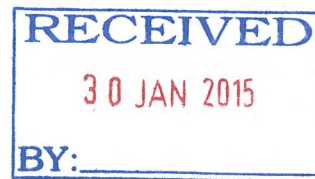


Submission on the private plan change request by Memorial Avenue Investments Ltd.

To Independent Hearings Panel
Name of Submitter: Antony Thomas Gough



This is a submission on the proposed Memorial Business Park (**MBP**) prepared by Memorial Avenue Investments Limited (**MAIL**) as a private plan change request pursuant to clause 20 of the Canterbury Earthquake (Christchurch) Replacement District Plan) Order 2014.

Introduction: My Interests.

I have a 50% shareholder interest in the Russley Village Ltd which is a retirement village nearby in Roydvale Avenue.

I am also a resident of Christchurch.

I am chairman of the Central City Business Association.

I am also on the South Island executive of the Property Council.

Overview:

This plan change is being pursued under the earthquake recovery plan rules that specifically are aimed at assisting the central city of Christchurch get back on its feet after the devastating earthquakes of 2010 and 2011 that removed large parts of our CBD.

As such any zoning of green field land on the perimeter of Christchurch does not help the regeneration of the CBD. In fact if this rezoning went ahead and was actively implemented now it would have the opposite effect on the CBD of Christchurch by drawing away investment that is desperately needed in the CBD.

I oppose this proposed rezoning at this stage as this is a critical time for the redevelopment of our CBD. This proposal should be put on hold for at least ten years to allow the developments in the CBD to get established.

Amenity Values:

This property forms an essential part of the gateway to our city from the airport and provides a rural buffer between the airport and the city. It neatly mirrors the Russley Golf course in this regard.

If there was to be development on this land then the minimum set back off Memorial Avenue should be 20 metres and preferably 30 metres to maintain a garden city entrance.

Any buildings on this site should be low rise and their use needs to be carefully chosen so as not to provide noise, excessive traffic or odours in this area.

The proposed height limits of 15m for most buildings and 20m for any accommodation seems too high.

The corner of Russley Road and Memorial Avenue is the most significant area on this site and special attention should be given to creating a park like feel to the whole site from this corner.

Airport Proximity:

A real concern is that any development should never be able to then seek to restrict the hours of operation of our airport. Christchurch has an airport that can operate 24/7 and this advantage should never be compromised.

Hotel Accommodation:

Currently most airport hotels are adding rooms to their stock and any new hotel should be directed to build in the CBD which is where the real shortage of hotel rooms is. Again adding hotel rooms here would be negative to the regeneration of our CBD.

If the owners wish to build hotel rooms in Christchurch they should be encouraged to build these in the CBD where there is plenty of adequate land for such purposes.

Rezoning of Commodore Land:

The land owned by the Commodore Hotel included in the MBP should not then have the proposed restrictions put on it as proposed in this plan. The Commodore Hotel has shown it has respect for the gateway appearance of this part of Memorial Avenue unlike the black plastic fence actions of various owners in the past of this site. This land should be added to the existing Commodore site and be incorporated in that hotels long term expansion plans that have been shown to be sympathetic to this part of Memorial Avenue.

In my view it is an affront for MPB to try to impose a total ban on any further development of land it does not own next door.

Summary:

I oppose this application for a plan change as shown.

It clearly is counter to the recovery aspects of the CBD of the city and so fails under the very rules it is attempting to come under being clause 20 of The Canterbury Earthquake (Christchurch District Plan) Order 2014.

There is no proof now of extra hotel rooms needed in this locality.

Traffic is likely to increase by up to 50% from this development and this will add significantly to the already heavy traffic flows here.

Storm water and sewer connections are already at full capacity here and any major development will put the existing systems under undue pressure in this part of the city.

Hearing:

I wish to submit orally at any hearing on this subject.

My contacts are as below.

E mail;- a.gough@herefordholdings.co.nz

By post: P O Box 1330, Christchurch. Or
 30 Heaton Street, Christchurch 8052.

Phone: 0274 331 428 .

A T Gough

