

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 09, 2018 3:05:51 PM
Last Modified: Friday, November 09, 2018 3:07:48 PM
Time Spent: 00:01:57
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

It is fair. Appropriate mitigation can be put in place. Without this land loses value and communities are degraded.

Q5 Do you have any other comments on the proposal? **Respondent skipped this question**

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. **Respondent skipped this question**

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 09, 2018 3:20:02 PM
Last Modified: Friday, November 09, 2018 3:28:42 PM
Time Spent: 00:08:39
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

The CCC should be enabling people and communities to recover post EQ and doing all possible to support this. It is unfair that people who have dealt with insurers for the past 8 years find themselves struggling to rebuild due to CCC roadblocks. We spend a significant amount of money and time getting a resource consent to rebuild our house. We also had to move our house out of the HFMA meaning we had to sacrifice a large portion of our backyard, even though our previous house was in this zone and our new house floor level was 1.6 above the ground. I also believe it be unfair that this is only Redcliffs and Southshore effected. Why was Sumner removed after initially being included. Are people who have had to invest significant time and money going to be reimbursed for this? If it was a CCC error then surely we should be compensated. We pay significant rates and it seems to me that when it comes to consents it is very expensive. We had a pre application meeting with three senior planners and a note secretary which cost \$1800 - this was before we even got started. I believe one person would've been sufficient. Hopefully CCC will get this sorted quickly for those that want to rebuild. The Ministry of Educ is putting significant funding in to a new school in Redcliffs - it would be a shame if people are driven away from this community because it is all just too hard after everything that we have been through. Thank you for this opportunity.

Q5 Do you have any other comments on the proposal? **Respondent skipped this question**

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. **Respondent skipped this question**

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 09, 2018 4:59:41 PM
Last Modified: Friday, November 09, 2018 5:04:02 PM
Time Spent: 00:04:21
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
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Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes**
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Because people bought land in good faith thinking they could build. A section needs to cease to be a rateable section if you are not allowed to build on it. The Council had every opportunity to red zone people post earthquake. But they let people build million dollar houses in this area, now essentially saying they shouldn't have.

Q5 Do you have any other comments on the proposal?

Be honest! Don't play with people's lives for months leaving them in limbo.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 10, 2018 10:50:20 AM
Last Modified: Saturday, November 10, 2018 10:57:35 AM
Time Spent: 00:07:15
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

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s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

Section 71 reported as the only option

Q5 Do you have any other comments on the proposal?

Privately owned residential land, being made impossible to be used by the owner who was still required to pay rates and who was caught out by a change brought in on the District Plan whilst still working through a Insurance claim for a major disaster without any recourse was untenable!!

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 10, 2018 2:11:28 PM
Last Modified: Saturday, November 10, 2018 2:32:55 PM
Time Spent: 00:21:26
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
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Q2 What is your email address? (optional, this will help us update you)

Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes

Q4 Why do you agree/disagree?

Because there was a existing house there before. Ccc infrastructure hasn't been lifted or changed to match the proposed threat. No one has proved it's going to happen yet. It has been hear say for the last 20 years. By earlier reports we should already be under water. Tonkins reports have already proved that they are not reliable by getting so much data wrong in more than one place in Nz. Also the ccc have been already been granting the rich there consents in areas around chch eg redcliffs fendalton mervivale on the waterfront and by rivers that suffered huge lateral spread. 100 mtrs from redcliffs is southshore where they have been refusing consents. Has to be One rule for all. Also the council has been refusing to rebuild and carry out there flood protection walls for southshore yet are spending millions on building cycle lanes on the ocean waterline from redcliffs & into sumner. Strange that a few councillors live in both these area. One has to wonder.

Q5 Do you have any other comments on the proposal?

The council purposely left this out on purpose. some one needs to be held accountable as the disruption to southshore owners and underhand tatics lies to ratepayers frivolous spending, refusing and dragging out proper repairs to this areas infrastructure ccc have continuously shown should be investigated. Heads need to roll

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Because I want anonymity, s9(2)(a)

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 10, 2018 5:34:48 PM
Last Modified: Saturday, November 10, 2018 5:38:09 PM
Time Spent: 00:03:21
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

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Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Because

Q5 Do you have any other comments on the proposal? **Respondent skipped this question**

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Taking away people's rights without compensation isn't fair or just.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 7:06:01 AM
Last Modified: Sunday, November 11, 2018 7:08:56 AM
Time Spent: 00:02:54
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

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Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

Because this should of been in the first plan and people can get on with rebuilding

Q5 Do you have any other comments on the proposal?

Just get it done

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 8:55:24 AM
Last Modified: Sunday, November 11, 2018 9:05:14 AM
Time Spent: 00:09:50
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
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Address
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Q2 What is your email address? (optional, this will help us update you)

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to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

The controversy should never have arisen. Surely it is solely to rectify a Council mistake

Q5 Do you have any other comments on the proposal?

in my opinion the correction should be automatic

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 9:01:11 AM
Last Modified: Sunday, November 11, 2018 9:06:17 AM
Time Spent: 00:05:05
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Our place, our lives, our choice. And we pay governments to allow that

Q5 Do you have any other comments on the proposal?

I hope this is the only "error" in the plan

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 10:13:17 AM
Last Modified: Sunday, November 11, 2018 10:45:50 AM
Time Spent: 00:32:33
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

It is my understanding that the Independent Hearings Panel had allowed for development in the RUO within their final decision on the HFHMA and this decision was then manipulated by others who had no legal right to do so prior to the city district plan going into law. Therefore agreeing with the proposal put forward is not about changing an existing ruling as much as it is about correcting a mistake and/or deliberate tampering that was carried out in the writing of certain clauses within the city district plan.

Q5 Do you have any other comments on the proposal?

The reasoning behind having a RUO within the city plan is based entirely on predictions without any due process given to the history of what SLR is doing in our immediate area, and I fail to understand how a law can be passed when it is based on a less than likely possibility, especially within the proposed time frames.

At the current rate of SLR, we will be unlikely to see any adverse affects for nearly 500 years. Our current building code stipulates a building life span/durability of at least 50 years, and it is highly improbable that any dwellings constructed now (using current construction techniques) are going to survive 500 years, with most unlikely to go 100 years. Do we really believe that all engineering possibilities that could ever be invented have been? Try applying that thinking in reverse, go back 500, 100 or even just 20 years and see how far construction and engineering technology come.

The destroying of a vibrant community by stealth and to drive residents out by making their properties next to worthless by some who hold positions of power (positions that they are not obviously worthy of), is abhorrent, repugnant and absolutely reeks of corruption.

Our local body govt has the right to protect ALL of it's current communities and unless there are immediate mitigating circumstances, it has no right to destroy these areas, and the people who live in them.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

Released under the Official Information Act 1982

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 11:11:43 AM
Last Modified: Sunday, November 11, 2018 11:17:45 AM
Time Spent: 00:06:01
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

Common sense

As it is now, people who own coastal properties suffer hardship & discrimination

Q5 Do you have any other comments on the proposal?

No thankyou

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 11:15:27 AM
Last Modified: Sunday, November 11, 2018 11:23:13 AM
Time Spent: 00:07:45
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes

Q4 Why do you agree/disagree?

All peoples properties should be as was before.

Q5 Do you have any other comments on the proposal?

Shouldn't have even been changed in the first place.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Privacy act

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 12:19:10 PM
Last Modified: Sunday, November 11, 2018 12:29:42 PM
Time Spent: 00:10:31
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

The community was not consulted on the omission of the right to rebuild, remodel and mitigate any flood threat. The whole city is at risk of flooding so proper mitigation like a sea wall and flood lakes -areas should be investigated as possible mitigation strategies. The council has no right to take away existing use of land before other options have been looked at by the whole Christchurch residents as there are many more properties that may well be affected.

Q5 Do you have any other comments on the proposal?

Thank you David East for having the balls to go public with this so that we the community have our rights respected.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 12:55:04 PM
Last Modified: Sunday, November 11, 2018 1:06:08 PM
Time Spent: 00:11:04
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

It's an error to have omitted it in the first place, time to allow people to get on with their lives

Q5 Do you have any other comments on the proposal?

no

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 1:30:37 PM
Last Modified: Sunday, November 11, 2018 1:36:20 PM
Time Spent: 00:05:42
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes

Q4 Why do you agree/disagree?

I agree as the clause originally left out/removed needs to be reinstated as soon as possible for the benefit of the community

Q5 Do you have any other comments on the proposal?

Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 2:13:34 PM
Last Modified: Sunday, November 11, 2018 2:16:39 PM
Time Spent: 00:03:05
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

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Q2 What is your email address? (optional, this will help us update you)

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Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

There is no justification for not building.

Q5 Do you have any other comments on the proposal? **Respondent skipped this question**

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. **Respondent skipped this question**

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 2:25:42 PM
Last Modified: Sunday, November 11, 2018 2:35:00 PM
Time Spent: 00:09:18
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

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Last name

Address

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Q2 What is your email address? (optional, this will help us update you)

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Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Because current and future hazards are manageable

Q5 Do you have any other comments on the proposal?

There must be consistency in applying hazard noticed across whole city where any flood risk is identified including all areas where this risk has been or is currently managed ie if current flood management processes citywide were removed and the land returned to its natural state

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Because I ask it not to be without my permission

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 3:50:02 PM
Last Modified: Sunday, November 11, 2018 3:55:35 PM
Time Spent: 00:05:32
IP Address: s9(2)(a)

Page 1

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Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Because the intentional undermining of the neighbourhood and community is unforgiveable. The challenges of coastal areas are not solved or served by pulling the rug out from under citizens of the city with no actual benefit achieved.

Q5 Do you have any other comments on the proposal?

I would love to see respectful, comprehensive and explorative conversation on the challenges facing the planet from Climate change. I would like to see thinking OUT OF THE BOX to address these concerns - realizing there is a strong, viable, contingent of intelligent public ready to embrace solid evidence and future proofing based approaches.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

no.

#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 4:32:15 PM
Last Modified: Sunday, November 11, 2018 4:36:21 PM
Time Spent: 00:04:05
IP Address: s9(2)(a)

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Q4 Why do you agree/disagree?

There were already houses on the land prior to the earthquakes so existing use rights should apply

Q5 Do you have any other comments on the proposal?

We support the proposal 100 %

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 4:39:53 PM
Last Modified: Sunday, November 11, 2018 4:42:57 PM
Time Spent: 00:03:03
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

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Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

I agree as it's not fair that people cannot build and live in such a beautiful place.

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

No

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 6:35:29 PM
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Q4 Why do you agree/disagree?

It is fairer for everyone

Q5 Do you have any other comments on the proposal?

Awesome work by everyone!!

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

N/a

#22

COMPLETE

Collector: Web Link 1 (Web Link)
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Q1 About you (required information)

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Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes

Q4 Why do you agree/disagree?

It's a fantastic area. Why not?

Q5 Do you have any other comments on the proposal?

Nope

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 10:45:23 AM
Last Modified: Sunday, November 11, 2018 8:47:07 PM
Time Spent: 10:01:43
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

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Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Our community is beautiful and it's a very special place to live. We have been judged very unfairly by a few with power who have there own agenda and the power needs to be put back in our hands.

Q5 Do you have any other comments on the proposal?

I pay thousands in rates including in a empty section that I can build on. Either you give back all money I've paid for it or allow us to build. You are affecting others opinion of our area unjustly.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 9:32:56 PM
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First name

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Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Because for whatever reason, the enabling clause was left out of the plan and this appears to be the most expedient way of getting the error rectified.

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

No

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 11, 2018 9:54:40 PM
Last Modified: Sunday, November 11, 2018 9:56:07 PM
Time Spent: 00:01:26
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

It's fair

Q5 Do you have any other comments on the proposal? **Respondent skipped this question**

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. **Respondent skipped this question**

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 12, 2018 9:51:29 AM
Last Modified: Monday, November 12, 2018 9:54:20 AM
Time Spent: 00:02:51
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes**
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

At present, the lack of the correct clause does not allow the CCC to administer the RUO policy in the way the IHP intended. The policy and rules are at such a disconnect they can not be applied as the IHP intended and need correcting. The CCC are unable to make this correction through their own processes. This correction has been supported by the CCC and other stakeholders such as regenerate and Ngai Tahu. CCRU also supports the additional P2 clause that recognises and deals with an unfairness in the earthquake and useage rights space.

Large portions of our community are affected. The stress and lack of ability to recover hinders the whole community and its ability to thrive.

This correction will allow communities to recover and adapt as their needs change

Climate adaption

This correction does not affect or hinder any community in its ability to adapt or mitigate hazards or future hazards

In addition, and possibly the most important- using the GCRA section 71 can expedite this matter. This is both necessary for the social and emotional wellbeing of your community

Q5 Do you have any other comments on the proposal? **Respondent skipped this question**

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

s9(2)(a)

Released under the Official Information Act 1982

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 12, 2018 9:46:50 AM
Last Modified: Monday, November 12, 2018 9:57:40 AM
Time Spent: 00:10:49
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

This area was green zone not red zone so we need to be able to plan and live our lives like other the rest of chch. If ccc want to slowly move us out then we should have been zoned all red zone. This decision was not made then so ccc need to stand by that decision now.

Q5 Do you have any other comments on the proposal?

We also need estuary walls that were there prior to earthquakes to be replaced. We just need to have baxk what wr always had as out protection. Money has been spent on flockton basin, sumner walkway and low lying river properties to make them flood proof. We havent seen anything done here except the small.bund that was hastily put in when we flooded. This has been amazing and just needs ti be raised. Easy.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 12, 2018 8:39:38 PM
Last Modified: Monday, November 12, 2018 8:43:06 PM
Time Spent: 00:03:27
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Because it will establish that which the IHP intended. It will move things forwards for a number of property owners who are hugely stressed by the limbo status- not all but some. For demotic process to be duly respected

Q5 Do you have any other comments on the proposal?

Hurry uo

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

s9(2)(a)

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 13, 2018 2:15:29 PM
Last Modified: Tuesday, November 13, 2018 2:49:45 PM
Time Spent: 00:34:15
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

This will reinstate what the IHP clearly intended in decision 53. Leaving this as currently, perpetuates unfairness and would be a good example of maladaptation (Dec 2017 MfE Guidance).

Q5 Do you have any other comments on the proposal?

There is a wider issue around how would this change (as per the proposal) may impinge on our adaptation to the effects of climate change. By making this decision you are facilitating good adaptation.

Although there is deep uncertainty about the timing of some of these effects, it is true that even if humankind stopped immediately producing GHG and (negative) land-use change, sea level rise of 0.5 -1.0m metre in the next century is likely, and in that case in parts (not the majority) of the RUO area some of the existing housing area would become uninhabitable. However, because the costs (economic, health, community) of moving people are much greater than facilitating their in-situ adaptation, good adaptation means living there until either there are safety reasons for not doing so or the public costs of allowing people to stay outweigh the public benefits of them staying.

In any event, the communities involved (one hopes all Christchurch communities) are committed to partnering CCC in the adaptive planning process so that if after mutually agreed local actions (e.g. building a low bund of height 0.2m along wherever) if agreed conditions, (e.g. 'Blogg Street' floods more than 6 inches 6 times in a year) then these trigger pre agreed planning responses. This approach in itself should prevent maladaptation.

We live in interesting times...

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

Released under the Official Information Act 1982

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 13, 2018 4:58:15 PM
Last Modified: Tuesday, November 13, 2018 6:12:06 PM
Time Spent: 01:13:50
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

The rising sea level theory is yet to be proven.

Individuals should be able to build on the land as they do so with the knowledge of possible sea level changes.

Q5 Do you have any other comments on the proposal?

As a fifty year resident of Southshore, I can say from personal observations that the natural dune barrier is more robust that it was 30 years ago.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 13, 2018 7:52:14 PM
Last Modified: Tuesday, November 13, 2018 7:59:45 PM
Time Spent: 00:07:30
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Provided people are aware of the risks and build appropriate to the conditions then someone should be able to build on their own property. With a future focus on sustainability all options should be considered such as floating foundations, pole houses etc. So many opportunities to do things differently exist and already so much opportunity has been lost be no allowance for residential building within the redzone. This ultimately results in more urban sprawl rather than working with the existing land and all its challenges.

Q5 Do you have any other comments on the proposal?

Should be extended to new builds too, not just rebuilds. Also accept that there is a predicted sea level rise, but south shore is also created from tectonic uplift and deposits from the waimak... it therefore is growing and not subject to erosion. Has any research been done to offset the rate of seal level rise with the rate of new land creation over the centuries?

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 13, 2018 9:15:17 PM
Last Modified: Tuesday, November 13, 2018 9:17:11 PM
Time Spent: 00:01:54
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

Last name

Address

Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

If people pay rates on their land, they should be able to rebuild

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

N/A

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 14, 2018 6:13:19 AM
Last Modified: Wednesday, November 14, 2018 6:23:26 AM
Time Spent: 00:10:06
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes

Q4 Why do you agree/disagree?

Because enough pain and suffering has been caused by the disfunctional diskrace that is the ccc. These are real people trying to survive post quake. To get through the insuance fight then deal with losing a home all life savings. Its just ^{possibly remove} discusting. But... you can put a school with 600 kids in the same area.?

Q5 Do you have any other comments on the proposal?

Hurry up, get it sorted and compensate all affected parties. They payed rates on these worthless bits of land for years. For nothing....

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 14, 2018 11:40:12 AM
Last Modified: Wednesday, November 14, 2018 11:48:41 AM
Time Spent: 00:08:28
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name s9(2)(a)
Last name
Address
Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

If its unsafe to build on a previously built site why wasn't Southshore Red Zoned completely. What determines unsafe for some and not for others?

Q5 Do you have any other comments on the proposal?

Due to ongoing stress caused mainly by the uncertainty of the future the Council sees for this area I did not feel confident rebuilding. Please clear up this uncertainty so that people can get on with their lives.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

#35

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 14, 2018 1:54:16 PM
Last Modified: Wednesday, November 14, 2018 2:00:35 PM
Time Spent: 00:06:19
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

No

Q4 Why do you agree/disagree?

Rebuilding in an area that is subject to tsunami and flooding hazards SHOULD be hard. The proposed changes are kicking the can down the road on what should be faced today - we should not be living in these areas and need to begin signalling a retreat. The sea hasn't suddenly appeared..

Q5 Do you have any other comments on the proposal?

It should remain difficult to build/ rebuild in these areas. coastal hazard is not a surprise.
If govt/ council feel that the owners should not bear the risk, then make building hard, and leave offers on the table - a 50 year redzoning.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 14, 2018 9:14:17 PM
Last Modified: Wednesday, November 14, 2018 9:15:45 PM
Time Spent: 00:01:28
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? Yes

Q4 Why do you agree/disagree?

Respondent skipped this question

Q5 Do you have any other comments on the proposal?

Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

Released under the Official Information Act 1982

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 14, 2018 9:57:07 PM
Last Modified: Wednesday, November 14, 2018 10:02:22 PM
Time Spent: 00:05:15
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

That is what was intended until some how removed

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 14, 2018 10:39:42 PM
Last Modified: Wednesday, November 14, 2018 10:54:29 PM
Time Spent: 00:14:47
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Because it reinstates the existing rights of property owners to what they enjoyed prior to the omission of the clause which allowed building on these properties.

Q5 Do you have any other comments on the proposal?

The proposal states "amend the Christchurch District Plan to provide policy support for the Residential Unit Overlay and broaden the application of an existing rule which permits replacement of existing houses.
I would like the proposal to be more honest and to state that these amendments merely add back a right which was wrongly removed.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 15, 2018 6:59:45 AM
Last Modified: Thursday, November 15, 2018 7:24:30 AM
Time Spent: 00:24:45
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Yes I strongly agree. Prior to the earthquakes - the area of Southshore was a fully developed and vibrant community. Houses built along what is now the red zone were of a very high quality. The houses sitting close to the estuary edge were protected by their own sea walls. No flooding has ever happened to that area for hundreds of years. It has proven to be a desirable area to live with an incredible history of cultural importance. Of course people should be able to build on a site that had a house on it prior to the earthquake. There are no reasons for why this shouldn't happen. Allow the area to once again develop and thrive.

Q5 Do you have any other comments on the proposal?

I totally support the members of the Community Board in their plight to get justice for Southshore and allow the new rule to be inserted into the District Plan. Let people who have purchased sections with previous houses on them, move on and build. The area has proven to be sound for building, no flooding ever occurs and never will. This proposal is essential to be accepted and auctioned as soon as possible.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 15, 2018 8:06:05 AM
Last Modified: Thursday, November 15, 2018 8:13:59 AM
Time Spent: 00:07:54
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **No** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

I believe that for people deciding to build or renovate on land that is labelled as in danger of long term climate change there should be a disclaimer.

They are free to do that within the provisions of the building code, but at their own risk. There can be NO comeback in regard to at some future stage seeking support in protecting this land from sea level rise, or seeking support for relocation.

It is important to me that our government begins to come up with a set of principles that give clear guidance in regard to liability to the impacts of climate change, and providing a framework for managed withdrawal.

We already see empty red zone sections in Bexley where building should never have been allowed, but it was, and the government had to re-purchase that land.

thanks

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

Released under the Official Information Act 1982

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 15, 2018 8:14:28 AM
Last Modified: Thursday, November 15, 2018 9:17:40 AM
Time Spent: 01:03:12
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Released under the Official Information Act 1982

Q4 Why do you agree/disagree?

Agree- I believe this is that this is primarily a social justice issue. The omitted enabling clause has been confirmed as an error and should be corrected.

As a Resident, I participated in an onerous Independent Hearing Panel (IHP) process that heard detailed evidence from both sides and were awarded relief by the IHP in the form of RDA in the RUO. My expectation was that residents would receive the relief awarded.

In my view the omission of the RUO enabling policy clause in the DP was an oversight which led to the policy and rules being at an obvious disconnect. My concern is that with this disconnect being so obvious the CCC did not notify or highlight this to the panel when the decision was evident.

CCRU have highlighted this issue with local MPs, regenerate and CCC staff indicating the need for a correction. Until the publication of the Hansen letter the CCC position was that the DP was as the panel intended.

The previous lack of will to support a correction, has caused an insurmountable emotional and financial toll on the community. Speed is of the essence and so I support using the GCRA section 71 as it can expedite this matter.

I see it as both necessary for the social and emotional wellbeing of the community and is preferable to the additional delays and costs the use of other processes would entail. I believe this is an ideal use of section 71.

This has eroded the trust of residents in so far as they can expect a fair outcome from a democratic process

I also support the wording as proposed by CCC and the additional P2 clause that recognises and deals with an unfairness in the earthquake and existing usage rights space.

I acknowledge that the correction has been proposed by the CCC and supported by stakeholders Environment Canterbury, Selwyn District Council, Waimakariri District Council and Te Rūnanga o Ngai Tahu, along with DPMC and Regenerate and including other community groups such as CCRU and local residents associations

Q5 Do you have any other comments on the proposal?

It is concerning that despite D53 giving clear context of their expectation of how the RUO and RDA rules should be applied CCC either failed to recognise or failed to highlight to the panel that this could not be applied as the panel intended.

After the release of D53 the omission was seemingly not investigated but perpetuated as it supported the CCC original position. For this reason the community need an independent hearing to understand how and why this happened ,to regain faith in the independent democratics process, residents all over chc need to know it will not happen again .

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Ok

#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 15, 2018 7:18:16 PM
Last Modified: Thursday, November 15, 2018 7:25:38 PM
Time Spent: 00:07:22
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

A lack of specific policy direction to support the Residential Unit Overlay has created confusion and uncertainty for people looking to erect a building on a vacant site in parts of New Brighton, South New Brighton, Southshore and Redcliffs. The current proposal to amend the District Plan to provide a policy framework that supports the Residential Unit Overlay will address this concern. I fully support the Residential Unit Overlay Section 71 proposal.

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 16, 2018 9:05:49 AM
Last Modified: Friday, November 16, 2018 9:09:38 AM
Time Spent: 00:03:48
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

this has effected our wellbeing. the stress has been a constant worry. The correction will give us some peace of mind and to go forward

Q5 Do you have any other comments on the proposal?

Tired and upset that southshore is always picked on. Any climate change will effect the whole city and most likely suburbs along rivers more the SS.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 16, 2018 9:12:37 AM
Last Modified: Friday, November 16, 2018 9:16:06 AM
Time Spent: 00:03:28
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? Yes

Q4 Why do you agree/disagree?

It was the intention of IHP

Q5 Do you have any other comments on the proposal?

Restore trust in council process

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

None

#45

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 16, 2018 9:44:11 AM
Last Modified: Friday, November 16, 2018 9:50:07 AM
Time Spent: 00:05:56
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

- at present the lack of the correct clause does not allow the CCC to administer the RUO policy in the way the IHP intended.
- the policy and rules are at such a disconnect that they cannot be applied as the IHP intended. This needs correcting.
- CCRU also supports the additional P2 clause that recognises and deals with an unfairness in the earthquake and usage of rights space.

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 16, 2018 11:06:41 AM
Last Modified: Friday, November 16, 2018 11:13:40 AM
Time Spent: 00:06:58
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

I have a section s9(2)(a) which had a house on it but was removed post earthquake and now unable to get resource consent to build and no one will buy it due to this issue.

Q5 Do you have any other comments on the proposal?

Get it sorted. 3 years is a ridiculous amount of time. Paid full rates on full GV of the section. Should be compensated for mental anguish and stress related to this issue

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

No

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 16, 2018 11:19:12 AM
Last Modified: Friday, November 16, 2018 11:21:26 AM
Time Spent: 00:02:13
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes**
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

So long as the houses are built with high floor levels etc. there is no issue in people building on this land.

Q5 Do you have any other comments on the proposal?

It has caused so much stress and concern not hving it in there trying to get consent.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 16, 2018 11:20:34 AM
Last Modified: Friday, November 16, 2018 11:29:38 AM
Time Spent: 00:09:03
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

There was an opportunity to turn all the land in Southshore red zone. The decision was made to make some sections green, therefore owners of the land should have the right to build like other parts of Chch. If not the government should purchase the land.

Q5 Do you have any other comments on the proposal?

Peoples lives have been put on hold for far to long. Causing unnecessary stress for all involved.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 16, 2018 1:28:12 PM
Last Modified: Friday, November 16, 2018 1:31:13 PM
Time Spent: 00:03:00
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

I agree as this document needs to be corrected to help the New brighton community

Q5 Do you have any other comments on the proposal?

To be done ASAP

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential,
please outline below.

NA

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 16, 2018 3:58:39 PM
Last Modified: Friday, November 16, 2018 4:06:40 PM
Time Spent: 00:08:00
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes

Q4 Why do you agree/disagree?

It is important to let our beachside communities thrive and flourish, as they always have.

Q5 Do you have any other comments on the proposal?

The council have let my area down significantly. If they believe there is a risk of erosion, then they should focus on working with communities in future to ensure they are provided with protection.
I hope the council will be far more collaborative in future.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#51

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 16, 2018 9:09:30 PM
Last Modified: Friday, November 16, 2018 9:12:06 PM
Time Spent: 00:02:35
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes

Q4 Why do you agree/disagree?

At present, the lack of the correct clause does not allow the CCC to administer the RUO policy in the way the IHP intended. The policy and rules are at such a disconnect they can not be applied as the IHP intended and need correcting. The CCC are unable to make this correction through their own processes. This correction has been supported by the CCC and other stakeholders such as regenerate and Ngai Tahu. I also support the additional P2 clause that recognises and deals with an unfairness in the earthquake and useage rights space

Q5 Do you have any other comments on the proposal?

Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#52

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 16, 2018 10:12:29 PM
Last Modified: Friday, November 16, 2018 10:19:22 PM
Time Spent: 00:06:53
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

Last name

Address

Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Because an error has been made and a clause omitted which allowed the RUO to take precedence for people living in the high flood management area. S71 would allow this to be rectified.

Q5 Do you have any other comments on the proposal?

There needs to be an INDEPENDENT inquiry - not run by the mayor & ceo. It is imperative that this type of error is not repeated because of the financial & emotional harm this has caused our communities.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#53

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 17, 2018 9:03:01 AM
Last Modified: Saturday, November 17, 2018 9:25:02 AM
Time Spent: 00:22:00
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

In is necessary for the social and emotional wellbeing of our community, - property owners are being unfairly impacted by the omission of the correct clause.
At present, the lack of the correct clause does not allow the CCC to administer the RUO policy in the way the IHP intended. The policy and rules are at such a disconnect they can not be applied as the IHP intended and need correcting. The CCC are unable to make this correction through their own processes.
The correction has been supported by the CCC and other stakeholders such as Regenerate, Ngai Tahu, CCRU, and the affected ratepayers organisations.
This correction does not affect or hinder any community in its ability to adapt or mitigate hazards or future hazards.

Q5 Do you have any other comments on the proposal?

The potential need to adapt to, or mitigate future hazards should be addressed as a seperate matter, and be done so in a way that considers impacts across the whole of Christchurch.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#54

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 17, 2018 5:05:37 PM
Last Modified: Saturday, November 17, 2018 5:13:15 PM
Time Spent: 00:07:37
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

We have been allowed to stay. Other people have had expensive houses rebuilt after the earthquake. Equality.

Q5 Do you have any other comments on the proposal?

The Government and the Council should have considered sea level rise immediately after the earthquake when deciding the fate of the areas involved. Not let some rebuilds and then thought - oh we'd better consider sea level rise now.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#55

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 17, 2018 5:21:07 PM
Last Modified: Saturday, November 17, 2018 5:28:51 PM
Time Spent: 00:07:44
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Respondent skipped this question

Q4 Why do you agree/disagree?

This rule should have been included in the long term district plan from the very beginning

Q5 Do you have any other comments on the proposal?

This rule should also apply to suitable bare land within the RUO that does not has not previuousy been developed.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#56

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 17, 2018 8:31:08 PM
Last Modified: Saturday, November 17, 2018 8:56:36 PM
Time Spent: 00:25:27
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

I believe this corrects a serious error made in the City Plan. An error that should be corrected as soon as possible.

Q5 Do you have any other comments on the proposal?

I note that in the discussion papers the proposal is to allow construction of a similar sized building. But the question above makes no mention that the replacement house is to be so limited in size. I only support allowing a building of similar footprint and maximum height and recession planes. The adverse effects on adjacent landowners of neighbours of allowing greater sized buildings without right of objection would be unreasonable.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#57

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 18, 2018 12:36:20 AM
Last Modified: Sunday, November 18, 2018 12:40:43 AM
Time Spent: 00:04:23
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

Agree, That was the intention of the IHP

Q5 Do you have any other comments on the proposal?

This will help the communities affected move on like was intended

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#58

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 16, 2018 9:07:14 AM
Last Modified: Sunday, November 18, 2018 8:51:54 AM
Time Spent: Over a day
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

No

Q4 Why do you agree/disagree?

I would not agree to re-building houses in the red zone.
I would agree to re-building houses in the other zones though.

Released under the Official Information Act 1982

Q5 Do you have any other comments on the proposal?

At present, the lack of the correct clause does not allow the CCC to administer the RUO policy in the way the IHP intended. The policy and rules are at such a disconnect they can not be applied as the IHP intended and need correcting. The CCC are unable to make this correction through their own processes. This correction has been supported by the CCC and other stakeholders such as regenerate and Ngai Tahu. CCRU also supports the additional P2 clause that recognises and deals with an unfairness in the earthquake and useage rights space.

Why should I do this if my land is not affected?

Large portions of your community are affected. The stress and lack of ability to recover hinders the whole community and its ability to thrive.

This correction will allow communities to recover and adapt as their needs change.

Climate adaption

This correction does not affect or hinder any community in its ability to adapt or mitigate hazards or future hazards.

In addition, and possibly the most important- using the GCRA section 71 can expedite this matter. This is both necessary for the social and emotional wellbeing of your community, and is preferable to the additional delays and costs the use of other processes (legal advice indicates there may not be other processes) would entail.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

Released under the Official Information Act 1982

#59

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 18, 2018 10:06:13 AM
Last Modified: Sunday, November 18, 2018 10:19:32 AM
Time Spent: 00:13:19
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes

Q4 Why do you agree/disagree?

It should not have been left out in the first place and we should not be penalised because of climate change and sea level rise in the next 100 years.

Q5 Do you have any other comments on the proposal?

Yes if no resource consent is needed for use of the existing footprint the footprint should not include ramps and stairs/steps which will be required to access the house.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#60

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 18, 2018 11:13:00 AM
Last Modified: Sunday, November 18, 2018 11:19:25 AM
Time Spent: 00:06:25
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

The community & families wanting to move forward need more Clarity & security to be able to do so

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential,
please outline below.

None

#61

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 18, 2018 12:04:48 PM
Last Modified: Sunday, November 18, 2018 12:13:20 PM
Time Spent: 00:08:31
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes

Q4 Why do you agree/disagree?

The council had there chance to make the land red after the earthquakes & didnt. People need to be able to re-build on these sections where they had houses originally and get on with there lives. Too much stress has been put on people not being able to re-build yet still having to pay rates.

Q5 Do you have any other comments on the proposal?

It will be a good thing for these areas more new homes getting built.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#62

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 18, 2018 2:31:08 PM
Last Modified: Sunday, November 18, 2018 2:41:49 PM
Time Spent: 00:10:41
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

It has been many years since the devastating earthquake and yet there are many issues that remain in our communities. One of the most important for those affected by the RUO, has been the inability to re-build. Re-build in this particular context refers to not only a physical dwelling but the rebuilding of one's emotional and spiritual life. A home is an essential part of physical and emotional well-being. Allowing the rebuilding of homes under the S71 proposal goes a long way to the rebuilding of individuals and thus communities that were shattered so many years ago.

Q5 Do you have any other comments on the proposal?

The S71 also needs to consider commercial buildings that were lost in the earthquake. The community considers those buildings essential to the well-being of the community and they have not been replaced due to I believe a lot of red tape. If this community really are to "regenerate" we need to have our community spaces back.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#63

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 18, 2018 4:39:22 PM
Last Modified: Sunday, November 18, 2018 4:44:58 PM
Time Spent: 00:05:35
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

At present, the lack of the correct clause does not allow the CCC to administer the RUO policy in the way the IHP intended. The policy and rules are at such a disconnect they can not be applied as the IHP intended and need correcting. The CCC are unable to make this correction through their own processes. This correction has been supported by the CCC and other stakeholders such as regenerate and Ngai Tahu. CCRU also supports the additional P2 clause that recognises and deals with an unfairness in the earthquake and usage rights space.

Large portions of our community are affected. The stress and lack of ability to recover hinders the whole community and its ability to thrive.

This correction will allow communities to recover and adapt as their needs change.

Q5 Do you have any other comments on the proposal?

Climate adaption

This correction does not affect or hinder any community in its ability to adapt or mitigate hazards or future hazards

In addition, and possibly the most important- using the GCRA section 71 can expedite this matter. This is both necessary for the social and emotional wellbeing of our community, and is preferable to the additional delays and costs the use of other processes (legal advice indicates there may not be other processes) would entail.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

Released under the Official Information Act 1982

#64

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 18, 2018 6:49:37 PM
Last Modified: Sunday, November 18, 2018 6:52:07 PM
Time Spent: 00:02:30
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

At present, the lack of the correct clause does not allow the CCC to administer the RUO policy in the way the IHP intended. The policy and rules are at such a disconnect they can not be applied as the IHP intended and need correcting. The CCC are unable to make this correction through their own processes. This correction has been supported by the CCC and other stakeholders such as regenerate and Ngai Tahu. CCRU also supports the additional P2 clause that recognises and deals with an unfairness in the earthquake and useage rights space.

Why should I do this if my land is not affected?

Large portions of your community are affected. The stress and lack of ability to recover hinders the whole community and its ability to thrive.

This correction will allow communities to recover and adapt as their needs change

Climate adaption

This correction does not affect or hinder any community in its ability to adapt or mitigate hazards or future hazards

In addition, and possibly the most important- using the GCRA section 71 can expedite this matter. This is both necessary for the social and emotional wellbeing of your community, and is preferable to the additional delays and costs the use of other processes (legal advice indicates there may not be other processes) would entail.

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

Released under the Official Information Act 1982

#65

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 19, 2018 8:33:48 PM
Last Modified: Monday, November 19, 2018 8:50:26 PM
Time Spent: 00:16:38
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

This situation is a complete farce no other areas in chistchurch have been as neglected and now predudiced against trying to get there lives back together since the eathquakes.

Q5 Do you have any other comments on the proposal?

It is riddiculous that the eastern suburbs have had to go to the lengths they have to get this far

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#66

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 19, 2018 9:28:10 PM
Last Modified: Monday, November 19, 2018 9:31:16 PM
Time Spent: 00:03:06
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

It was wrong to not have included the clause originally because of the stress it has had on the property owners who are affected

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#67

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 8:01:19 AM
Last Modified: Tuesday, November 20, 2018 8:12:21 AM
Time Spent: 00:11:02
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Firstly it is correcting an omission, it is a matter of justice to have the plan reflect the clear intention of the Independent Hearing Panel.

Secondly it is appropriate, the CCCs original stance was too harsh given the circumstance in this area. Not having the relief ordered by the IHP has caused enormous personal loss and stress.

Finally the CCC have done a good job on the proposed correction, it is supported by strategic partners, key community groups and it should also be supported by Government.

Q5 Do you have any other comments on the proposal?

I think the s71 process is ideal for this, it is there for this sort of thing. Achieving this correction in such a short time will be a big achievement for all involved.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#68

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 8:11:05 AM
Last Modified: Tuesday, November 20, 2018 8:13:03 AM
Time Spent: 00:01:57
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Because this is the right thing to do by the residents in the Burwood Coastal Ward

Q5 Do you have any other comments on the proposal?

NA

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential,
please outline below.

No

#69

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 8:19:46 AM
Last Modified: Tuesday, November 20, 2018 8:21:21 AM
Time Spent: 00:01:35
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes

Q4 Why do you agree/disagree?

The previous legislation was unjust.

Q5 Do you have any other comments on the proposal?

No.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

No

#70

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 12:44:08 PM
Last Modified: Tuesday, November 20, 2018 12:56:23 PM
Time Spent: 00:12:14
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Because it is fair to return the rights of the residents in the HHFMA by applying the RUO, as they were intended by the judges decision of the IHP in 2016.

Q5 Do you have any other comments on the proposal?

I also support the additional P2 clause that recognises and deals with an unfairness in the earthquake and useage rights space. Large portions of your community are affected. The stress and lack of ability to recover hinders the whole community and its ability to thrive.

This correction will allow communities to recover and adapt as their needs change

Climate adaption

This correction does not affect or hinder any community in its ability to adapt or mitigate hazards or future hazards Using the GCRA section 71 can expedite this matter. This is both necessary for the social and emotional wellbeing of your community, and is preferable to the additional delays and costs the use of other processes (legal advice indicates there may not be other processes) would entail.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

s9(2)(a)

Released under the Official Information Act 1982

#71

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 4:04:00 PM
Last Modified: Tuesday, November 20, 2018 4:07:00 PM
Time Spent: 00:03:00
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

At present, the lack of the correct clause does not allow the CCC to administer the RUO policy in the way the IHP intended. The policy and rules are at such a disconnect they can not be applied as the IHP intended and need correcting. The CCC are unable to make this correction through their own processes. This correction has been supported by the CCC and other stakeholders such as regenerate and Ngai Tahu. CCRU also supports the additional P2 clause that recognises and deals with an unfairness in the earthquake and usage rights space.

Q5 Do you have any other comments on the proposal?

no

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#72

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 4:21:48 PM
Last Modified: Tuesday, November 20, 2018 4:25:20 PM
Time Spent: 00:03:31
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Residents participated in an Independent Hearing Panel (IHP) process that heard detailed evidence from both sides and were awarded relief by the IHP in the form of RDA in the RUO.
It has always been the view of CCRU that the omission of the RUO enabling policy clause in the DP was an oversight which led to the policy and rules being at an obvious disconnect.
CCRU have highlighted this issue with local MPs, regenerate and CCC staff indicating the need for a correction. Until the publication of the Hansen letter the CCC position was that the DP was as the panel intended.
At present, the lack of the correct clause does not allow the CCC to administer the RUO policy in the way the IHP intended.
The CCC are unable to make this correction through their own processes
This correction has been supported by the CCC and other stakeholders such as regenerate and Ngai Tahu
CCRU also supports the additional P2 clause that recognises and deals with an unfairness in the earthquake and useage rights spac

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

#73

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 4:09:28 PM
Last Modified: Tuesday, November 20, 2018 4:28:32 PM
Time Spent: 00:19:04
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

The Independent Hearing Panel (IHP) process sort evidence on how flooding was affected by Sea Level Rise and whether it was appropriate to `avoid` all building in areas where flooding was primarily a long-term possibility from sea level rise rather than rainfall events. My laypersons conclusion was that a Residential Unit Overlay should be used within the District Plan to allow residents in this small area to be able to build with a `restricted discretionary` definition. I was disappointed when this RUO was inserted into the District Plan without the necessary policy to make it usable.

I made a submission to this effect in the Long Term Plan process – but did not have any response from Christchurch City Council. I understand that Christchurch Coastal Residents United (CCRU) and Southshore Residents Association (SSRA) also made submissions bringing this issue to Christchurch City Council attention. They also tried many other avenues to get this problem fixed. It is enormously disappointing that it has taken this long for Christchurch City Council to request amendment of this oversight and use the S71 to correct the RUO and insert the necessary policy wording. I fully support the use of S71. I also support the additional P2 clause that recognises and deals with an unfairness in the earthquake and useage rights space.

Without the correct clause inserted into the District Plan the RUO will serve no purpose and is an absurdity. Judge Hansen's letter confirmed the omission of the clause was an error. Please fix it now. Thank you.

Q5 Do you have any other comments on the proposal?

People who were financially affected as a result of this error should be recompensed.

Once the clause is inserted into the District Plan and the problem is fixed, I then ask that an independent inquiry be held to investigate how this error occurred. Fixing the problem first should be the focus now. The investigation should happen after the error is fixed. This investigation should look at what checks and balances need to be in place to ensure this never happens again. Is there a culture within CCC that prevented people from speaking out that they knew about the error to the IHP? Why was the error not brought to the attention of IHP before the conclusion of the hearing? The hearing panel requested a specific clause be drafted by CCC, there should be a clear process to ensure that any additional clauses that are requested to be drafted have a specific process to show whether they were accepted or declined. Why did it take nearly a year from when it was clear there was an error with the clause wording to CCC requesting the S71 necessary to fix it?

It seems to me that whilst nothing illegal happened (and there was not any specific tampering with the District Plan), it does seem incredibly immoral the way this process was handled. It appears that CCC knew the clause was missing at the time but chose not to speak up, they did not seek clarification of whether the clause that they drafted for the IHP regarding the RUO was required or not. When the RUO was inserted in the District Plan without the clause necessary to make it workable CCC should have brought this to the attention of the IHP and sort clarification. For the sake of all future District Planning process and indeed the upcoming Regenerate Strategy in Southshore South New Brighton there needs to be certainty that CCC will act in good faith and follows robust processes.

Finally I wish to make it clear that I fully support David East, Kim Money, Tim Sintes and Darrel Latham in bringing this issue to light and ensuring that action was taken.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

Released under the Official Information Act 1982

#74

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 5:05:44 PM
Last Modified: Tuesday, November 20, 2018 5:10:27 PM
Time Spent: 00:04:43
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

Because the situation was causing unexpected and unreasonable difficulty and disappointment to many property owners in the area

Q5 Do you have any other comments on the proposal?

This may not be the final answer, but it is a start.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#75

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 5:09:23 PM
Last Modified: Tuesday, November 20, 2018 5:13:06 PM
Time Spent: 00:03:42
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

I think the amended rule is a fairer representation of the intention of the Residential Unit Overlay.

Q5 Do you have any other comments on the proposal?

no

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#76

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 6:28:51 PM
Last Modified: Tuesday, November 20, 2018 6:34:19 PM
Time Spent: 00:05:27
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? Yes

Q4 Why do you agree/disagree?

Restores the natural rights of a rate payers and property owners

Q5 Do you have any other comments on the proposal?

CCC staff have attempted to by deception to remove rights that property owners and ratepayer have have in the interest of achieving their ideological objectives.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

s9(2)(a)

#77

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 6:07:14 PM
Last Modified: Tuesday, November 20, 2018 8:55:56 PM
Time Spent: 02:48:42
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

1. it was left out of the recommendations from the Independent Hearing Panel
2. People own a residential section to build a house or unit on it. There is no other purpose for residential sections. if Council wish to address sea level rise then it should be in conjunction with Government and the coastal community affected and not in isolation. The impact of how Council has treated the areas affected has had a negative impact on people, their general well-being and their asset.
3. if it is sea level rise then we have been told on numerous occasions that 1. we have time to plan 2. other communities have come up with viable solutions 3. technology is changing and improving all the time.

Q5 Do you have any other comments on the proposal?

this is people largest asset. please help us.

our area is not subject to the flooding and bursting of river banks as was identified by the Independent Hearing Panel which is why they asked for this clause to be changed for the Estuary suburbs. Any flooding that has ever occurred happened because of the broken infrastructure of wastewater along Rocking Horse Road and the broken sea walls that were broken by the demolition of the red Zone and never repaired. The Government had an opportunity to make the whole of Southshore red-zoned after the earthquakes. After advisement from the experts they cleared this area to habitable and as climate change is the hot topic of the times, that too would have been part of the discussion and overall findings.

This area has mitigated the possible threat of sea level rise by 1. engaging a coastal flooding/protection world renown engineer, Gary Tear to develop a strategy. He provided Southshore with the OCEL report specifically designed to mitigate sea level rise so that the houses and community can be protected.

2. Council require all new builds in this area to have a floor level of 1.8 meters.

in my opinion it has been unfair to penalize any section owner in this area, whether a house was previously on a section or not, when there has been extensive rebuilds in this area. So i request that any future builds should not require a resource consent, nor have a time limit attached to the building consent and include previously empty sections of which there are a number of them in Rocking Horse Road.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

Released under the Official Information Act 1982

#78

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 10:01:44 PM
Last Modified: Tuesday, November 20, 2018 10:09:02 PM
Time Spent: 00:07:18
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name s9(2)(a)
Last name
Address
Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

It should never have been changed without consultation with local residents. The changed wording now negatively affects the local community making improvements to existing property and development of the area impossible.

Q5 Do you have any other comments on the proposal?

The change to wording in the chch district plan should never have been amended by council staff in the first place and should be rectified immediately.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#79

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, November 20, 2018 11:12:39 PM
Last Modified: Tuesday, November 20, 2018 11:14:55 PM
Time Spent: 00:02:16
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

Corrects an injustice to the residents of the area

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#80

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 21, 2018 6:23:48 AM
Last Modified: Wednesday, November 21, 2018 6:26:25 AM
Time Spent: 00:02:36
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Fairness for everyone, reduce housing pressure

Q5 Do you have any other comments on the proposal?

This is widely supported and our communities have been shafted in thr rebuild process.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential,
please outline below.

N

#81

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 21, 2018 7:58:12 AM
Last Modified: Wednesday, November 21, 2018 8:00:26 AM
Time Spent: 00:02:13
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? Yes

Q4 Why do you agree/disagree?

This correction will enable those affected communities to recover and rebuild.

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

Released under the Official Information Act 1982

#82

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 22, 2018 10:41:37 AM
Last Modified: Thursday, November 22, 2018 11:24:41 AM
Time Spent: 00:43:04
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Residents participated in an Independent Hearing Panel (IHP) process that heard detailed evidence from both sides and were awarded relief by the IHP in the form of RDA in the Residential Unit Overlay. This issue, missing clause, has been brought to the attention of local MPs, Regenerate ChCh Ltd, Mayor, CEO, Councillors and Community Boards as the omission has caused so much stress, anxiety, loss of hope, dreams and serious financial loss. Currently the lack of the correct clause does not allow CCC staff to administer the RUO policy in the way the IHP intended. The CCC are unable to make this correction through their own processes. CCC now support this inclusion along with the key s71 process stakeholders. I also support the additional P2 clause as it recognises and deals with an unfairness in the earthquake and useage rights space. This s71 process and inclusion of these ammendments to the DP is absolutely necessary to provide the urgent relief that these communities so deparately need. The social and emotional wellbeing of these communities has been alarming and any further delays with exacerbate this further. The residents of these effected communities,quite rightly, are also wanting an independent investigation into why and how this has occurred. I thank you for your consideration and the opportunity to submit.

Q5 Do you have any other comments on the proposal?

as above

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

n/a

Released under the Official Information Act 1982

#83

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 22, 2018 3:28:37 PM
Last Modified: Thursday, November 22, 2018 3:32:42 PM
Time Spent: 00:04:04
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **No** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Let it go. Times are changed, and we all need to move on.

Q5 Do you have any other comments on the proposal?

I am an ex-resident of Bexley, and still have a strong emotional connection to the eastern areas. With global warming effects, we need to look 50 - 100 years into the future, not the next five years

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

No problems with my views are not known.

#84

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 22, 2018 6:33:03 PM
Last Modified: Thursday, November 22, 2018 6:44:45 PM
Time Spent: 00:11:42
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Common sense. Earthquake land damage is the cause of present flooding in parts of Southshore which can be remedied.

Q5 Do you have any other comments on the proposal?

Global warming has as many scientific reports dismissing the theory as those supporting it. Fear of sea rises has been heard for 50 years at least in this area that I know of and the latest fear mongering is more of the same.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

s9(2)(a)

Privacy. There is no good reason why my opinion would be of interest to those outside my neighbourhood.

#85

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 22, 2018 6:40:27 PM
Last Modified: Thursday, November 22, 2018 6:45:06 PM
Time Spent: 00:04:38
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

I agree, as it is imperative that the people of the affected areas have the opportunity to rebuild on their land without the existing unfair conditions.

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

None

#86

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 22, 2018 7:15:04 PM
Last Modified: Thursday, November 22, 2018 7:25:27 PM
Time Spent: 00:10:23
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

Because we live in the area and we choose to remain living here. Unless you have intentions of red zoning our houses don't make such a stupid suggestion that we don't rebuild.

Q5 Do you have any other comments on the proposal?

This was a bureaucratic blunder which was pointed out by high court judges and then ignored by council staff. Following the community meeting where the mayor claimed the fault would be corrected, everybody believes it to be taken care of but now it appears that it takes submissions. The problem is recognised and has been identified, it should take no more than using section 71 to correct it without residents having to do the work. The blunder is by the bureaucrats, not the residents, fix it!

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#87

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 22, 2018 7:39:35 PM
Last Modified: Thursday, November 22, 2018 7:48:01 PM
Time Spent: 00:08:25
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

I believe it is only fair, reasonable and logical that if a house once existed on that site, then another may replace it.

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#88

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 22, 2018 8:57:36 PM
Last Modified: Thursday, November 22, 2018 9:02:37 PM
Time Spent: 00:05:00
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name s9(2)(a)
Last name
Address
Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? Yes

Q4 Why do you agree/disagree?

There should not be things going on behind the scenes that the public do not know about..

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

Released under the Official Information Act 1982

#89

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 22, 2018 10:02:50 PM
Last Modified: Thursday, November 22, 2018 10:04:41 PM
Time Spent: 00:01:50
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name s9(2)(a)
Last name
Address
Postcode

Q2 What is your email address? (optional, this will help us update you) Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? Yes

Q4 Why do you agree/disagree?

Because I believe it should have always been in there and it is correcting a mistake.

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

Released under the Official Information Act 1982

#90

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 23, 2018 8:13:02 AM
Last Modified: Friday, November 23, 2018 8:18:43 AM
Time Spent: 00:05:41
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

If the land is not in the red zone then people should be able to rebuild. If there is a concern about future flooding then all the areas at potential risk should have been declared red and everyone should have been removed. Because this did not happen then it is completely unfair to penalise people who lost their houses and are left with sections they can't use.

Q5 Do you have any other comments on the proposal?

I can only hope that common sense will prevail and the people who are unable to rebuild will finally be able to return to new homes at Southshore and once and for all put the earthquakes and the horrible mess of red ribbon mistreatment behind them

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#91

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 23, 2018 8:43:12 AM
Last Modified: Friday, November 23, 2018 8:57:16 AM
Time Spent: 00:14:03
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

1. That was the decision of the IHP and in order to follow due process it should not have been omitted.
2. People have purchased sections despite due diligence have not been able to build. Some of these are first home owners which has irrevocably set a path of poverty and indebtedness should this not be reinstated.
3. It is not sensible to allow all the builds under existing land use rights under the old district plane and then , for a handful of section owners subject them to costly information finding, CCC bills, STRESS, financial ruin because unclear rules regarding RUO and imprecision in carrying out the IHP decision of provision to build using a clause with 2 sections under the RUO.

Q5 Do you have any other comments on the proposal?

Personal opinion of CCC employees, should not be able to override a decision by the IHP. We live in a democracy which should have transparency and checks and balances. I support an inquiry into this and compensation for those who have been billed for seeking clarification in a planning process that should be abundantly clear and lawful but hasn't been.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#92

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 23, 2018 8:54:03 AM
Last Modified: Friday, November 23, 2018 9:00:03 AM
Time Spent: 00:06:00
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

Last name

Address

Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

Because it will allow people to finally rebuild their property after the earthquakes and remain part of the community

Q5 Do you have any other comments on the proposal?

Wording should be included in the P2 clause to state that rebuilding to the original footprint of the property should not include decks and or ramps that will be required to meet the statutory height restrictions

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#93

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 23, 2018 11:17:07 AM
Last Modified: Friday, November 23, 2018 11:20:01 AM
Time Spent: 00:02:53
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

I agree because we should be allowed to build what had previously been there. Unless you plan to pay out and vacate all residents from coastal areas, we should be allowed to rebuild what was formally here

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

Released under the Official Information Act 1982

#94

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 23, 2018 11:43:31 AM
Last Modified: Friday, November 23, 2018 11:47:26 AM
Time Spent: 00:03:55
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

Last name

Address

Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

By green zoning these areas post quake the NZ government made a commitment to allow people to remain living in these areas. The government should now be supporting the CCC to fulfill this commitment.

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

#95

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 23, 2018 1:20:15 PM
Last Modified: Friday, November 23, 2018 1:30:01 PM
Time Spent: 00:09:46
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? Yes

Q4 Why do you agree/disagree?

To refuse to allow re-build would be unjust and discriminatory leaving property owners with valueless land and compromising them financially.

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

#96

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 23, 2018 1:32:46 PM
Last Modified: Friday, November 23, 2018 1:43:21 PM
Time Spent: 00:10:34
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

We should have the same rights as everyone else in regards to where we build our homes. Hazards can be mitigated if the Council wish to.

Q5 Do you have any other comments on the proposal?

The council should really review the stormwater and flood management and protection in this area and be more proactive about repairing the current systems opposed to trying to pass the risk on the ratepayers to avoid costs, which is completely unfair.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

No reason to keep confidential, please feel free to email me.

#97

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 23, 2018 1:46:06 PM
Last Modified: Friday, November 23, 2018 1:49:25 PM
Time Spent: 00:03:19
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

We live in this area and should not be discriminated against as we should all have the right to choose where we live.

Q5 Do you have any other comments on the proposal?

The reason why we have occasional flooding is mainly due to the Council ineffective stormwater control system and lack of maintenance to the estuary banks.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

No reason for confidentiality and please feel free to contact me. s9(2)

#98

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 23, 2018 9:45:50 PM
Last Modified: Friday, November 23, 2018 9:47:50 PM
Time Spent: 00:02:00
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes

Q4 Why do you agree/disagree?

Because our community needs to move and grow

Q5 Do you have any other comments on the proposal?

Lets not let predictions for 100+ years stop our community from flourishing and growing right now

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

Released under the Official Information Act 1982

#99

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 23, 2018 9:59:33 PM
Last Modified: Friday, November 23, 2018 10:02:43 PM
Time Spent: 00:03:10
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes**
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Allows residents to equality regarding the opportunity to move forward and repair replace their houses

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#100

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 23, 2018 10:11:38 PM
Last Modified: Friday, November 23, 2018 10:20:21 PM
Time Spent: 00:08:42
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Because I have a house in South Brighton and to not have that option is an undemocratic decision made by some crappy bureaucrat without scruples.

Q5 Do you have any other comments on the proposal?

This omission from the plan, described as an "error", had better be the only one. Because if there is another "error", and it affects our coast, in fact any coast.....well, the people will react loud and clear. If you want to know what you should do, ask us, we will tell you what we want. oh hang on....we already have and are you listening?

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

No, happy to tell the world of the bureaucratic stuff up. Do you want me to?

#101

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, November 23, 2018 10:10:44 PM
Last Modified: Friday, November 23, 2018 10:20:50 PM
Time Spent: 00:10:05
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

People own properties that they thought they could rebuilt or repair.

Q5 Do you have any other comments on the proposal?

I am disappointed that this couldn't be rectified between the Council and Government, without causing more stress to home owners in the areas involved.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#102

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 24, 2018 4:59:33 AM
Last Modified: Saturday, November 24, 2018 5:03:36 AM
Time Spent: 00:04:03
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Because it reinstates the intention of the original hearing panel which was omitted or removed by council staff

Q5 Do you have any other comments on the proposal?

I still can't understand why the seaward side of the South Shore spit has this overlay based on sea level rise

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Nope I'm fine

#103

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 24, 2018 1:43:37 PM
Last Modified: Saturday, November 24, 2018 1:46:58 PM
Time Spent: 00:03:20
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Why should we be disadvantaged when we want to sell or build on our land

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

#104

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 24, 2018 3:51:21 PM
Last Modified: Saturday, November 24, 2018 3:54:44 PM
Time Spent: 00:03:22
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

It is the right of the owner to be able to rebuild

Q5 Do you have any other comments on the proposal?

no

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

n/a

#105

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 24, 2018 7:53:38 PM
Last Modified: Saturday, November 24, 2018 7:56:40 PM
Time Spent: 00:03:02
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

People need to be able to move on with their lives and not be restricted from rebuilding where a house once stood.

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

NA

#106

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 25, 2018 9:48:11 AM
Last Modified: Sunday, November 25, 2018 9:55:34 AM
Time Spent: 00:07:22
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Because the current plan is unfair and has disadvantaged people in our community. The original plan had a clear intention to use the overlay to protect them and it should be used as it was always intended to. If the overlay is not implemented anyone who has been affected should be fully compensated for their losses, including those who have purchased sections in good faith.

Q5 Do you have any other comments on the proposal?

This is a no brainer. The people in the affected areas have been disadvantaged enough. Just fix it and do it fast!

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

I am proud to support the people of my community, including David East, Tim Sintes and Kim Money.

#107

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 25, 2018 11:43:30 AM
Last Modified: Sunday, November 25, 2018 12:04:02 PM
Time Spent: 00:20:32
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes**
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

Home or section owners (rate payers) that have previously had a house should not be disadvantaged by going through the resource consent process. We initially purchased homes in good faith and unless we are compensated for the loss in value (which would occur if section 71 is not included), the District Plan would lower the value in our properties.

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

#108

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 25, 2018 12:19:51 PM
Last Modified: Sunday, November 25, 2018 12:26:35 PM
Time Spent: 00:06:43
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

At present, the lack of the correct clause does not allow the CCC to administer the RUO policy in the way the IHP intended. The policy and rules are at such a disconnect they can not be applied as the IHP intended and need correcting. The CCC are unable to make this correction through their own processes, therefore this is an appropriate course of action.

Q5 Do you have any other comments on the proposal?

I believe that the omission of the clause has cost many residents financially, and there is a strong case for the council to give financial compensation.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#109

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 25, 2018 1:11:41 PM
Last Modified: Sunday, November 25, 2018 1:23:13 PM
Time Spent: 00:11:32
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

I have lived in this area for 58 years, and our community needs the security that properties can be rebuilt, houses can be repaired and extended as families grow and needs change, to be able to move forward with any certainty. This was a fantastic family area, with a strong community spirit, and to restore this, people need to know that they properties have value and at the stage, there is too much uncertainty .

Q5 Do you have any other comments on the proposal? **Respondent skipped this question**

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

No

#110

Incomplete submission - excluded from total submission count

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 25, 2018 2:03:45 PM
Last Modified: Sunday, November 25, 2018 2:05:14 PM
Time Spent: 00:01:29
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Respondent skipped this question

Q4 Why do you agree/disagree?

Respondent skipped this question

Q5 Do you have any other comments on the proposal?

Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

Released under the Official Information Act 1982

#111

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 25, 2018 5:05:02 PM
Last Modified: Sunday, November 25, 2018 5:12:06 PM
Time Spent: 00:07:04
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

If it is considered too risky to build on these sites, the whole area should be red zoned (or rather, should have been red zoned back when the initial decision was made). Too much has been reinvested in this area now to pull back. Give the residents a break and work to protect this area, it is Council's role to look after its ratepayers, not screw them over!

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

#112

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 25, 2018 7:23:27 PM
Last Modified: Sunday, November 25, 2018 7:27:57 PM
Time Spent: 00:04:29
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Agree - My understanding is that it was always intended to be that way and by using section 71 to achieve this, it would be fair and equitable

Q5 Do you have any other comments on the proposal?

no

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#113

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 25, 2018 9:03:32 PM
Last Modified: Sunday, November 25, 2018 9:05:51 PM
Time Spent: 00:02:19
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? Yes

Q4 Why do you agree/disagree?

This has caused huge issues for owners of land in my area. Uncertainty, and not being able to proceed with plans.

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

#114

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, November 25, 2018 10:39:23 PM
Last Modified: Sunday, November 25, 2018 10:48:08 PM
Time Spent: 00:08:45
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

s9(2)(a)

Last name

Address

Postcode

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? Yes

Q4 Why do you agree/disagree?

Unless the people in charge want the place to slowly die it is not fair to stop building or renovating. If you don't let building happen then help them out like the red zone people.

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

#115

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 26, 2018 5:21:46 AM
Last Modified: Monday, November 26, 2018 5:23:44 AM
Time Spent: 00:01:58
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name s9(2)(a)
Last name
Address
Postcode

Q2 What is your email address? (optional, this will help us update you) Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? Yes

Q4 Why do you agree/disagree? Respondent skipped this question

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

Released under the Official Information Act 1982

#116

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 26, 2018 10:43:49 AM
Last Modified: Monday, November 26, 2018 10:55:01 AM
Time Spent: 00:11:11
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **Yes** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

So people have the freedom to alter their dwellings or build from new.

Q5 Do you have any other comments on the proposal?

We think it is only right and fair that we should have the same chooses as all other CHCH residents. We chose to live in this area because of its unique environment. s9(2)(a) has lived in Rockinghorse Road for Sixty years and s9(2)(a) for Forty.

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

#117

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 26, 2018 10:54:42 AM
Last Modified: Monday, November 26, 2018 11:17:02 AM
Time Spent: 00:22:19
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

We are familiar with the background to the proposal and the situation it is intended to remedy including the injustice it seeks to ameliorate. We are fully acquainted with the area in question having been residents who were 'Red-zoned' out of it and who remain living in the adjacent area.

The repair to the plan remedies an injustice and is completely consistent with the findings of the Independent Hearings Commissioner who previously reviewed the matter but whose findings were ignored in the published Plan. We understand that has been described as an administrative "oversight" and we are prepared to accept that explanation.

While we have other reservations with regard to the flood and sea-level provisions in the plan they can be more properly addressed by a more intelligent and better informed delivery of CCC services and we thus rest our case in that regard pro tem.

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Not applicable

#118

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 26, 2018 12:36:05 PM
Last Modified: Monday, November 26, 2018 12:56:27 PM
Time Spent: 00:20:21
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? Yes

Q4 Why do you agree/disagree?

I agree that section 71 is a valid and fair method to secure the sustainable continuation of normal residential activities in flood risk areas, where communities are well settled, strongly united and willing to further the conversation about adaptation to future possible changing conditions.

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

#119

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 26, 2018 12:20:59 PM
Last Modified: Monday, November 26, 2018 1:34:35 PM
Time Spent: 01:13:35
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 Yes
to amend the Christchurch District Plan to provide
clarity and support for the Residential Unit Overlay, and
insert a new rule, which permits the building of a house
on a site that had had a house prior to the
earthquakes?

Q4 Why do you agree/disagree?

I support the revised/additional policy and rules.

I believe these provisions should have been included in the District Plan since its initial implementation as their omission has led to unfair (and unreasonable) building restrictions.

This omission has now been recognised as a mistake/oversight, therefore it should be corrected as soon as possible.

Q5 Do you have any other comments on the proposal?

As a local resident I look forward to these changes being approved and I hope this would help alleviating the current climate of uncertainty.

A more positive environment is certainly needed for the regeneration of the area and for any discussions about the effects of climate change and adaptation strategies.

Q6 If you consider there are compelling reasons why
your name and/or comments should be kept
confidential, please outline below.

Respondent skipped this question

#120

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 26, 2018 1:37:53 PM
Last Modified: Monday, November 26, 2018 1:41:41 PM
Time Spent: 00:03:48
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 **No** to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Q4 Why do you agree/disagree?

Doesn't give choice for change to footprint of house

Q5 Do you have any other comments on the proposal?

Needs to be more liberal

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

We are not affected as dont plan on buiding

#121

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 26, 2018 2:07:26 PM
Last Modified: Monday, November 26, 2018 2:08:21 PM
Time Spent: 00:00:54
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name s9(2)(a)
Last name
Address
Postcode

Q2 What is your email address? (optional, this will help us update you) Respondent skipped this question

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? Yes

Q4 Why do you agree/disagree? Respondent skipped this question

Q5 Do you have any other comments on the proposal? Respondent skipped this question

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. Respondent skipped this question

Released under the Official Information Act 1982

#122

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 26, 2018 3:26:02 PM
Last Modified: Monday, November 26, 2018 3:32:32 PM
Time Spent: 00:06:29
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name
Last name
Address
Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

I agree because those who had homes on sections prior to the earthquakes but have only recently been able to rebuild are seriously disadvantaged and should be able to build on their section.

Q5 Do you have any other comments on the proposal? **Respondent skipped this question**

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below. **Respondent skipped this question**

#123

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 26, 2018 4:38:23 PM
Last Modified: Monday, November 26, 2018 4:42:20 PM
Time Spent: 00:03:56
IP Address: s9(2)(a)

Page 1

Q1 About you (required information)

First name

Last name

Address

Postcode

s9(2)(a)

Q2 What is your email address? (optional, this will help us update you)

s9(2)(a)

Q3 Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes? **Yes**

Q4 Why do you agree/disagree?

The council made a mistake should be reinstated

Q5 Do you have any other comments on the proposal?

No

Q6 If you consider there are compelling reasons why your name and/or comments should be kept confidential, please outline below.

Respondent skipped this question

Not part of submission

From: s9(2)(a)

Sent: Saturday, 10 November 2018 10:26 PM

To: Info GCG [DPMC] <info.gcg@dpmc.govt.nz>

Subject: Fwd: Residential Unit Overlay District Plan Changes Proposal to exercise the power under section 71 of the Greater Christchurch Regeneration Act 2016 to amend the Christchurch District Plan

I oppose the Minister for Greater Christchurch Regeneration and Regenerate Christchurch giving consent to this proposal because -

1 . The Panel's approach was wrong in law and contrary to the explicit and directive Objectives and Policies in the New Zealand Coastal Policy Statement.

This is confirmed by the legal opinions received by the Christchurch City Council –

For example –

paragraph b on page 4 of the Brookfield's opinion dated 10 August 2018 where it states *"the Panel's approach in reading "avoid" as meaning something other than its ordinary meaning with respect to development in RUO sites **conflicts with the Court's approach to the interpretation of "avoid" following the Supreme Court's decision in King Salmon**"*

Para c *"Although the panel's approach is tempting from a pragmatic perspective, **it reads something into policy 5.2.2.2.1(b) that simply does not exist in the provisions. This is a risky approach given that it could lead to a more permissive approach to new development on land identified as prone to natural hazard flooding then what may have been intended by the strong directive wording in the objectives and policies.** Given the potential risk posed to people's well-being, safety and property by allowing such development, a safer approach would be to adopt a conservative interpretation of the provisions. **Such an approach would be consistent with the precautionary principle provided for in the NZCPS"***

para d *"the Panel's approach appears to stem from a flawed starting point whereby it has attempted to interpret that policy in a manner which gives effect to what it considers is the correct approach to the HFHMA rules relating to the RUO. Given that the rules are intended to implement the objectives and policies, the more appropriate approach would be to interpret the rules in a manner which*

gives effect to the objectives and policies rather than the reverse."

para e **"in the present case, the objectives and policies of the RPS in the NZCPS are consistent with a more conservative interpretation of policy 5.2.2.2.1(b) than that adopted by the Panel"**

Further at paragraph 48 the Brookfield's opinion stated –

"while the approach favoured by the Panel is understandable from a pragmatic perspective we consider that as flawed as a matter of principle. Both the District Plan and the RPS became operative well after the Supreme Court's decision in King Salmon and would have been well known to the Council when it issued its decision on the District Plan. As such, the use of "avoid" with respect to natural hazard policies and objectives appears to be a deliberate way of constraining new development in areas where risk is posed by natural hazards. Given that the Court has held that resource consent applications are subject to the Court's reasoning in King Salmon, the Panel's decision to distinguish the Court's findings with respect to the meaning of "avoid" appears to be flawed." (The Court of Appeal has confirmed that where prescriptive policies in the NZCPS such as where the word "avoid" is used then the Principles in King Salmon are also applicable to resource consent applications – RJ Davidson Trust case)

Also at paragraph 56 –

"with respect to the NZCPS, as the District Plan does not yet contain provisions addressing coastal hazards, pursuant to King Salmon, it would be appropriate for a decision-maker to have direct regard to the relevant provisions of the NZCPS, to ensure that those provisions are given effect to in the District Plan. In that respect, Policy 3 of the NZCPS provides for a precautionary approach to the use and management of coastal resources where the effects may be uncertain but potentially significantly adverse. The Policy particularly provides for a precautionary approach with respect to the use and management of coastal resources potentially vulnerable to effects from climate change. This precautionary approach favours a conservative approach to managing risk from activities which may be potentially affected by coastal hazards"

para 57 *"it is also telling the wording of policy 5.2.2.2.1 (b) of the District Plan effectively mirrors Policy 25 (a) and (b) of the NZCPS, which provides for the avoidance of new development or use of land that would increase the risk of adverse effects from coastal hazards "*

The strong statements are confirmed in the subsequent legal opinion of Brookfield stated 26 September 2018 –
at paragraph 9

"the operative version of Policy 5.2.2.2 1(b) provides for the avoidance of subdivision, development or use in the HFHMA. Where the activity would lead to an increased risk to well-being, safety or property. The use of the word "avoid" is strongly directive. As the Supreme Court observed in Environmental Defence Society Incorporated v NZ King Salmon, the most obvious meaning of "avoid" in the context of the RMA and in policy statements under it is "not allow" or "prevent the occurrence of". Applying that interpretation of "avoid" to policy 5.2.2.2 1(b) the most obvious meaning would be that development should not be

allowed where that would result in an increased potential risk to people's safety, well-being and property."

The proposed addition of the words "appropriate mitigation" in the latest amended version cannot abrogate from this Supreme Court ruling as to the meaning of "avoid". That word must be interpreted as to its plain and simple meaning. If the Board of Enquiry which drafted the NZCPS had intended that "appropriate mitigation" or even "mitigation" was to form part of Policy 25 (a) or (b) then those words would have been included in that Policy. They were not.

2. there Q is no valid reason for a hasty decision to be made by the Minister using these extraordinary powers, and to do so would be constitutionally unsound.

The NZCPS has being part of New Zealand law since 2010 and interpretation of the meaning of its Objectives and Policies has been considered in detail by the Environment Court, the Court of Appeal, and the Supreme Court. A Minister overturning that well-established legal precedent would be constitutional travesty.

The Minister should decline this proposal, and when the Order in Council governing the District Plan is revoked, (the Christchurch City Council asked for this course of action in January 2018) the Christchurch City Council can then initiate a plan change if it chooses to and follow the normal procedures under the Resource Management Act. The public would then be entitled to make submissions and rights of appeal to the Environment Court and higher courts would be preserved. For a Minister to use these extraordinary powers under Section 71 and trample on these rights to "correct" an "error" which CCC's own legal advisors have found to be flawed would be an affront to constitutional norms.

s9(2)(a)

Released under the Official Information Act 1982

Residential Unit Overlay District Plan Changes – Section 71 Proposal | Overview

Proposal to exercise the power under section 71 of the Greater Christchurch Regeneration Act 2016 to amend the Christchurch District Plan to provide policy support for the Residential Unit Overlay and broaden the application of an existing rule to permit the rebuilding of houses demolished since the earthquakes (referred to as the Proposal on this form).

The Christchurch District Plan identifies and regulates the types of activities that can occur in the High Flood Management Area (shown purple on the map) - an area affected by sea level rise and rain/river flooding. This is to help manage the risk to people and property in a very large flood event.

The Residential Unit Overlay applies to part of the High Flood Hazard Management Area, where the risk of flooding, is predominantly from sea level rise (not rain or river flooding). The Residential Unit Overlay Unit consists of parts of New Brighton, South New Brighton, Southshore and Redcliffs (shown orange on the map).

Currently, there isn't a specific policy in the District Plan to support the Residential Unit Overlay, creating confusion and uncertainty for people wanting to build or extend a house. This is particularly the case on vacant sites that had previously had a house, which was demolished following the earthquakes, now being required to seek resource consent for a new house.

Christchurch City Council considers this has created a fairness and equity issue for residents seeking to rebuild on vacant sites that previously had a house.

The Proposal, prepared by Christchurch City Council, is about using section 71 of the Greater Christchurch Regeneration Act 2016 to amend the Christchurch District Plan to:

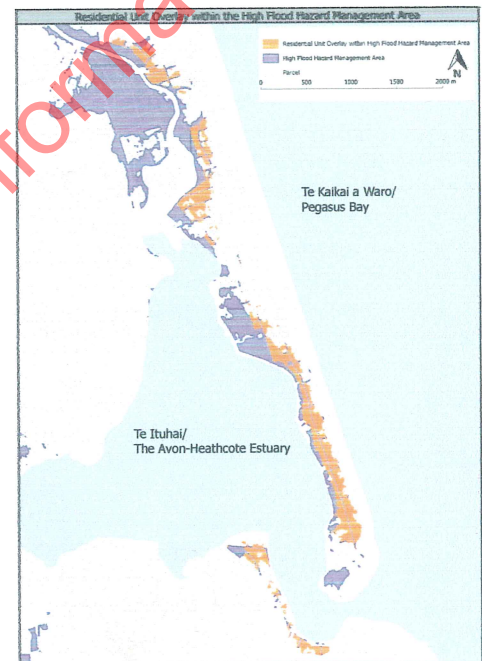
- provide clarity and support to the Residential Unit Overlay
- insert a new rule, which would permit people in the Residential Unit Overlay with vacant sites (where houses have been demolished since the earthquakes) to rebuild houses of a similar size to the now demolished house without the requirement for a resource consent.

The Proposal also applies to a small number of other areas within the broader High Flood Hazard Management Area where the risk of flooding is also predominantly from sea level rise.

The amendments would provide greater clarity and certainty, and contribute to the regeneration of New Brighton, South New Brighton, Southshore and Redcliffs. Using section 71 would fast track the amendments.

The Minister for Greater Christchurch Regeneration (the Minister) has publicly notified the Proposal and invited people to give their views in writing on the Proposal by **5.00pm, Monday, 26 November 2018**.

All written comments will be taken into account by the Minister in deciding whether to approve the Proposal.



Freepost Authority GCG

Section 71 Proposal: Residential Unit Overlay
Freepost GCG
Greater Christchurch Group
Department of the Prime Minister and Cabinet
Private Bag 4999
CHRISTCHURCH 8140



Residential Unit Overlay District Plan Changes – Section 71 Proposal | Written comment form

Where can you see the Proposal and find additional written comment forms?

The Proposal can be viewed, and more information and written comment forms are available, on the Department of the Prime Minister and Cabinet's website: www.dPMC.govt.nz/residential-unit-overlay

Also, the Proposal can be viewed, and written comment forms are available, at Christchurch City Council service centres and libraries, and the main office of Selwyn and Waimakariri District Councils during normal business hours.

Anyone can make a written comment on any part of the Proposal.

Written comments must be received no later than 5pm, Monday, 26 November 2018.

Please secure edges before posting (using tape or staples). If you are attaching other sheets of paper, please put them in an envelope and address it using the "Freepost GCG" address on the other side of this form.

Do you agree with the Proposal?

Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes No

Why do you agree/disagree and do you have any other comments (optional)?

Because it is logical, fair, and reasonable.

Please fold with the Freepost address portion on the outside, seal and return by 5.00pm, Monday, 26 November 2018.

Name: *

Address: *

Postcode: *

Email (this will help us update you):

*indicates required field

Please note: Your written comment, including your name, may become public information. If you consider there are compelling reasons why your name and/or comments should be kept confidential please outline below.

We generally do not keep comments confidential and may choose to proactively release them.

If you have requested that your name and/or comments be kept confidential we will consider your reasons. However, if a request is made under the Official Information Act 1982, we may have to release your information.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong.

Not part of submission

From: Simon Francis Watts <sfwatts@hotmail.com>
Sent: Wednesday, 14 November 2018 9:57 PM
To: Info GCG [DPMC] <info.gcg@dpmc.govt.nz>
Cc: team@ccru.co.nz
Subject: RUO District Plan Changes: Feedback on Proposal

Good Afternoon.

I have previously submitted comments to the Minister on this in my personal capacity. However, I now need to submit comments on behalf of Christchurch Coastal Residents United (CCRU), but find that Survey Monkey (being used to administer the comments questionnaire), does not allow me to do this because I have already submitted in my personal capacity.

CCRU has many members, represents the coastal communities, and is a stakeholder in this process. We strongly support this proposal from CCC.

Please find attached the submission from CCRU, and I would be grateful if you can please confirm by email to me that this has been received and included in the feedback to the Minister.

Best wishes,

Simon (CCRU, Chair)

Simon Watts



Released under the Official Information Act 1982

Visiting Professor of Biogeochemistry
Department of Chemistry and NERI, NUS
Affiliated Faculty, ALSET, NUS

+64 21 859 270 (NZ)

+65 9151 2716 (SGP)

+44 7958 028187 (UK)

Skype: simonfranciswatts

Email: sfwatts@hotmail.com

Released under the Official Information Act 1982



14 November, 2018

RUO District Plan Changes: Feedback on Proposal

The perspective of CCRU is that this is primarily a social justice issue. The omitted enabling clause has been confirmed as an error and should be corrected.

Residents participated in an Independent Hearing Panel (IHP) process that heard detailed evidence from both sides and were awarded relief by the IHP in the form of RDA in the RUO.

It has always been the view of CCRU that the omission of the RUO enabling policy clause in the DP was an oversight which led to the policy and rules being at an obvious disconnect.

CCRU have highlighted this issue with local MPs, Regenerate and CCC staff indicating the need for a correction. Until the publication of the Hansen letter the CCC position was that the DP was as the panel intended.

The previous lack of will to support a correction, has caused an insurmountable emotional and financial toll on the community. Speed is of the essence and so CCRU support using the GCRA section 71 as it can expedite this matter.


We see it as both necessary for the social and emotional wellbeing of the community and is preferable to the additional delays and costs the use of other processes would entail. We also believe that this is necessary to show good faith to the communities to start the type of adaptation conversations that also need to happen. We believe this is an ideal use of section 71.

CCRU also support the wording as proposed by CCC and the additional P2 clause that recognises and deals with an unfairness in the earthquake and existing usage rights space.

We acknowledge that the correction has been proposed by the CCC and supported by stakeholders Environment Canterbury, Selwyn District Council, Waimakariri District Council and Te Rūnanga o Ngāi Tahu, along with DPMC and Regenerate

Simon Watts, CCRU Chair, on behalf of CCRU

Not part of submission



From: s9(2)(a)
Sent: Friday, 16 November 2018 3:21 PM
To: Info GCG [DPMC] <info.gcg@dpmc.govt.nz>
Subject: Residential Unit Overlay District Plan Changes

Residential Unit Overlay District Plan Changes

Name. s9(2)(a)

Address. s9(2)(a)

Email. s9(2)(a)


YES. I support the proposal from the Christchurch City Council

Comment

The amendments will provide clarity and support to areas (known as the Residential Unit Overlay) where the risk of flooding is predominantly from sea level rise and will permit people with vacant sites in the RUO to rebuild houses of a similar size to what was there without requiring a resource consent.
I support the Christchurch City Councils proposal.

Thank you

s9(2)(a)



Released under the Official Information Act 1982

Not part of submission

From: s9(2)(a)

Sent: Wednesday, 21 November 2018 10:17 AM

To: Info GCG [DPMC] <info.gcg@dpmc.govt.nz>

Cc: lyndaburdekin@xtra.co.nz; s9(2)(a) ssra.org.nz@gmail.com

Subject: Residential Unit Overlay DP Changes - Southshore Residents Association feedback

Office of the Deputy Prime Minister

For the attention of the Hon, Dr Megan Woods MP.

Southshore Residents Association strongly support the views raised by CCRU and Simon Watts (Chair, CCRU) regarding the section 71 matters related to the RUO (Residential Unit Overlay) enabling policy in the New Christchurch District Plan.

After a long and difficult battle to be heard through the IHP and various other processes over a protracted period since the Christchurch Earthquakes we and our residents are both relieved and encouraged by the proposal put forward by Christchurch City Council to address our concerns for all residents in the RUO (Southshore, South New Brighton, Redcliffs and others).

SSRA also support the wording as proposed by CCC and the additional P2 clause that recognises and deals with an unfairness in the earthquake and existing usage rights space, to allow the affected suburbs to recover and thrive. In addition, we request that you consider additional wording that will allow for access structures to be considered as being outside of calculations of the previously existing footprint, in order that replacement dwelling dimensions are not compromised by the need to safely access required raised floor levels.

We note that in conversations with CCC, some Council staff have suggested that a time limit may be applied to Resource Consents potentially affected by sea level rise, we are deeply concerned as to the potential consequences of this path for insurance, obtaining a mortgage and investment viability. We note that such an approach is not specifically defined in the District Plan. We strongly oppose a time limit approach.

Whilst we are strongly supportive of the new P2 rules and the revised Policy wording for the RUO in the strong progress this potentially provides for our community to recover post-earthquake, we remain concerned for owners of sections within the RUO that have not had a house built on them since prior to 4 September 2010, as it appears that these will be subject to a highly challenging path towards achieving a Resource Consent. We strongly advocate that the RUO needs to facilitate adaptation to climate change and provide for appropriate designed mitigation strategies, rather than a preventative and obstructive approach.

We are also deeply thankful to our Councillor David East and the Community Board Representatives Tim Sintes and Kim Money for putting their necks on the line and speaking out

publicly on this serious matter. It is only through their courage and commitment to the community that this matter has come to attention and action. It is only through their actions that the community has been heard and we are disappointed at the position CCC are taking in this regard.

We acknowledge that the correction has been proposed by the CCC and supported by stakeholders Environment Canterbury, Selwyn District Council, Waimakariri District Council and Te Rūnanga o Ngai Tahu, along with DPMC and Regenerate. We thank all organisations for their support.

We also acknowledge concerns raised regarding the non-compliant status of commercial activity in both the RUO and HFHMA in that this is suffocating the recovery of our coastal communities after the earthquake. We continue to seek Permitted status for replacement buildings post earthquake, including commercial amenities. Whilst we accept that this particular section 71 amendment relates to residential activity we again stress the concern raised by CCRU, SSRA, Regenerate and others in this regard.

Many thanks for your attention and we look forward to your support and action of the proposed changes.


Regards

s9(2)(a)

Southshore Residents Association

Released under the Official Information Act 1982

Not part of submission



From: s9(2)(a)

Sent: Sunday, 25 November 2018 1:54 PM

To: Info GCG [DPMC] <info.gcg@dpmc.govt.nz>

Subject: Submission: Greater Christchurch Regeneration Act 2016 Section 71 Proposal:
Residential Unit Overlay


Please note that we, s9(2)(a) and s9(2)(a), (two Southshore residents) are in favour of amending the above act to allow people with vacant land, where houses had to be demolished, to be able to rebuild without the need for resource consent. We also feel strongly that if houses require rebuilding or extending in the future, this should also be possible as part of a simple process without potential sea-level rise considerations complicating things, at least until sea-level rise is a reality and has started in a serious way.

This will give confidence to locals who need this reassurance after everything we have been through with the earthquakes including, in our case, red-zoning of undamaged land and having to give up our undamaged home with a huge loss of equity because of the low government payment. Please note that we chose to stay in this area because it is all we have known and we love it.

Because our locality is very special, many of us living here wish to continue doing so despite the fact that climate change is real (although potential sea-level rise driving residents away would be a long way off and mitigation would prevent that). It should be our choice to stay here without the threat of council interpretation of legislation hindering our ability to do what citizens in other areas take for granted i.e. easily replace a home should it burn down or similar. If insurance companies start to increase premiums astronomically or won't insure against flood damage then that is a separate matter that some of us are prepared to risk.

Thank you for the opportunity to comment on this very unsettling topic.

s9(2)(a)



Released under the Official Information Act 1982

Not part of submission

From: s9(2)(a)
Sent: Monday, 26 November 2018 5:49 AM
To: Info GCG [DPMC] <info.gcg@dpmc.govt.nz>
Subject: Fwd: For Att of the Hon Megan Woods MP - Section 71 and P2 clause

----- Original Message -----

From: s9(2)(a)
To:
Date: 25 November 2018 at 16:01
Subject: For Att of the Hon Megan Woods MP - Section 71 and P2 clause

Good Afternoon,

I would like to thank David East, Tim Sintes, Kim Money and Darrell Latham for fighting on behalf of our Community in Southshore and bringing this serious issue to a head.

I attended the meeting held at New Brighton and it was obvious at that meeting that there were some very frustrated and upset residents and the omission of the Section 71 clause from the District Plan had cost them financially as well.

This omission affects the whole Community and I strongly support the views raised by CCRU regarding the Section 71 matters related to the RUO enabling policy in the District Plan.

I also support the wording as proposed by the CCC and the additional P2 clause as our Community has suffered enough and we need to have certainty about the future of our suburb so we can move forward in a positive way.


I object to access entry into the home to be included in the footprint of the house as this will limit the size of the footprint due to the height of the floor levels.

I have heard that it has been suggested that a time limit may be applied to Resource Consents that could be affected by sea level rise and I strongly disagree with a time limit being imposed.

We have lost so much in the way of amenities for the area which we definitely need back and we have suffered enough since the earthquakes so now we look forward to your support of the proposed changes to help our Community get back on its feet.

Released under the Official Information Act 1982

s9(2)(a)

A large grey rectangular redaction box covers the majority of the page content below the 's9(2)(a)' label.

Released under the Official Information Act 1982

Not part of submission

From: s9(2)(a)
Sent: Monday, 26 November 2018 6:41 AM
To: Info GCG [DPMC] <info.gcg@dpmc.govt.nz>
Subject: Section 71 Feedback



s9(2)(a)

From: s
Sent: Monday, 26 November 2018 6:10 AM
To: s9(2)(a)
Subject: Attached Image

Released under the Official Information Act 1982

SECTION 71 FEEDBACK.

Office of Deputy Prime Minister.

ATTENTION; The Honourable Megan Woods MP,

I Strongly support the views raised by CCRU regarding the section 71 matters – related to the RUO enabling policy in the new Christchurch district plan.

The wording proposed by Christchurch City Council with the additional P2 clause, I also fully support. This recognises and deals with a large unfairness in the existing usage rights, which has affected a huge amount of people in our suburb.

I am against any time limit being applied as suggested by the Christchurch City Council staff, as this will only lead to more uncertainty for people trying to move ahead. I also oppose access ways being included in the footprint of the house.

I would like to thank David East, Tim Sintes and Kim Money who all stood up to be counted on this issue. It is only because of them that our Community has been heard and action taken. It should be obvious by the turnout at two meeting the Section 71 has to be included.


Thank you, I look forward to you support of the proposed changes.

s9(2)(a)



Southshore Resident.

Not part of submission



From: s9(2)(a)

Sent: Monday, 26 November 2018 9:16 AM

To: Info GCG [DPMC] <info.gcg@dpmc.govt.nz>

Subject: Fwd: Attention Hon Megan Woods MP - Section 71

Date: 26 November 2018 at 09:13

Subject: Attention Hon Megan Woods MP - Section 71


I would like to express a huge thanks to our Councillor David East and Community Board Members, Kim Money, Tim Sintes and Darrell Latham for putting their jobs on the line to support our Community at Southshore and help the residents who have been struggling with trying to rebuild post earthquake.

- 1) I definitely support Section 71 clause being included in the new Christchurch District Plan.
- 2) I support the wording as proposed by CCC and the additional P2 clause.
- 3) I do not want a time limit imposed to Resource Consents that maybe affected by sea level rise.
- 4) I do not want access entry eg steps, ramps etc to be included in the size of the footpath.

I hope all those that were able to attend the 2 meetings will also have their names recorded on the sheets and be included in the numbers for the inclusion of the Section 71 clause.

Thank You

s9(2)(a)



Released under the Official Information Act 1982

Not part of submission

From: s9(2)(a) **On Behalf Of** Katherine Trought
Sent: Monday, 26 November 2018 9:24 AM
To: Info GCG [DPMC] <info.gcg@dpmc.govt.nz>
Subject: Canterbury Regional Council's submission of views on the Section 71 Proposal

Good morning

Please find attached the Canterbury Regional Council's submission of views on the Section 71 Proposal for Residential Unit Overlay District Plan Changes.

Kind regards

s9(2)(a)
Personal Assistant - Strategy & Planning
Environment Canterbury



PO Box 345, Christchurch 8140
Customer Services: 0800 324 636
24 Hours: 0800 76 55 88

s9(2)(a)



Released under the Official Information Act 1982

26 November 2018

Greater Christchurch Group
Department of the Prime Minister and Cabinet
Private Bag 4999
Christchurch 8140

By email: info.gcg@dpmc.govt.nz

Dear Greater Christchurch Group

Canterbury Regional Council's submission of views on the Section 71 Proposal for Residential Unit Overlay District Plan Changes

Canterbury Regional Council (CRC) appreciates the opportunity to comment on the proposal to exercise power under Section 71 of the Greater Christchurch Regeneration Act 2016 to amend the Christchurch District Plan for purposes relating to the Residential Unit Overlay.

Our submission of views on the proposal are consistent with, and seek to reaffirm, the views we provided to Christchurch City Council in October 2018 as a Section 29 party under the Act.

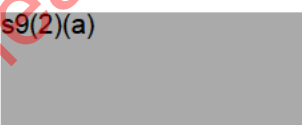
CRC's main interest in the proposal relates to our statutory responsibility under the Resource Management Act 1991 to administer the Canterbury Regional Policy Statement, which includes policy guidance that seeks to avoid new subdivision, use and development of land in high hazard areas unless the development is located within an existing urban area in Greater Christchurch and can be appropriately mitigated.

We recognise that the proposed changes to the Christchurch District Plan will apply to existing residential areas and therefore support the proposal. We consider that the proposed changes to the policy and rule will provide clarification that the replacement of residential units within the Residential Unit Overlay can occur.

CRC staff would be happy to discuss these views in further detail.

Yours sincerely

s9(2)(a)


Katherine Trought
Director of Strategy and Planning

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Not part of submission

From: s9(2)(a)

Sent: Monday, 26 November 2018 10:11 AM

To: Info GCG [DPMC] <info.gcg@dpmc.govt.nz>

Subject: Section 71 and P2 clause - Attention The Honourable Megan Woods MP

I would like to thank David East, Tim Sintes and Kim Money for fighting on behalf of our Community in Southshore.

I strongly support the views raised by CCRU regarding Section 71. It should have been obvious from the huge turnout at the 2 meetings that were held regarding this issue that Section 71 has to be included in the District Plan and I also support the wording as proposed by the CCC and the additional P2 clause.

I disagree with a time limit being applied as suggested by the CCC staff as this is not a positive move for the Community and will provide more uncertainty.

Access to a house should not be included in the footprint of the house as due to the floor level height access is difficult enough and could limit the size of the footprint if it was included.

I look forward to seeing the above changes included in the District Plan.

I currently live in Wellington but own a property in Rockinghorse Rd

s9(2)(a)

Released under the Official Information Act 1982

Not part of submission

From: s9(2)(a)

Sent: Monday, 26 November 2018 1:36 PM

To: Info GCG [DPMC] <info.gcg@dpmc.govt.nz>

Subject: Please replace the previous with this" Objection to application of Section 71 overlay

Importance: High

Minister for Greater Christchurch Regeneration,

I am writing to record my **strong objection** to the proposal to exercise power under section 71 of the Greater Christchurch Regeneration Act 2016 to amend the Christchurch District Plan to provide policy support for the Residential Unit Overlay and broaden the application of an existing rule, which permits replacement of existing houses.

This proposal affects 74 vacant sites within the Residential Unit Overlay. Most of these vacant sites are in Southshore and Redcliffs, areas which suffered significant damage in the earthquakes.

This proposal calls on you to insert a new rule, which would permit people with vacant sites (where houses have been demolished since the earthquakes) in the Residential Unit Overlay to allow the rebuild of houses of a similar size to the now demolished house without the requirement for a resource consent (this also applies as I understand the proposal to 32 properties, and the building of a further 40 properties)

I strongly advise against the proposal for 2 reasons

The language of the application is focused on claims this would provide "greater clarity and certainty" to the Residential Unit Overlay, particularly for people seeking to rebuild or extend their house, and contribute to the "regeneration" of New Brighton and address "unfairness".

- 1) I argue as strongly as I possibly can that it would be irresponsible to allow properties to be rebuilt without conditions that reflect the new risks we now understand from climate change. Our latest knowledge has improved hugely on the impact of climate change and far from offering certainty and fairness, this decision would send a conflicted message to the community where it is most likely that managed retreat is the long term most sensible option, the decision would create new risks for the community who rebuild in this area with insufficient building regulations

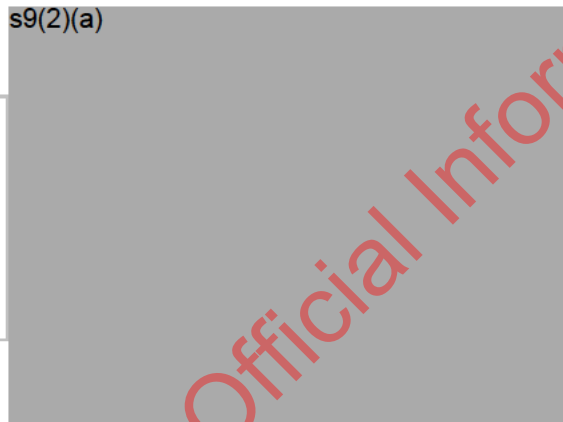
At the very least, rebuilt properties should be required to take into consideration the new risks of sea level rise, storms and coastal erosion for a community that is at high risk

and beyond the 32 properties requesting rebuilding, no new properties should be constructed until after the wider coastal and climate plans for the city are finalised

- 2) There is a point at which councils have to be supported by government to start taking into account the new reality of climate change, we are long past this point. If this community, one of the most at risk in the city, is permitted to adopt patchwork planning practice ahead of a comprehensive coastal and climate management plan for the city, why can't others? The message this sends is confusing and creates new moral hazard, ie it understates the serious high risks facing this community and it is not clear why the council would not be liable for new long term risk

If the Council really feels this community has been treated unfairly then this is an opportunity to exercise buy-out options for 32 properties, but simply allowing communities to build to existing codes in high risk zones will create new injustices long term and is an unsustainable decision. I ask that the wide ranging powers of the Earthquake Regeneration Act are not used in this way.

s9(2)(a)



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Hon Megan Woods
Minister for Greater Christchurch Regeneration

Dear Minister, *Megan,*

Re: Feedback on proposed amendments to the Christchurch District Plan

Ministry for the Environment officials have briefed me on the proposed amendments to Chapter 5 Natural Hazards of the Christchurch District Plan and their implications for climate resilience in Christchurch.

I am comfortable that, while the changes favour an accommodation rather than avoidance approach to some residential development in the High Flood Hazard Management Area, this is unlikely to compromise future climate adaptation measures where appropriate mitigation measures are implemented.

However, I emphasise the need for the Christchurch City Council to ensure robust implementation support, particularly around defining of key terms such as “appropriate mitigation” and “unacceptable risk”.

I also emphasise the need for the Council to progress work on developing new coastal hazard provisions for the Christchurch District Plan. This work was deferred several years ago during the plan review process and I am advised that it might soon be about to resume. The Ministry for the Environment’s 2017 guidance to local government on *Coastal Hazards and Climate Change* recommends a robust process that the Council could follow in this work, and officials and experts have recently engaged with Council staff to support its implementation.

I suggest you communicate these considerations to the Council when discussing the proposed amendments with them.


I am happy to discuss this further if that would be of assistance to you.

Kind regards,


James Shaw

Minister for Climate Change

Not part of submission



From: South Brighton <southbrightonra@gmail.com>
Sent: Monday, 26 November 2018 3:40 PM
To: Info GCG [DPMC] <info.gcg@dpmc.govt.nz>
Subject: Proposal to amend the Christchurch District Plan

Dear Sir or Madam

Please see the attached comments for the Minister from our residents' association.

Nga mihi

Séamus O'Cromtha
Secretary
South Brighton Residents' Association

Released under the Official Information Act 1982

CCC / FFL

P. Sparrow

April 26 2016

Memo – in confidence

From: Peter Sparrow, General Manager, Consenting & Compliance

To: Mayor, Councillors, Executive Leadership Team

Floor levels in New Brighton

Late last week, Empowered Christchurch Inc. alerted the Council to a *potential* issue with modelling for setting floor levels in a small area of New Brighton.

Our investigations showed that modelling to determine floor levels for a 1/50 year flood for new builds in this area, under the Building Act, had *assumed* the construction of a future stop bank in the vicinity of Bridge Street. Under this assumption, we estimate *six or more* new homes have been built, or are being built, in this area with insufficient floor levels.

Once alerted, the Council acted quickly to revise assumptions for modelling in this area. New modelling will take a more conservative approach to the calculation of floor levels to comply with the Building Code (for a 1/50 year flood) not taking into account any future stop bank along Bridge Street.

We believe that this issue is confined to the area shown in the map over the page in tan colour.

New builds in this area are not at an immediate risk of flooding in a 1/50 year flood, as the floor level calculations take into account 0.5 metres of sea level rise (the assumed increase over the next 50 years).

This issue does not impact on modelling for floor levels set under the Christchurch District Plan, which allow for a 1/200 year flood and don't take into account the stopbanks within the city.

This is a sensitive and potentially upsetting issue for affected residents. Our *priority is to contact them* directly to explain the issue and what it may mean for them and their properties. As such, please treat this information as confidential to enable us to inform the residents ahead of this issue becoming public. We have asked Empowered Christchurch to give us the opportunity to reach these residents before they go public with this information.

Following identification of this issue, the following actions are being taken:

- We have worked to identify new builds in this area that may be affected by the change in assumption. We have identified six properties that may be affected. We will work closely with these property owners to explain the issue, and we have also ordered a survey of each of these properties to ascertain any floor level issues specific to each site.*
- While we believe this issue is confined to this small area, we are *urgently reviewing all modelling assumptions for the 1/50 flood floor levels for tidal areas near Christchurch city.*
 - We have met with Empowered Christchurch to further discuss the issue, and *will work closely with them on progress and communications with affected property owners.*
 - We will *work closely with insurers and recovery agencies.*



The South Brighton Residents' Association

To the Minister for Greater Christchurch Regeneration

26 November 2018

Dear Minister

[1] You are being asked to exercise the power given to you under section 71 of the Greater Christchurch Regeneration Act 2016 to amend the Christchurch District Plan to “provide policy support for the Residential Unit Overlay and broaden the application of an existing rule, which permits replacement of existing houses”.

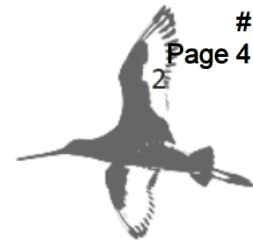
[2] The South Brighton Residents' Association categorically opposes the proposed amendment to the District Plan.

Section 5.2.2.2.1 (b) in the Christchurch District Plan should remain valid:

“Avoid subdivision, use or development in the High Flood Hazard Management Area where it will increase the potential risk to people’s safety, well-being and property.”

[3] Our suburb suffered severe damage in the Canterbury Earthquake Sequence (2010—2011), with severe lateral spreading and subsidence of up to one metre in places. It now faces the various threats of high groundwater, erosion, tidal flooding and further earthquakes (with three active fault lines in the immediate area). No land remediation has been carried out. When we raised these issues and omissions with you in February 2018, you referred us to the Christchurch City Council and Regenerate Christchurch.

[4] The urgent protection we needed after 2011 has been denied to taxpayers and ratepayers in our district. Virtually no houses north of Bridge Street in South Brighton were rebuilt after the earthquakes at the correct height. The Resource Management Act, which would have required floor levels to protect against a one in 200-year flood event, was ignored. The Building Act, which would have required floor levels to protect against a one in 50-year flood event, was also ignored in some instances. This is the minimum level of protection provided against flooding throughout New Zealand. The council’s explanation in 2016 for allowing homes to be rebuilt lower than the minimum Building Act height was that its modelling had “*assumed the construction of a future stop bank in the vicinity of Bridge Street*” (see attached confidential Christchurch City Council memo).



The Tonkin & Taylor 2017 final review of coastal hazards removed the erosion hazard from 5,000 properties by indicating the presence of an invisible sea wall.

[5] You are now being asked to amend the Christchurch District Plan to allow houses to be rebuilt without the requirement to obtain resource consent. This comes eight years after the first earthquake, during which, as detailed above, insurance companies have built, and Christchurch City Council has consented, dozens of houses in the coastal suburbs without resource consents. This automatically and dramatically increased the flood risk for such properties, threatened the occupants' future safety and insurability, and reduced the properties' expected life cycle.

[6] Following lobbying by a group that argues that climate change is not happening, the coastal hazards chapter was removed from the Christchurch Replacement District Plan in September 2015.

[7] The number one principle in disaster recovery is "Build Back Better". In the age of climate change and rising sea levels, higher floor levels and robust protection against flooding are absolute priorities in Christchurch, most of all in the tidally influenced coastal suburbs.

[8] A total of 18,000 homes in the city were identified as being at risk from flooding back in 2015. 1,000 homes were identified as being just above the spring high tide mark. 5,000 properties have been identified as being subject to erosion within the next 50 years. These risks have not diminished. Central and local government have a responsibility to prevent a recurrence of what happened to residents in Matata, Edgecumbe and the Bella Vista development by mitigating risks as required under the Resource Management Act, the New Zealand Coastal Policy Statement and the Canterbury Regional Policy Statement.

[9] The District Plan amendment is being sponsored by the Christchurch City Council, which has a duty to protect local residents against coastal hazards. No information is provided in its proposal on the number of owners who wish to rebuild on vacant sites. Residents in this situation can currently rebuild on vacant sites provided they accept liability for flooding.

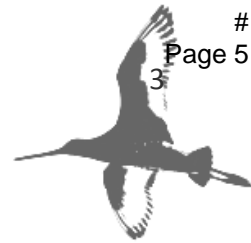
[10] South Brighton now has a pool of vacant sections, "as is" rental properties, "tiny houses", containers and buses being used as accommodation. If this trend continues, and you approve the proposed amendment, the social divisions between east and west Christchurch could become entrenched. And as sea levels rise and insurance cover is withdrawn, the eastern suburbs may slowly decline into an area for temporary housing. It is likely that the only practicable housing solutions will be relocatable and mobile buildings.

[11] In the interests of community wellbeing, civil defence, common sense and greater Christchurch regeneration, we therefore strongly urge you to reject the proposed amendment. As our residents' association has repeatedly argued over the years, what is urgently needed in the eastern suburbs is coastal hazard protection. Any relaxation in standards is not in the interests of either residents or the wider community.

Sincerely

s9(2)(a)

s9(2)(a)



Hugo Kristinsson (Chair)

Séamus O'Cromtha (Secretary)

Released under the Official Information Act 1982



Residential Unit Overlay District Plan Changes – Section 71 Proposal | Overview

Proposal to exercise the power under section 71 of the Greater Christchurch Regeneration Act 2016 to amend the Christchurch District Plan to provide policy support for the Residential Unit Overlay and broaden the application of an existing rule to permit the rebuilding of houses demolished since the earthquakes (referred to as the Proposal on this form).

The Christchurch District Plan identifies and regulates the types of activities that can occur in the High Flood Management Area (shown purple on the map) - an area affected by sea level rise and rain/river flooding. This is to help manage the risk to people and property in a very large flood event.

The Residential Unit Overlay applies to part of the High Flood Hazard Management Area, where the risk of flooding, is predominantly from sea level rise (not rain or river flooding). The Residential Overlay Unit consists of parts of New Brighton, South New Brighton, Southshore and Redcliffs (shown orange on the map).

Currently, there isn't a specific policy in the District Plan to support the Residential Unit Overlay, creating confusion and uncertainty for people wanting to build or extend a house. This is particularly the case on vacant sites that had previously had a house, which was demolished following the earthquakes, now being required to seek resource consent for a new house.

Christchurch City Council considers this has created a fairness and equity issue for residents seeking to rebuild on vacant sites that previously had a house.

The Proposal, prepared by Christchurch City Council, is about using section 71 of the Greater Christchurch Regeneration Act 2016 to amend the Christchurch District Plan to:

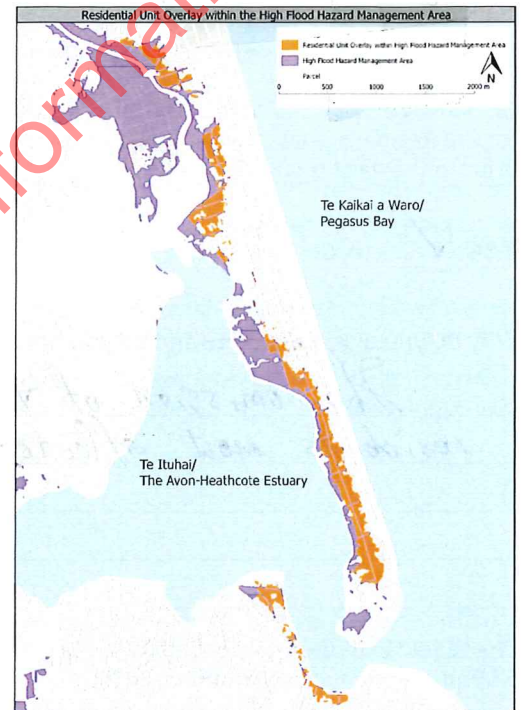
- provide clarity and support to the Residential Unit Overlay
- insert a new rule, which would permit people in the Residential Unit Overlay with vacant sites (where houses have been demolished since the earthquakes) to rebuild houses of a similar size to the now demolished house without the requirement for a resource consent.

The Proposal also applies to a small number of other areas within the broader High Flood Hazard Management Area where the risk of flooding is also predominantly from sea level rise.

The amendments would provide greater clarity and certainty, and contribute to the regeneration of New Brighton, South New Brighton, Southshore and Redcliffs. Using section 71 would fast track the amendments.

The Minister for Greater Christchurch Regeneration (the Minister) has publicly notified the Proposal and invited people to give their views in writing on the Proposal by **5.00pm, Monday, 26 November 2018**.

All written comments will be taken into account by the Minister in deciding whether to approve the Proposal.



 **DEPARTMENT OF THE
PRIME MINISTER AND CABINET**
TE TARI O TE PIRIMIA ME TE KOMITI MATUA

Free 



Freepost Authority GCG

Section 71 Proposal: Residential Unit Overlay
Freepost GCG
Greater Christchurch Group
Department of the Prime Minister and Cabinet
Private Bag 4999
CHRISTCHURCH 8140



Residential Unit Overlay District Plan Changes – Section 71 Proposal | Written comment form

Where can you see the Proposal and find additional written comment forms?

The Proposal can be viewed, and more information and written comment forms are available, on the Department of the Prime Minister and Cabinet's website: www.dpmc.govt.nz/residential-unit-overlay

Also, the Proposal can be viewed, and written comment forms are available, at Christchurch City Council service centres and libraries, and the main office of Selwyn and Waimakariri District Councils during normal business hours.

Anyone can make a written comment on any part of the Proposal.

Written comments must be received no later than 5pm, Monday, 26 November 2018.

Please secure edges before posting (using tape or staples). If you are attaching other sheets of paper, please put them in an envelope and address it using the "Freepost GCG" address on the other side of this form.

Do you agree with the Proposal?

Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes No

Why do you agree/disagree and do you have any other comments (optional)?

The omission of the clause has caused distress to those residents most affected

Please fold with the Freepost address portion on the outside, seal and return by 5.00pm, Monday, 26 November 2018.

Name: * _____ s9(2)(a)
Address: * _____
Postcode: * _____
Email (this will help us update you): _____ s9(2)(a)

*indicates required field

Please note: Your written comment, including your name, may become public information. If you consider there are compelling reasons why your name and/or comments should be kept confidential please outline below.

We generally do not keep comments confidential and may choose to proactively release them.

If you have requested that your name and/or comments be kept confidential we will consider your reasons. However, if a request is made under the Official Information Act 1982, we may have to release your information.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong.

Residential Unit Overlay District Plan Changes – Section 71 Proposal | Overview

Proposal to exercise the power under section 71 of the Greater Christchurch Regeneration Act 2016 to amend the Christchurch District Plan to provide policy support for the Residential Unit Overlay and broaden the application of an existing rule to permit the rebuilding of houses demolished since the earthquakes (referred to as the Proposal on this form).

The Christchurch District Plan identifies and regulates the types of activities that can occur in the High Flood Management Area (shown purple on the map) - an area affected by sea level rise and rain/river flooding. This is to help manage the risk to people and property in a very large flood event.

The Residential Unit Overlay applies to part of the High Flood Hazard Management Area, where the risk of flooding, is predominantly from sea level rise (not rain or river flooding). The Residential Overlay Unit consists of parts of New Brighton, South New Brighton, Southshore and Redcliff (shown orange on the map).

Currently, there isn't a specific policy in the District Plan to support the Residential Unit Overlay, creating confusion and uncertainty for people wanting to build or extend a house. This is particularly the case on vacant sites that had previously had a house, which was demolished following the earthquakes, now being required to seek resource consent for a new house.

Christchurch City Council considers this has created a fairness and equity issue for residents seeking to rebuild on vacant sites that previously had a house.

The Proposal, prepared by Christchurch City Council, is about using section 71 of the Greater Christchurch Regeneration Act 2016 to amend the Christchurch District Plan to:

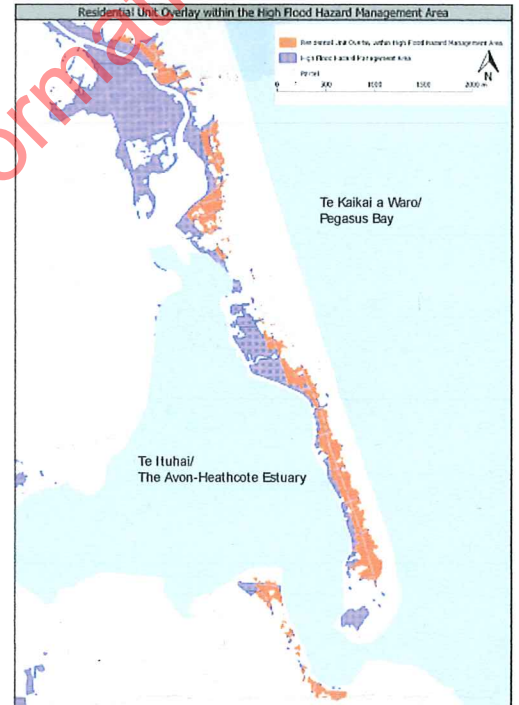
- provide clarity and support to the Residential Unit Overlay
- insert a new rule, which would permit people in the Residential Unit Overlay with vacant sites (where houses have been demolished since the earthquakes) to rebuild houses of a similar size to the now demolished house without the requirement for a resource consent.

The Proposal also applies to a small number of other areas within the broader High Flood Hazard Management Area where the risk of flooding is also predominantly from sea level rise.

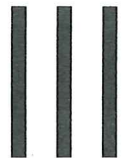
The amendments would provide greater clarity and certainty, and contribute to the regeneration of New Brighton, South New Brighton, Southshore and Redcliff. Using section 71 would fast track the amendments.

The Minister for Greater Christchurch Regeneration (the Minister) has publicly notified the Proposal and invited people to give their views in writing on the Proposal by 5.00pm, Monday, 26 November 2018.

All written comments will be taken into account by the Minister in deciding whether to approve the Proposal.



DEPARTMENT OF THE
PRIME MINISTER AND CABINET
TE TARI O TE PIRIMIA ME TE KOMITI MATUA



Freepost Authority GCG

Section 71 Proposal: Residential Unit Overlay
Freepost GCG
Greater Christchurch Group
Department of the Prime Minister and Cabinet
Private Bag 4999
CHRISTCHURCH 8140



Residential Unit Overlay District Plan Changes – Section 71 Proposal | Written comment form

Where can you see the Proposal and find additional written comment forms?

The Proposal can be viewed, and more information and written comment forms are available, on the Department of the Prime Minister and Cabinet's website: www.dpmc.govt.nz/residential-unit-overlay

Also, the Proposal can be viewed, and written comment forms are available, at Christchurch City Council service centres and libraries, and the main office of Selwyn and Waimakariri District Councils during normal business hours.

Anyone can make a written comment on any part of the Proposal.

Written comments must be received no later than 5pm, Monday, 26 November 2018.

Please secure edges before posting (using tape or staples). If you are attaching other sheets of paper, please put them in an envelope and address it using the "Freepost GCG" address on the other side of this form.

Do you agree with the Proposal?

Do you agree with the proposed use of section 71 to amend the Christchurch District Plan to provide clarity and support for the Residential Unit Overlay, and insert a new rule, which permits the building of a house on a site that had had a house prior to the earthquakes?

Yes No

Why do you agree/disagree and do you have any other comments (optional)?

The people have to have value in the homes & property they own in these areas as it is their lives & future being their biggest investment. The Council & Government need to also guarantee a safe environment with flood protection put in place.

Please fold with the Freepost address portion on the outside, seal and return by 5.00pm, Monday, 26 November 2018.

s9(2)(a)

Name: * _____

Address _____

Postcode _____

Email (this will help us update you): s9(2)(a) _____

* indicates required field

Please note: Your written comment, including your name, may become public information. If you consider there are compelling reasons why your name and/or comments should be kept confidential please outline below.

We generally do not keep comments confidential and may choose to proactively release them.

If you have requested that your name and/or comments be kept confidential we will consider your reasons. However, if a request is made under the Official Information Act 1982, we may have to release your information.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong.