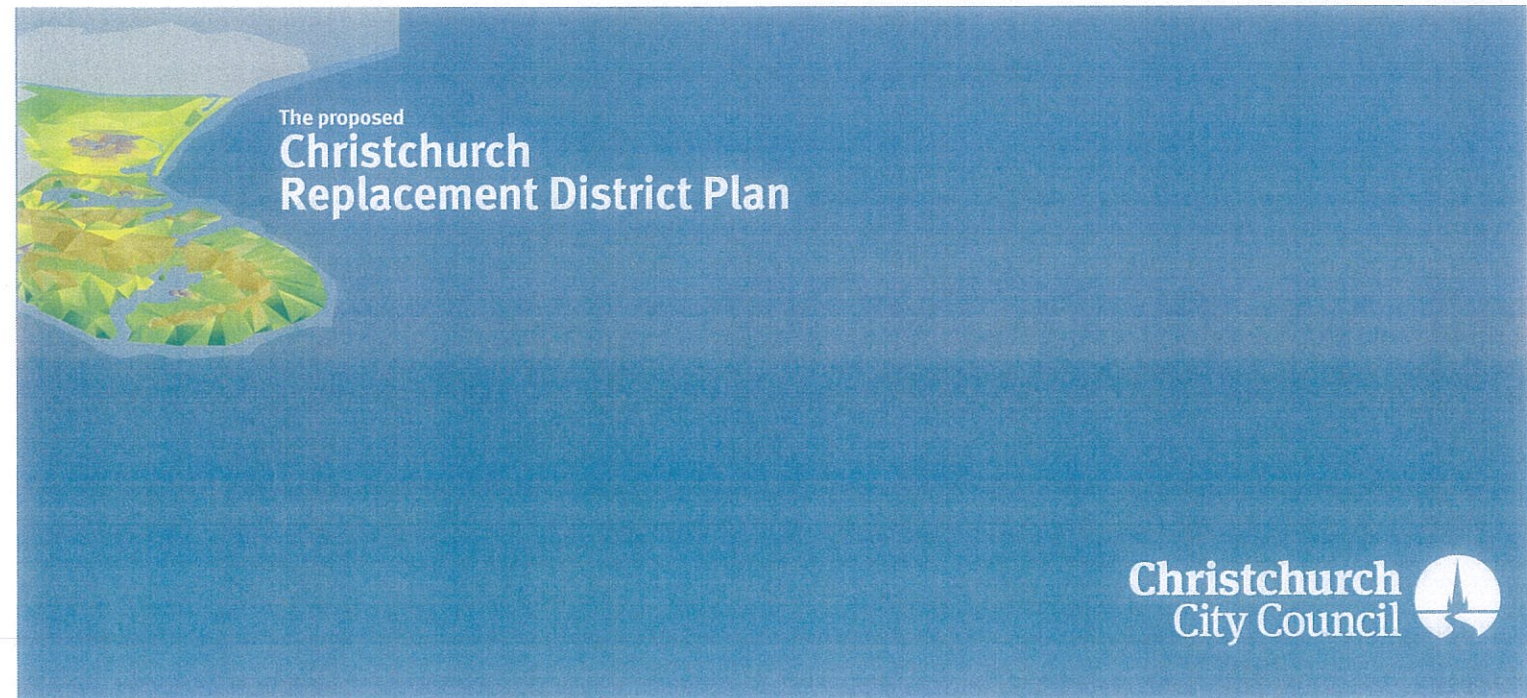
If others make a similar submission, I will consider presenting a joint case with them at a hearing. Y N

Signature of further submitter:

Date: 10 March 2015

Privacy Act 1993

Further Submissions are public information. Information on this form including your name and contact details will be accessible to the public on the Council's website and at Council service centres and libraries. The Council is required to make this information available under the provisions of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014. Your contact details will only be used by the Council for the purpose of the District Plan Review process (for example to contact you about hearings and decisions on your submission). The information will be held by the Christchurch City Council. You have the right to access the information and request any correction.



FREEPOST Authority No.178



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

Christchurch City Council

PUBLIC NOTICE OF AVAILABILITY OF SUBMISSIONS

AND RIGHT TO MAKE FURTHER SUBMISSION

1. On 28 November 2014 the Christchurch City Council publicly notified a plan change request by Memorial Avenue Investments Limited that seeks to rezone approximately 24.55 hectares of land bounded by Memorial Avenue, Russley Road and Avonhead Road to Industrial Park Zone (Memorial Avenue).
2. The period for making submissions on this proposal closed on 30 January 2015 and the submissions received were published on 16 February 2015 apart from submissions by:
 - Barrie Symon
 - Jeff and Sandra Walker
 - Tim Hunter.
3. The submissions of Barrie Symon, Jeff and Sandra Walker, and Tim Hunter may be inspected during normal office hours at any of the Council's Service Centre offices and libraries. For details of your nearest service centre or library please telephone 941 8999. The submissions may also be viewed on-line at www.ccc.govt.nz/planchangerequests
4. The following persons may make a further submission on the submissions made by Barrie Symon, Jeff and Sandra Walker, and Tim Hunter:
 - The Minister for Canterbury Earthquake Recovery and the Minister for the Environment.
 - Any person representing a relevant aspect of the public interest.
 - Any person that has an interest in the proposal greater than the interest that the general public has.
 - Christchurch City Council.
5. Any further submission must be limited to a matter in support of, or in opposition to the submission made by Barrie Symon, Jeff and Sandra Walker, or Tim Hunter and must state whether or not you wish to be heard.
6. Further submissions must be served on the Christchurch City Council. A copy must also be served by the further submitter on Barrie Symon, Jeff and Sandra Walker, or Tim Hunter within five working days after the further submission is served on the Christchurch City Council.
7. To make a further submission, send or deliver a written submission in the prescribed form to Christchurch City Council at:
District Plan Further Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154
or
Christchurch City Council Reception
Ground Floor
53 Hereford Street
Christchurch
or
e-mail a submission on the prescribed form to dpreview@ccc.govt.nz
or
use the online form at www.ccc.govt.nz/planchangerequests
8. Further submission forms are available at all Council Service Centre Offices and Libraries.
9. **The period for making further submissions on the submissions by Barrie Symon, Jeff and Sandra Walker, and Tim Hunter closes on Wednesday, 11 March 2015.**
10. The Christchurch City Council will publish any further submissions received in response to the submissions by Barrie Symon, Jeff and Sandra Walker, and Tim Hunter at www.ccc.govt.nz/planchangerequests no later than 10 working days after the closing date for further submissions.

Date: 25 February 2015.

Michael Theelen
CHIEF PLANNING OFFICER
CHRISTCHURCH CITY COUNCIL

Avonhead Water e Garden - working party
NZGreenmoon Film Studio - working party
Tuatara_films

I oppose the Memorial Business Park
Provision Proposal

12 Cardome Street
Christchurch
Bishopdale

I am a person that has a interest in the plan
change that is greater than the interest of the
general public

1. preservation of natural resources
for future generations
2. protection of our underground and above
ground water ways.
3. to promote christchurch as the garden
city of dreams.

bruce kingi - Palmerston

First I have a great respect for Tim Hunter But I strongly oppose Tim Hunter submission for a proposed Memorial Park with 200 room of guest accommodation.

There are other suitable locations in Christchurch and Canterbury for a Business Park.

Reasons.

The traffic problems by staff and commercial workers to service the accommodation plus supporting business plus the Industrial aspect will result in high traffic and development like Roydvale Ave

Having lived with my sister who owns a house in Roydvale Ave

I watched it develop from residential to Commercial and Industrial over thirty years

I was also brought up in Bishopsclede My Parents worked at Burnside High School.

Kaiaoi is developing a new Business Park Rangiora have developed their Business Park in the last six years 5 times the size it was twenty years ago

Ferrymead is developing its business park

We don't need another Business Park across from the Airport.

This area is the Gateway to the City of Christchurch and should reflect a Garden City not a complex of glass and concrete buildings and rows of cars.

Little consideration has been given to the size and height of these commercial buildings

What about the Cranes, Steel trucks, Concrete Trucks, Diggers required to build these factories.

Has anyone considered the power and water required to service these facilities. What about water restrictions.

The views of the Buildings plus noise may affect international and local visitors to the Avonhead Park Cemetery

Will any of these buildings have a Helicopter pad.

Can the Rubbish trucks service residents if staff, visitors park their cars day and night because small businesses need their car park for clients or staff and visitors do not want to pay for car parks. This is all ready a problem now. At the 2012 local elections these issues came up at local community meetings

Some of these business will have Cafes, banks, business on the ground level. Then car parking in the basement or 1st, 2nd floor plus office space to make them economical.

eg environment center building off Waiakiri road.

Overtone height levels 5 to 7 floors

A 200 bed Hotel in Christchurch centre - 7 levels and then add on the roof about the same length of new Cashel Street Mall.

Underground we then require concrete piles, concrete slabs, underground pump system, steel sheets 400 - 800 per building which have to be hit into the ground over two to three months. This will be required for most office buildings and Hotel accommodation complex.

This is because of Christchurch low water table. 5 level office block 70 million

Many of these buildings will be all glass with new modern designs. What about the effect to the Airport with Reflections on Glass and lighting on buildings affecting planes coming in and out of Christchurch High Risk bird flight and bird nests.

With these buildings to dig out foundations 20 - 40 single and double trucks a day Big Concrete Pours 22 - 25 - 50 concrete trucks plus 1 - 3 boom arm concrete trucks.

Big Crane, Medium Crane on site for two to three years or more.

Long Concrete Block Trucks, Glass long Trucks at least one a day. tractors trucks, utes, cars vans,

Moving Cattlepens to put in glass, windows, steel framing plus 4 moving small cranes, Food outlets to feed workers, Port a loos, mini petrol trucks, Electricians, Plumbers, steel workers

Three diggers for each building plus transport, Rubbish skips, steel skips, Work Sheds, Steel Containers brought in by boat from China with steel. Traffic management sight seers, sundays Drivers, carpenters

Has anyone considered noise levels during construction?
Night pours, work six days a week.

Storage of Trucks - some factories can have twenty to forty Trucks.

How many trucks a day to service factories plus food outlets.

How many Alcohol Hotels, shops, restaurants will be in this area once buildings are built.

What Safe Guards are being put into place concerning Chemical and Industrial management plus contamination of underground waterways city drinking water on this business site plus effect to residents and businesses.

Another Big factor that needs to be considered will construction effect the Rebuild in the Centre of Christchurch concerning man and women workforce.
48,000 workers at present in construction.

Still young workers moving into IT and tourism work, rather than construction.

There is a limit of overseas workers most labouring short term work, plus companies employing from up the North Island. Accommodation is expensive pay rates too low. For trade skill level and Safety level on Jobs. Most of your rigging and crane operators come from north Island - There is a shortage. If you build too many Business Parks on the outer areas of Christchurch plus fix tenants into long term contracts. It will slow development of the Centre of Christchurch plus increase costs for the rebuild. This week I meet a owner of a building that went a million over budget.

Many of these buildings will be slab warehouses like those in Reingonri, Ferrymead, Hornby and like the Business Area across from CTV on Wilmanni Road, Along Roydvale, Seaford buildings along Russley Road. They will be higher than a tree line.

Because of higher water and electrical use it will involve higher costs to ratepayers.

Damage to Road must also be taken into consideration and cost.

No body has considered how this will effect development of Burnside Park on Memorial Avenue. These are already very busy roads.

Plus the effect on local Schools. Children on the Roads going to School or Home.

It is for these reasons I am against a Business Park on this location and any change to classification of land use. I wish to attend a hearing in support this reply submission.

Mrs Druella King, Patterson



- qualified cabinetmaker
- event organizer
- film maker
- working in construction and traffic management

Protection, restoration and enhancement of natural values in some cemeteries (as appropriate).

- Council will engage with Ngā Rūnanga for review of relevant operating and closed cemeteries to determine if any indigenous plantings are necessary.
- In the event that cemeteries are identified by Ngāi Tahu for this purpose, Council will work with Ngā Rūnanga to identify appropriate landscape design and planting requirements.

New cemetery planning and scoping.

- Ngāi Tahu will be consulted regarding the extension of existing cemeteries and the identification of sites for new cemeteries.
- Council will consult further with Ngāi Tahu for planning and management of new and extended cemeteries in Christchurch.
- The Council will actively protect tangata whenua values in the establishment of new cemeteries or extensions to existing cemeteries.

Research and monitoring.

- Council will consider the following research and monitoring proposals for public cemeteries.
- Identification of ground water levels in relation to the siting of graves for all public cemeteries.
- To support regular monitoring of cultural health of any waterways that are nearby cemeteries using the Ngāi Tahu State of the Taktiwa² methodology



Avonhead Park Cemetery

² State of the Taktiwa, Te Ahuatanga o Te Ihutai – Cultural Health Assessment of the Avon-Heathcote Estuary and its Catchment, July 2007, Craig Pailing (Te Rūnanga o Ngāi Tahu) et al.



FENDALTON/WAIMAIRI COMMUNITY BOARD AGENDA

MONDAY 14 APRIL 2014

AT 4PM

**IN THE BOARDROOM
FENDALTON SERVICE CENTRE
CORNER JEFFREYS AND CLYDE ROADS**

Community Board: Val Carter (Chairperson), David Cartwright (Deputy Chairperson), Sally Buck, Faimeh Burke, Jamie Gough, Raf Manji and Bridget Williams.

Community Board Adviser
Edwina Cordwell
Phone 941 6728 DDI
Email: edwina.cordwell@ccc.govt.nz

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PART B - REPORTS FOR INFORMATION
PART C - DELEGATED DECISIONS

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