

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 11/02/2026

First name: Robert

Last name: Fletcher

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The overall rezoning

1.3

The reasons for my / our submission are:

I support this plan change because it represents a practical and sustainable way to grow Christchurch's housing supply. Adding around 300 homes in this area is a sensible move for housing affordability and provides more options for people wanting to live in a well-connected part of the city. This development feels like a logical extension of the existing Hoon Hay suburb. Future residents can't be part of this process yet, but I am confident many families will gain a great deal from living here, and I feel it's important to voice that support now.

From an economic perspective, the fact that there is clear demand for developable land in this part of Christchurch is a strong indicator that the rezoning should be permitted. Restricting land supply in high-demand areas generally serves to drive up land price appreciation, making it harder for people to enter the housing market. In this case, the broader community benefits of increased housing capacity and diversity far outweigh the costs of losing what is currently underutilized rural fringe land. By allowing supply to meet demand, Christchurch can better manage the long-term affordability of its residential land.

The site's location is a standout feature; the direct access to the Quarryman's Trail and its proximity to existing bus services make it a great example of development that encourages active transport and reduces car dependency. I am also satisfied that the technical assessments provide a solid framework for managing factors like stormwater and flood risk,

and the environmental mitigations could increase biodiversity.

1.4

The decision I / we would like the Council to make is:

Approve the rezoning/private plan change.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 11/02/2026

First name: Lori

Last name: Smith

On behalf of: Lori and Richard Smith

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Size, infrastructure, roading and safety

1.3

The reasons for my / our submission are:

I oppose the proposed expansion of the resource consent to allow an additional 300 homes in this area. Such development would further contribute to overpopulation pressures, result in the continued loss of valuable farmland, and place unsustainable demands on already stretched infrastructure and roading networks.

The area is already heavily used for access to nearby schools, and Hoon Hay Road has minimal parking capacity. Adding further residential development will inevitably increase traffic congestion, creating unsafe conditions and placing children at greater risk during peak school travel times. In addition, Rydal Street is a closed-end street with entry and exit at only one end, meaning all traffic must flow onto Leistrella Road and then onto Hoon Hay Road. Neither Hoon Hay Road nor Rose Street have adequate pedestrian crossings for children, and given the current traffic volumes on Hoon Hay Road — along with recent developments in Westmorland and near the Adventure Park — it appears insufficient consideration has been given to traffic congestion and pedestrian safety.

Furthermore, including access via the proposed wetland connection would place additional pressure on Leistrella Road,

which does not have the width or roading capacity to safely accommodate the increased traffic load.

There will also be increased pressure on local schools to accommodate additional students, with both primary and secondary schools already operating at or near full capacity. With a teacher shortage and over capacity classrooms there will be rezoning and other issues with additional housing.

For these reasons, the expansion should not proceed.

1.4

The decision I / we would like the Council to make is:

Decline application and rethink the housing requirements. Given there are other substantial housing developments going in less that 5 km of this site that are not finished I do not believe this is needed other than to make the developer profit, this is not an enhancement to the area.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 13/02/2026

First name: Andrew

Last name: Carr

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

1.3

The reasons for my / our submission are:

1.4

The decision I / we would like the Council to make is:

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 15/02/2026

First name: Wayne

Last name: Taggart

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Extra housing, rezone of rural urban fringe. The orange area on proposes phamlet delivered in mail.

1.3

The reasons for my / our submission are:

Rydal street and Leistrilla street are already quite busy. With there being 2 primary schools at the start of rydal street and being family friendly during the weekends, more traffic will be more dangerous for children. I have daily witnessed vehicle going both in and out of the no exit intersection to sparks rd. Thus I think would get worse unless you also change the no exit to a permanent culdersac. More houses equals more traffic, which has already had an impact in the last few years on Frankliegh, Hooh Hay and Sparks rd.

1.4

The decision I / we would like the Council to make is:

No allow the rezone or turn rydal street into a full culdersac to keep the traffic flow away from the 2 primary schools and the parent drop-off zones.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 16/02/2026

First name: Matthew

Last name: Pfahlert

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

My submission relates to the following aspects of Private Plan Change 18 (Cashmere Fields / Hendersons):

The proposed rezoning of land to Residential New Neighbourhood (RNN) and the scale and intensity of residential development enabled by that zoning.

The Integrated Transport Assessment, including assumptions about traffic generation, traffic routing, access arrangements, and mitigation measures.

Provisions relating to the local road network, including Sparks Road, Rydal Street, and Leistrella Road.

Provisions addressing traffic safety, including effects on vulnerable road users such as cyclists using the Sparks Road cycleway.

Infrastructure servicing provisions, including water supply, wastewater, and stormwater management.

Flood hazard and Flood Management Area (FMA) provisions, including finished floor level requirements, land raising, earthworks, and stormwater design.

Provisions relating to the management of adverse effects on existing residential properties and neighbourhood amenity.

1.3

The reasons for my / our submission are:

I am a resident of 2 Rydal Street, Hoon Hay, an existing residential property located close to the land subject to Plan Change 18. I understand and support the need for additional residential development in Christchurch; however, I am concerned that the scale and configuration of development proposed under Plan Change 18 may result in adverse effects on existing residents if not appropriately managed.

Traffic and cyclist safety – Rydal Street / Sparks Road

Rydal Street has a one-way vehicle entry from Sparks Road that crosses the Sparks Road cycleway. There have been observed near-miss incidents between vehicles entering Rydal Street and cyclists using the cycleway. In addition, vehicles exiting Rydal Street to Sparks Road are not permitted, yet unsafe and illegal turning movements still occur multiple times on a daily basis.

Increased traffic volumes resulting from Plan Change 18 would increase the frequency and severity of conflicts at this location, creating an unacceptable safety risk for cyclists and contributing to congestion on Sparks Road, which is an important arterial route with dedicated cycling infrastructure.

I propose to close the vehicular connection between Rydal Street and Sparks Road, forming a cul-de-sac at the Sparks Road end, would remove the vehicle–cycle conflict point, prevent unsafe turning movements, improve cyclist safety, reduce congestion, and protect residential amenity. This outcome would avoid or mitigate adverse traffic safety effects on existing residents and vulnerable road users.

Leistrella Road traffic capacity and design

I am concerned about reliance on Leistrella Road as a primary traffic exit route for the proposed development. Leistrella Road is approximately 8.8 metres wide, but in practice operates with a significantly reduced effective carriageway width due to residents parking on both sides of the street. As a result, the road frequently functions as a single-lane, one-way environment as outlined in the traffic report.

Leistrella Road was designed and constructed as a local residential street, not as a major traffic exit route for a large residential development. Increased traffic volumes associated with Plan Change 18, likely doubling or tripling existing movements during peak periods, are not consistent with the street's physical constraints or residential function.

While the Integrated Transport Assessment acknowledges the constrained nature of Leistrella Road, it appears to rely primarily on speed management and traffic calming measures as mitigation. Slowing traffic does not address the fundamental issue of increased traffic volumes on a street with limited effective width, and may increase congestion, driver frustration, and safety risks for residents, pedestrians, and cyclists.

Infrastructure servicing effects

I am concerned about potential impacts on existing water supply, wastewater, and stormwater infrastructure, particularly downstream and off-site infrastructure serving established residential areas. It is important that any required upgrades are fully identified, appropriately sized, and delivered in a timely manner so that existing residents do not experience reduced service levels or increased flood risk as a result of development enabled by Plan Change 18.

Flood risk and finished floor levels

My property is located within a Flood Management Area (FMA). I am concerned about the potential flood risk effects of Plan Change 18 on existing properties arising from land raising, earthworks, and stormwater management associated with constructing new dwellings at higher finished floor levels.

While I understand the purpose of finished floor level requirements is to protect new buildings from flooding, there is a risk that raising land levels and altering site drainage within the development area could change overland flow paths or displace floodwaters toward lower-lying existing properties during significant rainfall events.

Given the scale of development proposed, it is important that Plan Change 18 ensures there is no increase in flood risk, ponding, or overland flow impacts on existing residential properties within the Flood Management Area, and that flood mitigation measures do not transfer risk beyond the development site.

1.4

The decision I / we would like the Council to make is:

That is not my decision to make. I only wish that when CCC collects the likely very large developer contributions that they are used on the local area and to fix any issues that may be caused, or arise, from Plan Change 18.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 16/02/2026

First name: Lily

Last name: Miller

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Existing roading infrastructure

1.3

The reasons for my / our submission are:

I am concerned about the increased traffic on northaw, Rydal and rollesby streets. I am also concerned about the liestrella road/hoon hay road intersection becoming very congested at peak times. The intersection will become more unsafe, there have already been multiple incidents at the nearby rose street/hoon hay road intersection which is just metres from liestrella road/hoon hay road intersection. I am also concerned re increase in traffic on rollesby street. Rollesby street is a narrow street with on street parking and multiple young children around.

1.4

The decision I / we would like the Council to make is:

I would like to see improvements made to the liestrella road/ hoon hay road intersection to ensure it is safe for extra traffic. I would also like to see some kind of traffic deterrent on rollesby street, such as speed bumps, to encourage the traffic to use northaw and liestrella road instead.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 16/02/2026

First name: Laura

Last name: Revell

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Pedestrian safety on Rydal, Northaw and Leistrella streets as a result of increased traffic volume.

1.3

The reasons for my / our submission are:

Hoon Hay Road -- Leistrella Road -- Rydal Street is a popular walking route for children attending two nearby primary schools on Sparks Road: Hoon Hay Te Kura Kōaka and Our Lady of the Assumption (yellow highlighted route on the attached supporting documentation). I am concerned about the safety of children crossing the roads due to the increased traffic volume from the new residential area.

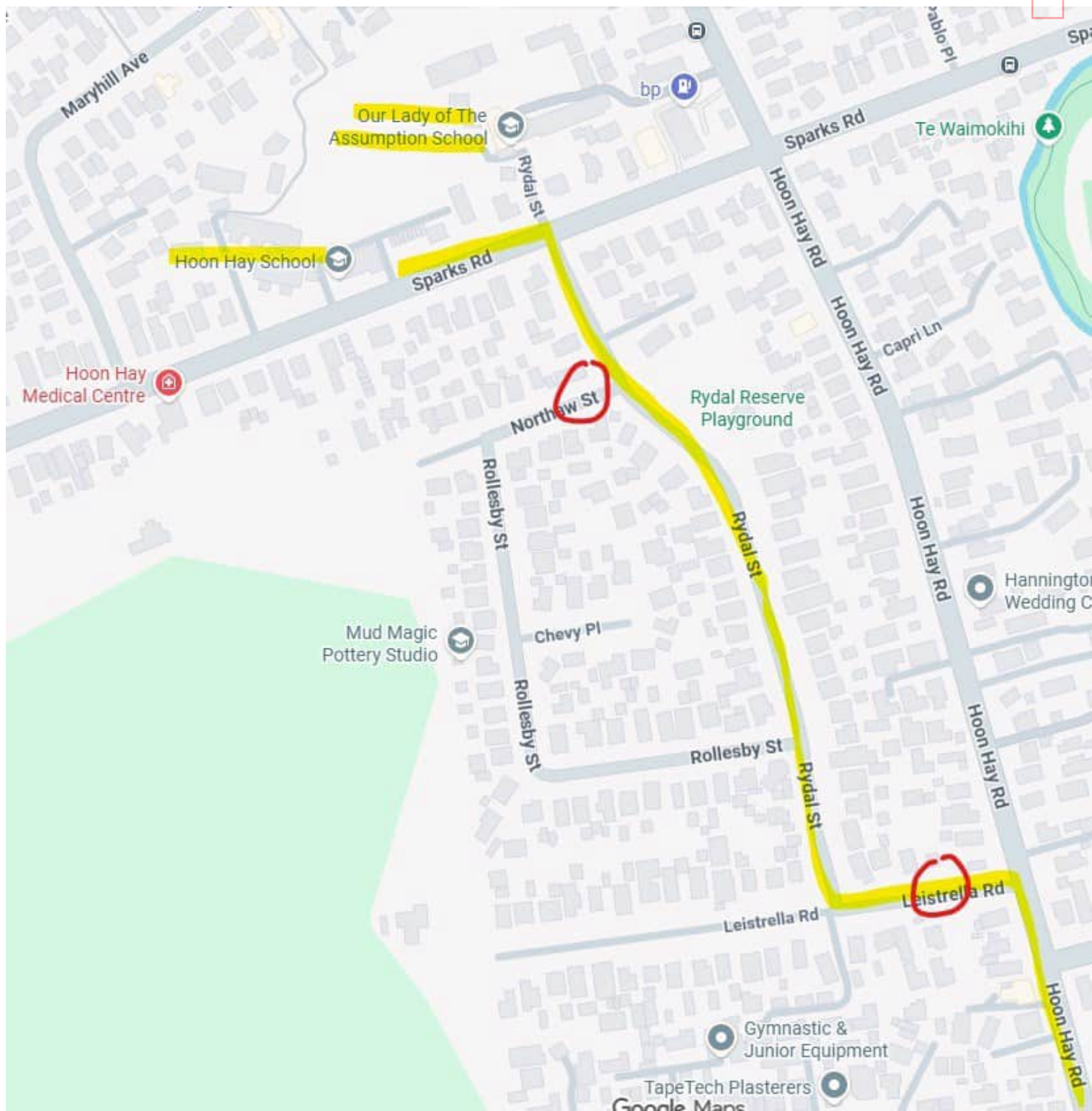
1.4

The decision I / we would like the Council to make is:

If the rezoning plan is to be approved, scope and implement road crossing safety measures. For example, safe crossing points at the intersection of Northaw Street and Rydal Street, and on Leistrella Road between Rydal Street and Hoon Hay Road. These are circled in red on the attached supporting documentation. Both places are already busy for kids who are walking (or biking/scootering) during school pick up/drop off times as many children travelling by car are dropped off at the Sparks Road end of Rydal Street, or on Northaw Street.

Attached Documents

Name
Screenshot 2026-02-16 161302



PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 20/02/2026

First name: MARITA

Last name: COURTNEY

Preferred method of contact

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

1.3

The reasons for my / our submission are:

my concern is, the plan to build on the swampy land be considered more deeply, as when it rains heavily the property's in sparks road gets quite flooded at times, and water comes up high at our fence lines which causes weeks of drying out and garden and fence damage, the housing that is built will tower very high over the residences houses which is unwanted and yet flooding is a major concern.

1.4

The decision I / we would like the Council to make is:

we/the people of sparks road do not want towering housing about exiting proties

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 18/02/2026

First name: Volker

Last name: Nock

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Request to rezone approximately 25 hectares of Rural Urban Fringe Zone (RuUF) to Residential New Neighbourhood Zone (RNN)

1.3

The reasons for my / our submission are:

There are two main reasons I oppose the application:

1. The Development will remove hugely important storm water ponding areas and increase water run off by sealing over even more of the few remaining green spaces in Christchurch, thus further exacerbating worsening flooding problems downstream the Ōpāwaho / Heathcote River, which is only going to get worse with climate change: <https://www.stuff.co.nz/nz-news/360939734/its-getting-worse-why-does-street-keep-flooding-and-what-can-be-done>
2. It will increase vehicle traffic and decrease pedestrian and cyclist safety on Leistrella Rd/Rydal street, important local roads for active mode school commutes for students to Hoon Hay Primary and Cashmere High School, as well as locals heading to Pioneer park and pool. Leistrella Rd will become a through-road from Cashmere Rd, tempting drivers from Westmoreland and other areas out west to use it as a short cut to Sparks Rd and the city. Furthermore, the additional housing will create increased vehicle movements, both during the building period and thereafter, with the Leistrella Rd to Hoon Hay Rd section highly likely the main conduit for this. Due to their width, the

Leistrella Rd - Hoon Hay and Leistrella Rd - Rydal St intersections are currently very dangerous for pedestrians trying to cross these. At the very least, the application should not be allowed to progress until major safety improvements have been completed to Leistrella Rd, such as intersection narrowing and provision for safe crossing for pedestrians, installation of traffic calming structures and speed bumps, as well as actual enforcement of the 30 km/h speed restrictions on Leistrella Rd and Rydal St. Currently, there already is significant traffic along this corridor during school drop-off and pick-up hours, with vehicles often traveling in excess of the speed restrictions, making it hazardous for pupils cycling to the school(s).

1.4

The decision I / we would like the Council to make is:

Decline the application (or at the very least) delay until pedestrian and cyclist safety improvements to Leistrella Rd and its intersections with Rydal St and Hoon Hay Rd have been completed

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 18/02/2026

First name: Dena

Last name: O'Brien

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

I am submitting on the aspects of the proposed rezoning that relate to:

The provision, design, and connectivity of **walking and cycling infrastructure** within and adjoining the proposed Residential New Neighbourhood Zone.

The interface between the proposed subdivision and **existing local streets**, particularly Kaiwara Street and the Kaiwara Reserve pathway network.

The adequacy of **public open space**, including playgrounds and amenities, to support increased community use resulting from the anticipated additional residential yield.

1.3

The reasons for my / our submission are:

While I am generally neutral regarding the proposed rezoning, I would like the Council to carefully consider the implications for walking and cycling movements between the new subdivision, Sparks Road, Kaiwara Street, and the wider Hoon Hay area.

My reasons are as follows:

Natural cycling and walking connections will increase.

The proposed subdivision will likely create a natural and potentially safer route for residents—particularly from

Westmorland and the new neighbourhood—to access the existing established cycling infrastructure on **Sparks Road**.

Current infrastructure at Kaiwara Reserve is incomplete.

The shared pathway through Kaiwara Reserve currently terminates at the Council-owned portion of the reserve. There is **no established cycle connection between Kaiwara Street and the reserve**, resulting in cyclists regularly using my private driveway to reach the path. This creates safety risks for both residents and riders.

Lack of cycle connectivity between Kaiwara Street and Hoon Hay Road.

At present, there is **no safe or continuous cycling network** linking Kaiwara Street with Hoon Hay Road, despite this being a logical connection for commuting and school travel patterns.

Kaiwara Reserve playground is outdated.

The current playground equipment at Kaiwara Reserve is **aging and no longer fit for purpose**, particularly given the increased utilisation that will occur as the local population grows through the proposed rezoning.

For these reasons, I believe that infrastructure upgrades should be considered in parallel with the rezoning to ensure that the neighbourhood can safely and effectively accommodate increased walking, cycling, and recreational activity.

1.4

The decision I / we would like the Council to make is:

I respectfully request that the Council:

1. **Require the integration of safe, continuous, and clearly designated walking and cycling connections** between the new subdivision, Kaiwara Reserve, Kaiwara Street, Sparks Road, and Hoon Hay Road.
2. **Upgrade and extend the existing Kaiwara Reserve pathway** so that it provides a safe and direct connection to Kaiwara Street without reliance on private driveways.
3. **Assess and improve cycling infrastructure along connecting streets**, including Sparks Road and Kaiwara Street, to support expected increases in active transport movements.
4. **Upgrade the Kaiwara Reserve playground and amenities** to ensure it meets the needs of a larger community, supporting safe and accessible recreation for families.

These improvements will help ensure the rezoning supports a well-connected, safe, and community-friendly neighbourhood for current and future residents.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 18/02/2026

First name: Penny

Last name: Wells

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Traffic Management - connection to Cashmere road and impact of additional traffic to already very busy and very dangerous section of road at the intersection with Penraddock Rise -

1.3

The reasons for my / our submission are:

Concerns about increased crash rates, and increased traffic congestion at the controlled intersection

1.4

The decision I / we would like the Council to make is:

Upgrade intersection plans from a round-about to a traffic light controlled intersection at the Penraddock Rise-Cashmere Road intersection. Due to a subdivision already underway at the area there are current plans I gather for a round-about at this intersection - but with even more increased traffic pressure on this road/intersection with even more intensification, this intersection should be upgraded to a traffic light controlled intersection with full cycle lane protections on both sides of Cashmere road

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 18/02/2026

First name: Damien

Last name: Aspros

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Schooling

1.3

The reasons for my / our submission are:

how will these new houses be serviced with schooling both primary and high school

1.4

The decision I / we would like the Council to make is:

Cancel until school infrastructure is in place to accommodate additional houses

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 18/02/2026

First name: David

Last name: Fox

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Increase in residential zoning and further building on proposed site

1.3

The reasons for my / our submission are:

Area already prone to flooding, roading infrastructure already in poor condition in area and increased traffic will make it worse. Traffic at the intersection of penruddic and cashmere roads already bad, as all of Westmorland funnels done into one single intersection.

1.4

The decision I / we would like the Council to make is:

Reject this proposal for increased residential housing on flood prone land.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 18/02/2026

First name: Gordon

Last name: Macfarlane

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Additional houses in and around Hendersons and Cashmere roads.

1.3

The reasons for my / our submission are:

Currently residents in this area are facing growing communities without adequate roading and footpath upgrades.

Traffic has become bottlenecked on Henderson, Cashmere and Sparks roads every morning. Buses taking children to school are caught in this traffic.

Poor public transport and substandard space for bike commuters on Cashmere road leads to parents driving children to schools which leads to extreme congestion.

Footpaths stop in the middle of grass verges to the current subdivision on Cashmere road and future plans show this trend continues.

Road conditions are terrible and repairs are of extremely poor quality.

1.4

The decision I / we would like the Council to make is:

Keep house numbers as they are.

Invest in roading and public transportation within this area.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 18/02/2026

First name: Grant

Last name: Magrath

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

.

1.3

The reasons for my / our submission are:

That Cashmere Road is already overcapacity, and traffic management needs to be upgraded before adding to the problem

1.4

The decision I / we would like the Council to make is:

Hold off consent until Cashmere Road and the Hoon Hay Road intersection can handle existing traffic before adding more.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 18/02/2026

First name: Hilary

Last name: Jones

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

All of the rural area

1.3

The reasons for my / our submission are:

I live in the area and there is already too much strain on the schools and roading in the area. There is little to no infrastructure and most residents in this area moved here for its semi rural feel.

1.4

The decision I / we would like the Council to make is:

Not to proceed and to stop building in swamp land and over populating an under resourced area

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 18/02/2026

First name: Claire

Last name: Sullivan

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Flooding, school zones and traffic.

1.3

The reasons for my / our submission are:

Concerned that the risk of flooding has not been appropriately addressed in this high risk area. Concerned that school zoning and the knock on effect for families already in the area has not been properly addressed. Concerned that traffic build up especially at peak periods such as morning commute has not been properly addressed as well as the knock on effect to other residents close to this area has not been addressed. There is already no cycle route from Westmorland, leaving school aged children to bike on the pavement or a busy road, more traffic will make this worse. Concerned that this has not been properly addressed.

1.4

The decision I / we would like the Council to make is:

Decline the proposal.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 19/02/2026

First name: Janet

Last name: Albertson

On behalf of: Janet Albertson

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

PC18 - Cashmere Fields/Henderson's Basin.

1.3

The reasons for my / our submission are:

The land in question should be made a wetlands and kept rural. My concern is with a large housing development there would be increased TRAFFIC CONGESTION in the area. The roads are congested enough with all the other new subdivisions going on around in the area as well as the new shopping centre going in on Halswell Road. Endless roadworks would be another area of concern. Has the CCC planned for this? Will it mean all the stormwater drains and sewage drains will be dug up yet again to accommodate the new subdivision? FLOODING: It floods really badly around this area, with Henderson's Road not being able to be accessed due to flooding. It floods between the Sparks Road Wetlands to the opposite fields as well as Hoon Hay near the area. New schools would need to be built to accommodate the increase in families moving into the area. Where will these be built? There is not enough land in the area to build these. Areas of concern: TRAFFIC CONGESTION, FLOODING, LACK OF SCHOOLS.

1.4

The decision I / we would like the Council to make is:

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 20/02/2026

First name: Susan

Last name: Reynolds

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

I am writing to express my concerns regarding the proposed plan and the impact that 300 additional houses will have on local traffic. Cashmere and Hendersons Roads are already heavily congested, particularly during peak commuting times.

It appears that, as with many new subdivisions, there is currently no provision for cycleways or improved public transport to encourage alternative transport options for residents.

I am prepared to support the application provided the following conditions are met:

- A completely separate cycleway is constructed along Hendersons and Cashmere Roads, similar to the existing cycleway on Sparks Road.
- The frequency of the Westmorland bus service is increased.

1.3

The reasons for my / our submission are:

In addition to the traffic congestion that will be associated with 300 extra houses, I am particularly concerned about the safety of cyclists who currently use Hendersons and Cashmere Roads.

1.4

The decision I / we would like the Council to make is:

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 01/03/2026

First name: Peter John

Last name: Coleman

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Residents of the Additional Areas have access through the original Leistrella road to Hoon Hay road and Sparks road and the schools on Sparks road.

1.3

The reasons for my / our submission are:

The residents of the new subdivision have direct access through the original Leistrella road will greatly increase the traffic through what is currently a narrow dead end street.

1.4

The decision I / we would like the Council to make is:

Require the new subdivision to have direct access to Sparks road and no access to the original Leistrella road.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 23/02/2026

First name: Grant

Last name: Davies

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Intensification of an area that is already under-invested for infrastructure is irresponsible and will lead to more flooding or property.

1.3

The reasons for my / our submission are:

Currently, the drainage in the area cannot handle heavy rain. Adding further intensification without solving the deficiencies of the current drainage makes no sense. The drainage in the immediate area cannot handle rain numerous times a year. This is before you consider the implications downstream on the Heathcote river which floods often. Adding more concrete to a traditional flood plane area is irresponsible.

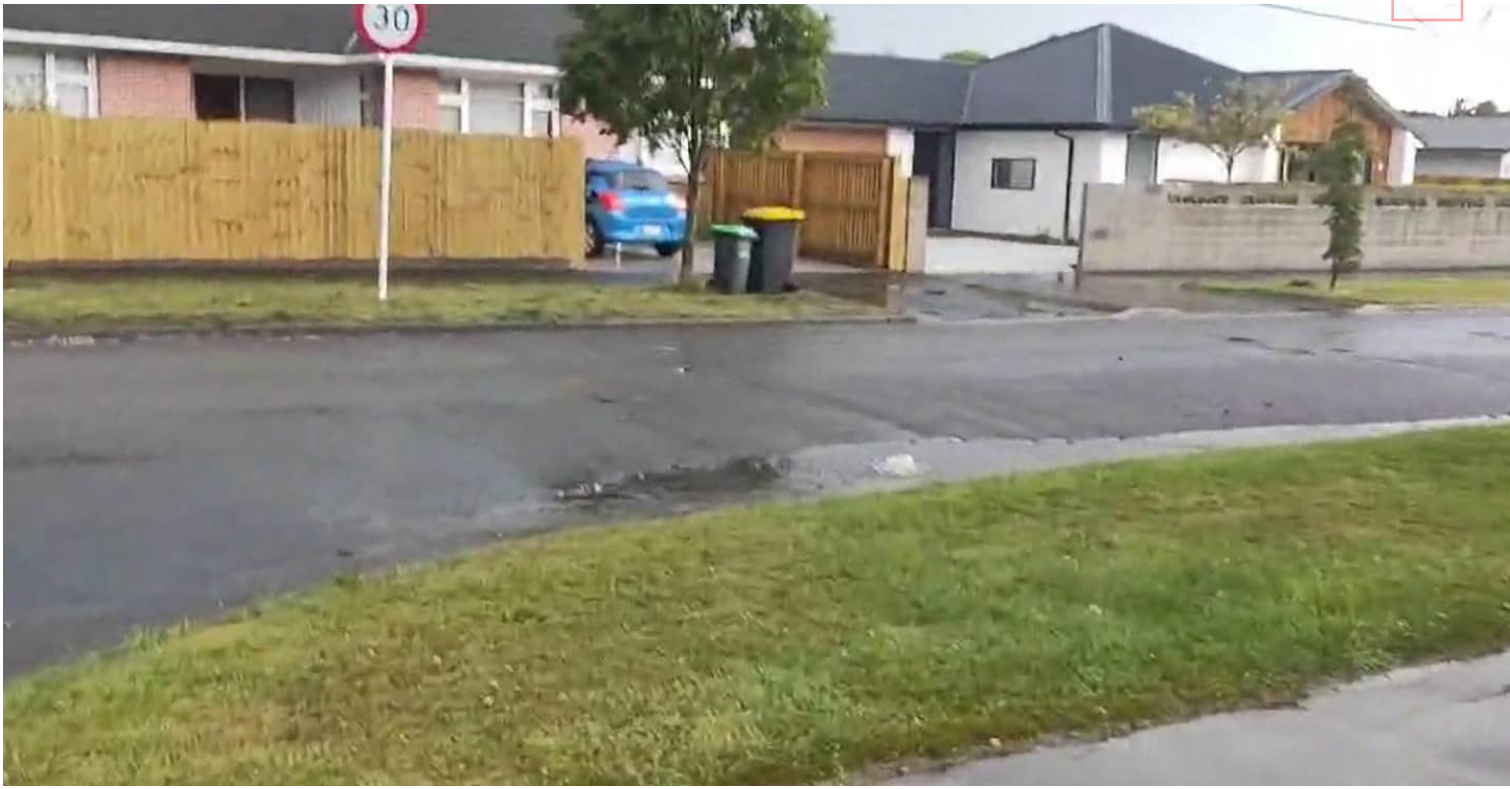
1.4

The decision I / we would like the Council to make is:

I would like the council to commit to fix the drainage in the area before approving any more development. Please note that the page will not upload my video in support of this evidence, but it was been previously sent to planchange@ccc.govt.nz at Fri 13/02/2026 7:00 pm. I would be happy to send again or provide via another means. I have instead attached a picture showing water bubbling up out of the drain on Leistrella Road.

Attached Documents

Name	
Flooding on Leistrella Road	



PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 07/03/2026

First name: sue

Last name: walker

On behalf of:

individual and collective group of Sparks rd residents

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Multiple, in particular the interface impact of those on the northern boundary, relating to flood risk, privacy, foundation requirements of new builds, impact on wetland area, potable water supply and traffic. as per attached document and photos. Hard copy of extensive discussion points and photos also dropped into Civic.

1.3

The reasons for my / our submission are:

impact on the residents on Northern Boundary. as per documentation provided and dropped off at Civic on the 9th March in hard copy. We are concerned about the potential for flooding onto our properties, quality of life especially privacy, impact of new build construction on our own home stability, reduction in water supply pressure, increased traffic impact,

1.4

The decision I / we would like the Council to make is:

reconsider the plan especially the impact of residents in Sparks road, the modelling and reports in the PPC are out of date, therefore no longer relevant for CCC decisions as they do not take into account the many new subdivisions in Halswell, including Commercial.

Attached Documents

Name	
Submission to CCC	
1027	
1026	
IMG_1896	
Photo of ponding area 2	

Private Plan Change 18

Submission to CCC from Sue and Andrew Walker at 138 Sparks Road,
and supplementary to individual submissions lodged by:

Stephanie Down at 134 Sparks Road
Laurel Kellerhals at 114A Sparks Road
Margaret (elderly, not able to submit ph 033382517) at 116 Sparks Road
Aaron Swann at 118 Sparks Road
Glennis and Warren Dunstan at 120 Sparks Road (Pharmacy)
Frank Tabley at 130 Sparks Road
Graham Trost at 132 Sparks Road
Rachel Kirk at 142B Sparks Road

Collectively, we are much of the Northern Boundary of the proposed plan, who will be greatly affected by this plan change in a potentially negative way which I will discuss in my submission.

Overview:

It is inevitable that there will be new housing behind us in the proposed plan, and we understand the rights and desire of the landowners to capitalize on creating this subdivision.

The proposed creation of a structured/properly engineered wetland area will be very beneficial to the site, and the environment.

Our goal with this submission is to get the Rural Urban Fringe (RuFU) extended to include the area directly behind our properties on Sparks Road (Northern Boundary), this to be engineered in an effective way to mitigate flood risk to our properties, and protect our quality of living/privacy, by not having high foundation new builds directly looking into our outdoor living areas.



Main PPC map showing northern boundary to the right of picture (Sparks Rd interface)

Reasoning points:

1. In the PPC, there is a lot of mention of “much needed housing in the area”

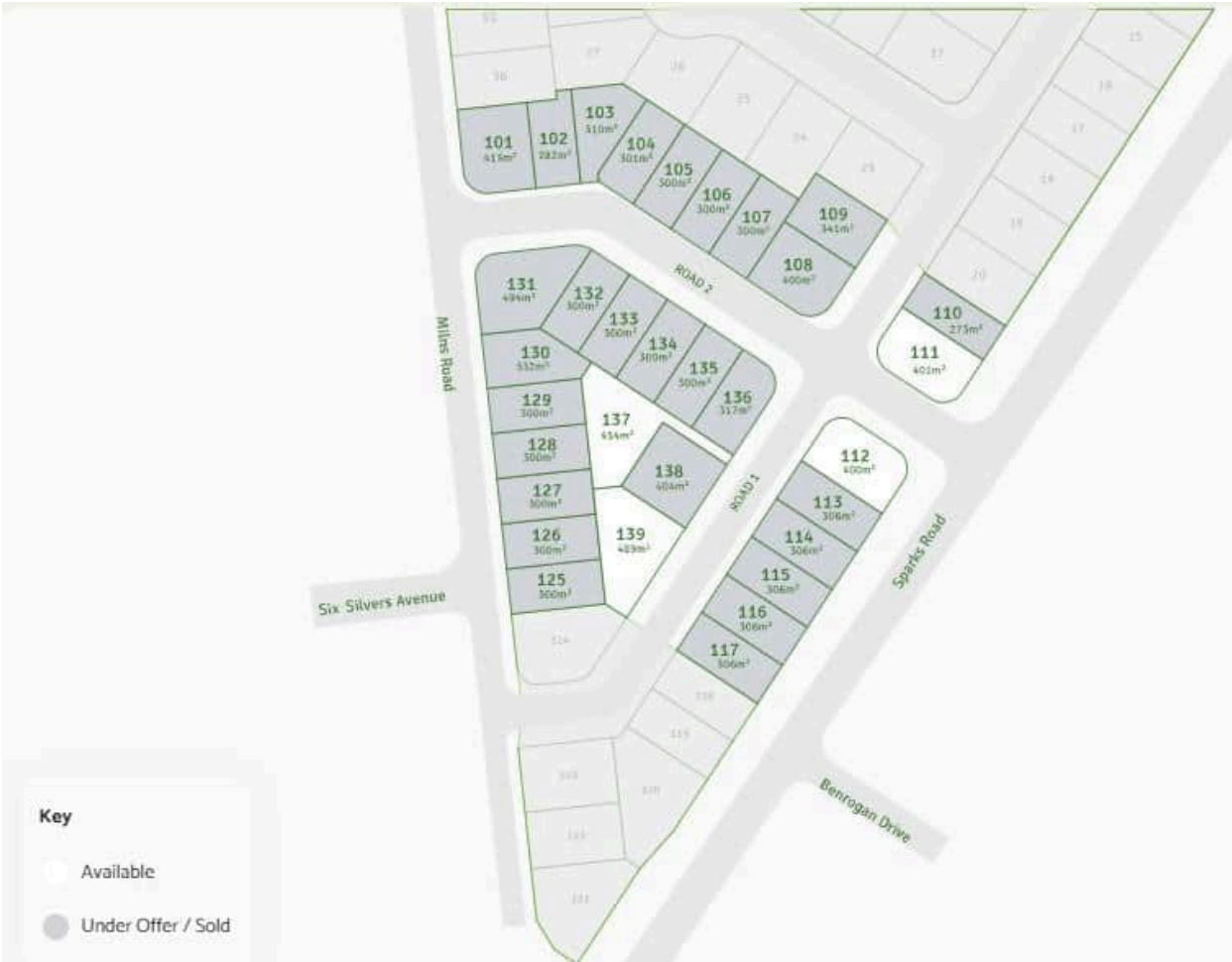
There are many recently constructed, and future planned for, subdivisions in the area for example:

Riverstone Subdivision (240 properties by the Quarry), Quarry Paddocks (140 properties at Kennedys Bush), Quarry Gate (115 properties at Kennedys Bush), Quarry View, The Fields (160 properties at Halswell Junction rd), Qualifies Park (122 properties), Country View (at least 58 sections next to Cox Quaffies reserve), Milns Green (139 properties Sparks rd), Redmond Spur (400+ sections Kennedys Bush), Benrogan (62 sections on Sparks Rd), Banbury Park Retirement Village (Milns Rd) Meadowlands at Halswell (1,200 sections at 275 Sparks Rd), Bushland Park (Cashmere Rd) Quaffies Road development, Copperridge (Halswell Junction Rd) 27 Bethia Road development, Halswell On The Park, Cloverden, Country Downs, Halswell Commons (Sparks Rd/Hendersons Rd see also Meadowlands), and Halswell Prestige (94 properties Halswell Junction Rd), and the new Countdown block (250 homes 201 Halswell Rd), The Acres Shopping Complex and Residential (300 homes at 185 Halswell Road).

A very underestimated total for the greater Halswell area = 3,280 NEW homes, potentially using Sparks Road!



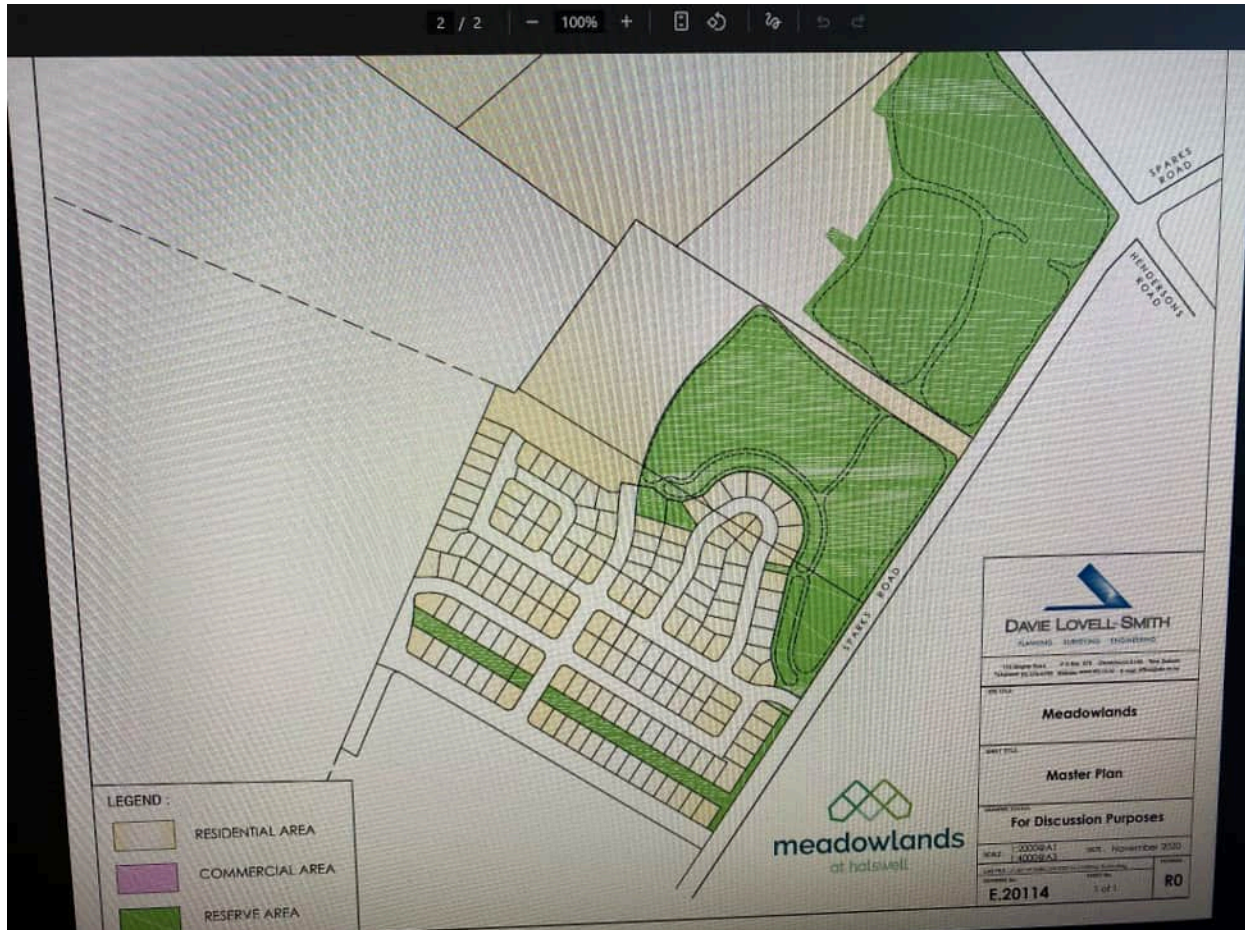
Halswell Commons, just one of the subdivisions whose traffic will be using Sparks Rd.



Milns Green subdivision



Benrogan Sparks Road



Meadowlands 1,200 sections Sparks Road and Hendersons Road (part of Halswell Commons)

See also:

“The great townhouse slowdown” article

<https://thespinoff.activehosted.com/index.php?action=social&chash=d736bb10d83a904aefc1d6ce93dc54b8.1536&nosocial=1>

“Christchurch’s townhouse glut

Christchurch tells a different but related story. The city is leading the country for overall price growth, with average values up 2.5% in the three months to December. [But in The Press, Blayne Slabbert reports](#) that townhouses and apartments are facing clear “pricing pressure” as choosier buyers are faced with a wave of new stock. A quarter of Christchurch homes are now townhouses or terraced houses – the highest share in New Zealand – and about 21,000 have been consented over the past 20 years. More than half of new housing consents in the city are multi-unit dwellings.

On the ground, one real estate agent describes “a truckload” of new-build townhouses on the market, with hundreds listed online. Those that sell quickly have garages and plenty of storage; those that don’t sell are languishing on Trade Me for months”.

2. “Traffic flow and volume in the area has been calculated and the impact will not be significant” (summation)

I note all of the calculations done in the reports and subsequent modeling/charting, were done before many of the above subdivisions were accounted for. Only the housing increase with this one Cashmere Fields proposal was used in these figures. (Stantec report) There is also the impact of the new shopping precincts “The Acres” and “Quarry Market” (Sparks Rd), the new Countdown Supermarket and Halswell Pak n Save, that have NOT been accounted for in the traffic impact reports. We know new modeling has to be completed adding these layers also. See: The recently consented Halswell development (201 Halswell Rd opposite Aidanfield) is one of Countdown’s largest to date with a total area of 3.4ha. It is planned to include a 3,490sqm supermarket, medical centre, childcare facility, gym, and other retail and hospitality venues along with a residential development of more than 250 homes and a two-storey apartment building.

Traffic at peak flows down Sparks Rd is already bumper to bumper, and there is also a proposal to have a bus route down Sparks Rd. (See above new subdivisions) A very underestimated total for the greater Halswell area = 3,280 NEW homes, potentially using Sparks Road! Please run the numbers again without bias. Sparks road is soon to become a major arterial, we will need a bit of green space behind us.

3. “Flooding risks have been calculated, and deemed to be mitigated (summation)”

It is called “a basin” for a reason. I have included several more photos (separately) of regular flooding events to the area, taken by some of the Sparks Road residents. The soil (report in PPC) is Tai Tapu soil that is stoneless and has poor drainage. Our collective experience as residents next to this area can attest to the result of regular weather events, and with climate change the situation will only worsen. Also, the new subdivision planned for on the hills directly above this PPC area will add to the downhill flow of water. (430 new homes)

<https://www.thepress.co.nz/nz-news/360762688/pricey-hillside-sections-huge-subdivision-attract-wealthy-buyers>

In the reports and modeling of flooding potential in the PPC, there are no calculations including this.

We are concerned for the health of the waterways in this basin with the runoff from this large on-hill construction site. No mention of this has been made in the waterways health reports in the PPC, but since water flows down, it must surely contribute to sediment flowing into the

tributaries for the Heathcote river, that the PPC seems so concerned about, and where will this water “back up” to when the Heathcote river regularly floods and bursts its banks?

The Christchurch District Plan clause 5.2.2.1.4 policy states: No transferring of natural hazard risk: ensure that subdivision, use and development (including proposals for hazard mitigation works or hazard removal) do not transfer or create unacceptable natural hazard risk to other people, property infrastructure or the natural environment.

In the report from InStream Consulting in the PPC, it states: “Increased proportion of impervious surfaces has the potential to result in reduced recharge of nearby wetlands and watercourses if not considered and mitigated for at the design stage” (refer to Canterbury Land and Water Plan Schedule 5)

If there are houses along the northern boundary, as in the initial design plan, the wetland area and Stillwells drain could suffer from the roof /driveway water going down house drain pipes and not into the wetland. This leads us to want the wetland area to be closer to and /or a swale area or buffer zone, to the northern boundary so the water will naturally become part of the wetland area. In the Geotech Consulting Report 2025, in the PPC it refers to much of the land being within the CCC Flood Management area.

See video: (in person presentation)

We will therefore need assurance that this is considered at subdivision design stage, for the health of the wetland and diversion into it, and the flood risk is away from our properties.





Some of the photos provided by Sparks Rd residents

4. Foundations

On page 9 (point 12) of the Eliot Sinclair plan change request 511270, section 32 Planning Assessment, it states: “An existing residential dwelling is located on Lot 23 DP 3217 and Lot RS 41613. The rest of the site consists of pastureland that is occasionally grazed or used to make hay”

This is incorrect, as there is now also a recent new large home built on Lot 1 DP412488.





126 Sparks Road, not mentioned in the Eliot Sinclair section of the PPC.

Note it is built on a substantial rise (actual rise is more discernable on site, as the grass in the foreground is currently long)

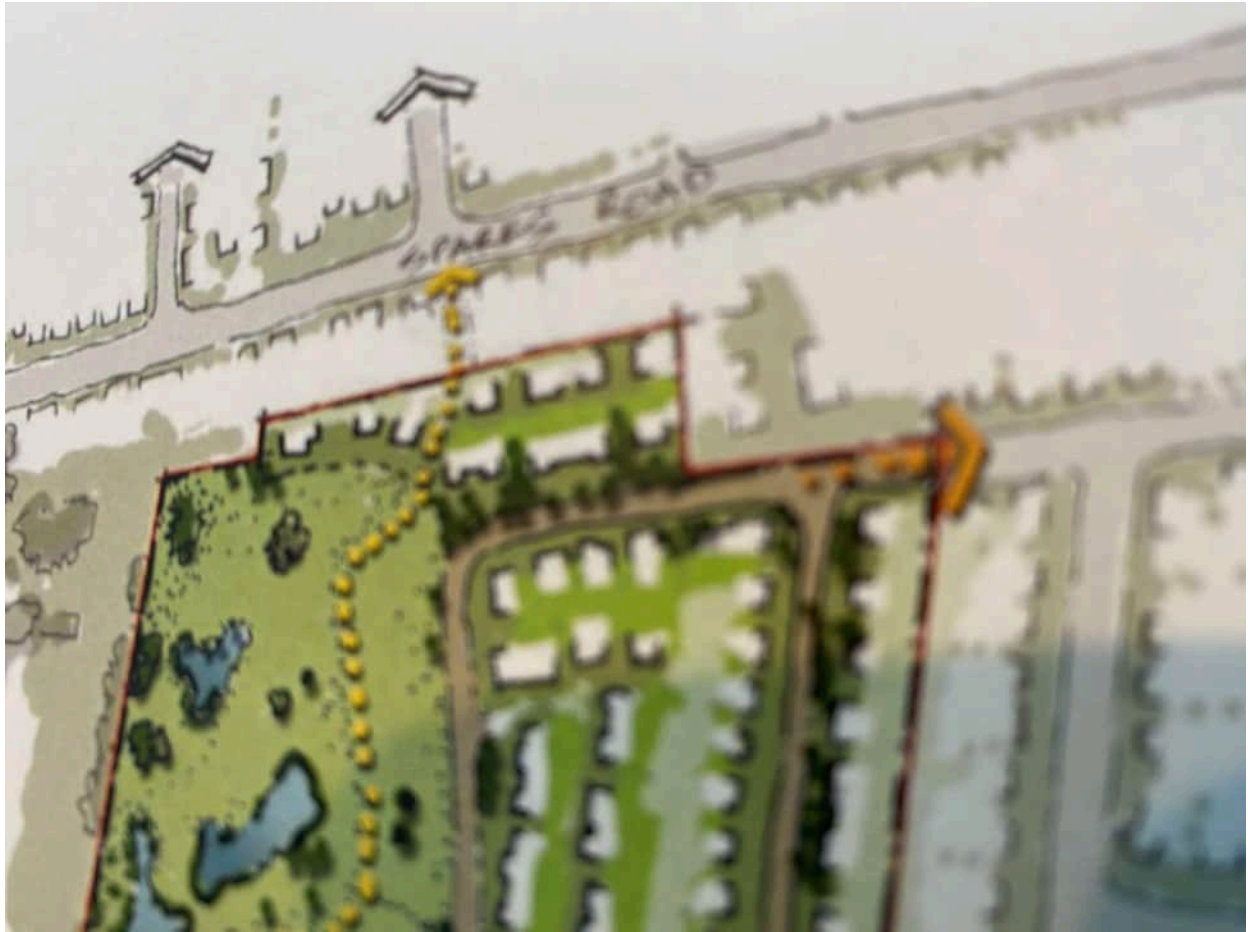
This height of foundation is necessary for flood mitigation, as this area is in the High Flood Hazard Management Area, and for minimum floor level consent requirements. According to the Geotech reports in the PPC it is “interbedded loose to very loose silts and silty sands, down to dense gravel 9-12mt below ground level. Potential for lateral spread towards stormwater basins, that will require mitigation for category TC2 or TC2/TC3 so will need TC2/TC3 hybrid type foundations. Groundwater was observed fluctuating between 2mt depth to ground level. Median water table 1.3mt below ground surface.

However, this report was done Dec 2022, before the son’s house (126 Sparks) was built. This new construction has therefore set a precedent for subsequent builds.

The amended Outline Development Plan (OPD) mentions 10 properties to be built along the northern boundary.

Because the water table is close to the surface and soil type, foundations will have to be very high, resulting in visually imposing properties.

3D images provided by Eliot Sinclair Urban Design Statement “Shaping a better tomorrow” in the PPC:





Screenshots of just the northern boundary (Sparks Rd)

It is acknowledged that this is just the concept plan, but it indicates a desire to build right up to the existing Sparks Rd properties, this will be a very close and imposing interface. Therefore potential loss of privacy, risk of foundation earthworks vibrating our homes (many of us were already significantly affected by Earthquake damage), and definitely NOT “shaping a better tomorrow” !

It has become obvious that many of the documents, reports and investigations used for this PPC are either out of date, biased and/or not truly reflective of the current scenario, and should therefore be re investigated and researched before an informed plan can be put forward for honest submissions.

5. Potable Water pressure

According to the report done in November 2023 by WSP (in PPC) there will be a drop in water pressure 7-8mt this equates to approx 20% drop in water pressure.

Summary:

It has become obvious that many of the documents, reports and modeling investigations used for this PPC are either out of date, biased and/or not truly reflective of the current scenario by omitting to include any of the multitude of other subdivisions constructed/being constructed in the Halswell area, and should therefore be re investigated and researched before an informed plan can be put forward for honest submissions.

The main point of our submissions: we ask that: **the Rural Urban Fringe (RuFU) be extended to include the area directly behind our properties, this to be engineered in an effective way to mitigate flood risk to our properties, and protect our quality of living/privacy, by not having high foundation new builds looking directly into our outdoor living areas.**

Please can our concerns be addressed and communicated before the design stage, to show good faith that, for the above submitted reasons, we are being considered in this Private Plan Change.

We request the opportunity to speak/represent our group of concerned residents at a planning meeting or as required.

Sincerely,
Sue and Andrew Walker
138 Sparks Road.
0274627408
voiceoverskiwi@gmail.com

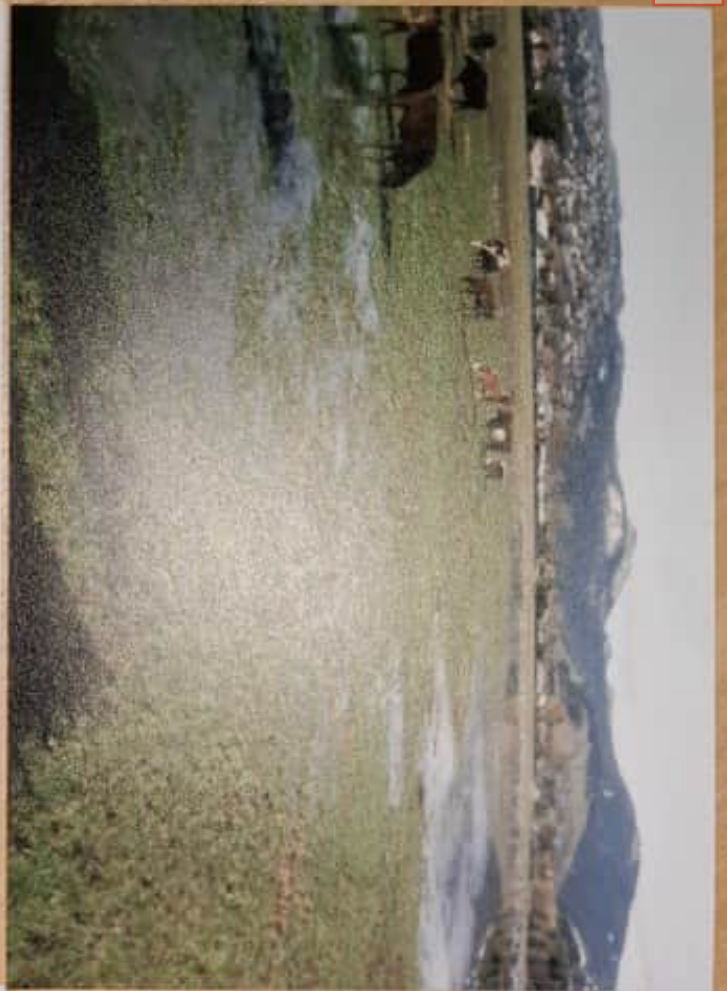




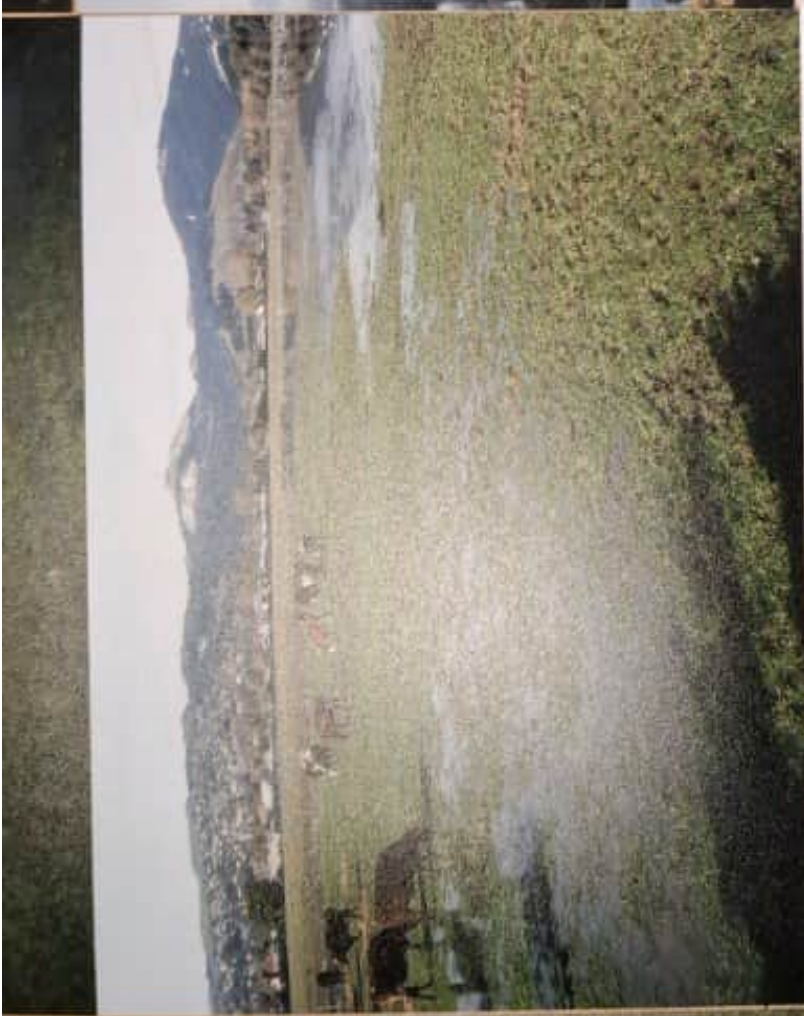
















PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 24/02/2026

First name: Aaron

Last name: Swann

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The residential development on the Northern Sparks Road boundary

1.3

The reasons for my / our submission are:

-To raise questions and seek answers and assurances that all of our concerns are accounted for in the proposed plan.
Some of these include,

-water runoff from new properties

-height and proximity of new properties

-housing density, boundary fencing, wildlife welfare, social/visual impact, privacy/property value impact, major water catchment zone being altered

1.4

The decision I / we would like the Council to make is:

Myself and other Sparks Rd residents would like a meeting with a ccc member to help clarify these concerns. Sue White from 138 Sparks Rd is currently trying to organise a meeting with Kirk Lightbody following submissions.

Thank you

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 24/02/2026

First name: Anna

Last name: Kokje

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Traffic management and the existing trees.

1.3

The reasons for my / our submission are:

It appears that heavy reliance is being put on foot and cycle traffic being able to pass from the subdivision through the Kaiwara Reserve and onwards onto Hoon Hay Road. However I have concerns with this:

Most simple is that there is no clear path through Kaiwara Reserve for either pedestrians or cyclists, and there is no cycle lane along Blakiston Road out to Hoon Hay Road.

The cycle lane on Hoon Hay Road is poor - it is a narrow street, there is no physical barrier, and it's very difficult for cyclists to make a right hand turn onto Rose Street because of the high traffic volume at peak hours and speeds along Hoon Hay Road. I often feel unsafe trying to move from the cycle lane on the left to the right-hand turning margin in the middle of the road and end up trying to pull off the road to await a break in the traffic rather than trying to merge with the sometimes constant flow of 50 km/ph traffic.

It is equally treacherous on the return; travelling south along Hoon Hay Road to turn right onto Blakiston (and for the new residents, through Kaiwara Reserve to the subdivision). It is a very busy road at peak times, and cyclists either have to try merge with fast traffic and then wait in the centre of a busy road or pull off to the side and await a break in the traffic.

That is to say that using Hoon Hay Road is dangerous for cyclists, and more cyclists will cause more risk of accidents. The

proposal doesn't seem to acknowledge this. Cycling should be made as easy as possible for the new residents of this subdivision to make use of the otherwise pretty good cycle lanes into the city and create an active and future-proofed culture of biking in the neighbourhood.

Cycling along Blakiston Street is also not great at peak hours - there is no cycle lane and cars at peak hours don't give cyclists enough space (because they're detouring from the congestion on Cashmere Road - see paragraph below - and are in a rush to beat the traffic).

Cycling along Cashmere Road is also not safe. The cycle lanes are narrow, there is no physical barrier, and traffic moves fast.

The traffic report suggests that traffic along Kaiwara Street is low and mostly local - that is true except for at peak morning hours, when cars attempt to avoid the Hoon Hay Road/Cashmere Road by coming down Kaiwara Street and along Blakiston Street.

The traffic report suggests that an additional 300 dwellings will have minimal impact on the traffic flow but I'm sceptical about that. The congestion travelling east along Cashmere Road in the mornings is really bad already.

The other comment I have is in relation to retaining some of the many mature exotic trees that are in the area. There are many eucalyptus trees that are visually stunning for the area, offering shade, maturity, interest for the sky line, and go towards the city's forest canopy. It would be a travesty if they are all cut down. The urban plan report suggests that some will be retained but I'm cynical that the developer won't just get an arborist to say they all need to go so they can squeeze as many houses in as possible. I have no idea whether there can be any level of protection for at least some of the trees via this process but ask that this is considered.

1.4

The decision I / we would like the Council to make is:

Consider protecting some of the trees and improving cyclist safety along Cashmere and Hoon Hay Road.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 27/02/2026

First name: Graham

Last name: Trost

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

It should be noted that in this area there has been previous applications by the same developer.. The objections raised at those hearings should be revisited to see if those objections have been addressed and are now fully compliant. This before this current application is looked at. Of particular concern to Sparks Road residents are the use of existing community laterals – are they in a sound condition and the invert level and grade. Has a site investigation down to the existing lateral been made publically available?

1.3

The reasons for my / our submission are:

We are not opposed to a housing development per se. What we need is to be reassured that if a development proceeds, that there will be no negative effects on existing surrounding properties. This includes physical, environmental and social factors. This Urban Design Statement (UDS) repeatedly states that this development will positively enhance its residents' lifestyles. But will it be the same for the existing surrounding community residents – to maintain their positive lifestyles? Where is the regard for the community that the new development is located within? In this document there are few (if any) sincere references made to acknowledge the social impact of the development on the surrounding local existing community. Instead it is all about the well being and enhancement of the residents within the proposed 'urban design' settlement.

1.4

The decision I / we would like the Council to make is:

Please reference the attached document: Submission Contribution February 2026

Attached Documents

Name
Submission Contribution February 2026

With reference to the application by Cashmere Fields Ltd to the Christchurch City Council.

Prelude

It should be noted that in this area there has been previous applications by the same developer – all of which were turned down. The objections raised at those hearings should be revisited to see if those objections have been addressed and are now fully compliant. This before this current application is looked at.

Of particular concern to Sparks Road residents are the use of existing community laterals – are they in a sound condition and the invert level and grade. Has a site investigation down to the existing lateral been made publically available?

We are not opposed to a housing development per se. What we need is to be reassured that if a development proceeds, that there will be no negative effects on existing surrounding properties. This includes physical, environmental and social factors.

This Urban Design Statement (UDS) repeatedly states that this development will positively enhance its residents' lifestyles. But will it be the same for the existing surrounding community residents – to maintain their positive lifestyles? Where is the regard for the community that the new development is located within?

In this document there are few (if any) sincere references made to acknowledge the social impact of the development on the surrounding local existing community.

Instead it is all about the well being and enhancement of the residents within the proposed 'urban design' settlement.

Impact on Services

Firstly – the document mentions a number of times that Sparks Road is a minor arterial road. By Transit's definition – yes but from residents' perspective it is definitely not. In Section 5.3.1 paragraph 5: all the factors leading to a positive road hierarchy for the proposed development are the antithesis for Sparks Road residents – with the imposition of cycle ways and the loss of on street parking.

The application identifies the walkability distance to bus services but since for this particular area it is at least 10 minutes walking, it will be even greater distance in the new development. Will bus routes be diverted to accommodate the extra population? It is of vital importance to keep a short access distance to public transport, especially on non-arterial roads – it is a safety issue.

With the addition of approximately 300 further dwellings, this will place more pressure on the local services such as medical practices. Currently the medical practice located at 124 Sparks Road is unable to take on more patients (reference family at 128 Sparks Road unable to sign on).

Town planners designate this part of Hoon Hay as 'older homes', 'mature residents', 'established neighbourhood' – with the implication that this is a bad thing and that it is a situation that can be 'over turned'.

Contrary to this view – this community is a cross-section of society ranging from school age families, working couples and semi to fully retired couples and some intergenerational households.

What the planner also ignore is the fact that this is an area that is a neighbourhood of generally long-term residents that provides stability and therefore to a major degree a sense of safety. With regard to the affected ie houses adjacent to the proposed development –

- many of the homeowners made the decision to build/purchase along this side of the road was for the 'green space' behind the properties. To access this view on the east boundary - a number of properties are two storied, some properties have low, open fences, some properties with raised gardens to see over to the fields.

- This green space was the boundary for housing development, it was to prevent residential spread.

Place-based attachments

What has to be taken into account with this submission is that resistance to housing intensification and loss of 'green space' is more complex than 'NIMBY-ism' (Not In My Backyard), a concept which reduces opposition to narrow-mindedness, self-interest, and ignorance (Devine-Wright, 2009).

The residents behind this submission are none of the above – all are intelligent, worldly-wise individuals who collectively are looking holistically at the impact of the proposal.

Research suggests that local opposition is instead a form of place-protective action that residents take when housing intensification threatens emotional attachments and place-related identities (Devine-Wright, 2009).

Another factor to consider is that homeownership is generally the most significant asset for households and is therefore associated with a strong defence of its value, resulting in homeowners being likely to have concerns around land-use changes (Navarrete-Hernandez, Mace, Karlsson, Holman, & Alberto Zorloni, 2021). Adjoining a new development inevitably reduces the value of our current houses (along with the previously imposed cycleway and the removal of our own street parking facility). This is seen as a threat to local community amenity and liveability.

What value to the community will these additional houses add?

Christchurch-based research has found that private developers construct dwellings with a narrow set of needs in mind (i.e., those of retirees or young professionals) and do not provide for other demands that exist in the market (Ancell & Thompson-Fawcett, 2008; Schmidt, 2021).

- Most existing dwellings and new builds in Christchurch are not suitable for ageing in place or for people with mobility or sensory limitations (Mitchell, Saville-Smith, & James, 2021). The current housing stock is also inappropriate for households wishing to live intergenerationally. Is this new development aligned with these concerns?
- Will there be body corporate ownership? If so, this will take away the individual household identity and connection to the housing stock.
- Is this development going to have the potential to be 'the same' in terms of identity and housing typologies? Research has found valid evidence that homogeneous housing impacts on the adaptability and long-term viability of neighbourhoods. This is a really valid issue if this development just replicates what is already appearing in the Christchurch cityscape.

Plantings

Trees serve to reinforce the city's identity as the Garden City. Street trees and gardens is the second most important neighbourhood feature for *Life in Christchurch Housing and Neighbourhoods* respondents after safety (Christchurch City Council, 2023). In this housing development it identifies tree retention on Cashmere Road frontage and the planting of trees within the development ostensibly (from the visual provided) in the south-west corner. This appears as if the developer is 'environmentally' aware. However, it is now a requirement: tree cover mapping commissioned by Christchurch City Council found the city's tree cover to be 14%, which is lower than Auckland (18%) and Wellington (30%) (Christchurch City Council, 2022; RNZ, 2022). In the new Ōtautahi-Christchurch Urban Forest Plan, Christchurch City Council outlines a direction and priority for extending and protecting the city's tree canopy over the next 50 years (Christchurch City Council, 2023). The Council is also proposing that developers either pay Financial Contributions, which will be put towards tree planting, or plant or retain trees on their site.

Concerns about the impact of housing intensification on the city's tree canopy is common amongst respondents. Comments not only refer to the tree canopy as being important for aesthetic reasons, but also for shade and ground protection, food security, mental health, and bird and insect life. These concerns come from residents observing and/or anticipating the removal of existing trees for housing developments, as well as those living in newer neighbourhoods that they perceive as lacking trees. A recent report to the Christchurch City Council found Halswell (9.81%) to have the third lowest tree canopy cover of all wards in Christchurch (Morgenroth, 2022).

Most of these points have been outlined under Section 5.5.

However:

- Section 3.3 alludes to some parts of the existing area as 'low quality habitat' and there is 'potential to restore and enhance to create a biodiverse ecological buffer adjacent to new residential development'. This completely disregards the fact that local residents have always had this behind their properties.
- Positive input from Mahaanui Kurataiao in their advisory role of environmental management is acknowledged as very important but so too, are the current residents of the Hoon Hay area who each in their own manner have nurtured the land on behalf of future generations.
- The development plan attaches much significance to native plantings but it must not be ignored that exotic trees have had a most significant impact on Christchurch's environment for almost two hundred years. Exotic plantings of trees must not be at the expense of native tree planting – they should go 'hand-in-hand'.

Another aspect that has not been fully detailed:

- Range of options for fuel types of heating for this new settlement.
- Approval from Environment Canterbury Clean Air Certification.

Wetlands

Wetlands have many advantages:

- water catchment
- recreational
- visual and
- ecological.

I am in agreement with the points made in Sections 5.5.1, 5.5.2 and 5.5.3.

But who in the long-term is going to manage the flora and fauna – is it CCC or is it the developer? As the regional council pointed out at the last hearing of Cashmere Fields Ltd private plan change: this area (Henderson Basin) is all part of the flood control that originates in Wigram and has implications for feed through to the other Basins.

How much notice will be taken by CCC of any issues that arise caused by the lack of maintenance of plantings or the lack of control if there is any intensification of wildlife including feral that might arise from this development of wetlands. An aside (put pertinent) is the CCC continuing to dump oak leaves (from other suburbs) onto kerb gardens eg corner Sparks Road and Maryhill Avenue. Every year the council is approached to stop this habit and every year it continues. Gardeners in this area know that oak leaves do not add to the soil quality, that it is a temporary weed suppressant which inevitably within weeks are distributed up the driveways of local houses. This returns me to my question – who will take care of the landscaping of the wetlands and will the Council, when made aware of them, take any local concerns seriously?

Research has also found residents' perceptions of planning approaches, specifically whether they are viewed as fair and transparent, to play a significant role in community acceptance of housing intensification (Dolan, 2018; Ruming, 2014; Davidson, Legacy, Liu, & Darcy, 2016).

If this proposal ignores the social aspects of the existing area of Hoon Hay, then it ignores the humanity of the community that has created this neighbourhood.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 27/02/2026
First name: Graham **Last name:** Trost
Preferred method of contact: Email
Postal address: 132 Sparks Road, New Zealand
Email: trost_res@xtra.co.nz
Daytime Phone: 0276747777

I could not gain an advantage in trade competition through this submission
 directly affected by an effect of the subject matter of the submission that:
 a. adversely affects the environment, and
 I am not b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

It should be noted that in this area there has been previous applications by the same developer.. The objections raised at those hearings should be revisited to see if those objections have been addressed and are now fully compliant. This before this current application is looked at. Of particular concern to Sparks Road residents are the use of existing community laterals – are they in a sound condition and the invert level and grade. Has a site investigation down to the existing lateral been made publically available?

1.3

The reasons for my / our submission are:

We are not opposed to a housing development per se. What we need is to be reassured that if a development proceeds, that there will be no negative effects on existing surrounding properties. This includes physical, environmental and social factors. This Urban Design Statement (UDS) repeatedly states that this development will positively enhance its residents' lifestyles. But will it be the same for the existing surrounding community residents – to maintain their positive lifestyles? Where is the regard for the community that the new development is located within? In this document there are few (if any) sincere references made to acknowledge the social impact of the development on the surrounding local existing community. Instead it is all about the well being and enhancement of the residents within the proposed 'urban design' settlement.

1.4

The decision I / we would like the Council to make is:

Please reference the attached document: Submission Contribution February 2026

Name

Submission Contribution February 2026.pdf



**With reference to the application by Cashmere Fields Ltd to the
Christchurch City Council.**

*From Graham and Judith Trust
@ 132 Sparks Rd.*

Prelude

It should be noted that in this area there has been previous applications by the same developer – all of which were turned down. The objections raised at those hearings should be revisited to see if those objections have been addressed are now fully compliant. This before this current application is looked at.

Of particular concern to Sparks Road residents are the use of existing community laterals – are they in a sound condition and the invert level and grade. Has a site investigation down to the existing lateral been made publically available?

We are not opposed to a housing development per se. What we need is to be reassured that if a development proceeds, that there will be no negative effects on existing surrounding properties. This includes physical, environmental and social factors.

This Urban Design Statement (UDS) repeatedly states that this development will positively enhance its residents' lifestyles. But will it be the same for the existing surrounding community residents – to maintain their positive lifestyles? Where is the regard for the community that the new development is located within?

In this document there are few (if any) sincere references made to acknowledge the social impact of the development on the surrounding local existing community.

Instead it is all about the well being and enhancement of the residents within the proposed 'urban design' settlement.

Impact on Services

Firstly – the document mentions a number of times that Sparks Road is a minor arterial road. By Transit's definition – yes but from residents' perspective it is definitely not. In Section 5.3.1 paragraph 5: all the factors leading to a positive road hierarchy for the proposed development are the antithesis for Sparks Road residents – with the imposition of cycle ways and the loss of on street parking.

The application identifies the walkability distance to bus services but since for this particular area it is at least 10 minutes walking, it will be even greater distance in the new development. Will bus routes be diverted to accommodate the extra population? It is of vital importance to keep a short access distance to public transport, especially on non-arterial roads – it is a safety issue.

With the addition of approximately 300 further dwellings, this will place more pressure on the local services such as medical practices. Currently the medical practice located at 124 Sparks Road is unable to take on more patients (reference family at 128 Sparks Road unable to sign on).

Town planners designate this part of Hoon Hay as 'older homes', 'mature residents', 'established neighbourhood' – with the implication that this is a bad thing and that it is a situation that can be 'over turned'.

Contrary to this view – this community is a cross-section of society ranging from school age families, working couples and semi to fully retired couples and some intergenerational households.

What the planner also ignore is the fact that this is an area that is a neighbourhood of generally long-term residents that provides stability and therefore to a major degree a sense of safety. With regard to the affected ie houses adjacent to the proposed development –

- many of the homeowners made the decision to build/purchase along this side of the road was for the 'green space' behind the properties. To access this view on the east boundary - a number of properties are two storied, some properties have low, open fences, some properties with raised gardens to see over to the fields.

- This green space was the boundary for housing development, it was to prevent residential spread.

Place-based attachments

What has to be taken into account with this submission is that resistance to housing intensification and loss of 'green space' is more complex than 'NIMBY-ism' (Not In My Backyard), a concept which reduces opposition to narrow-mindedness, self-interest, and ignorance (Devine-Wright, 2009).

The residents behind this submission are none of the above – all are intelligent, worldly-wise individuals who collectively are looking holistically at the impact of the proposal.

Research suggests that local opposition is instead a form of place-protective action that residents take when housing intensification threatens emotional attachments and place-related identities (Devine-Wright, 2009).

Another factor to consider is that homeownership is generally the most significant asset for households and is therefore associated with a strong defence of its value, resulting in homeowners being likely to have concerns around land-use changes (Navarrete-Hernandez, Mace, Karlsson, Holman, & Alberto Zorloni, 2021). Adjoining a new development inevitably reduces the value of our current houses (along with the previously imposed cycleway and the removal of our own street parking facility). This is seen as a threat to local community amenity and liveability.

What value to the community will these additional houses add?

Christchurch-based research has found that private developers construct dwellings with a narrow set of needs in mind (i.e., those of retirees or young professionals) and do not provide for other demands that exist in the market (Ancell & Thompson-Fawcett, 2008; Schmidt, 2021).

- Most existing dwellings and new builds in Christchurch are not suitable for ageing in place or for people with mobility or sensory limitations (Mitchell, Saville-Smith, & James, 2021). The current housing stock is also inappropriate for households wishing to live intergenerationally. Is this new development aligned with these concerns?
- Will there be body corporate ownership? If so, this will take away the individual household identity and connection to the housing stock.
- Is this development going to have the potential to be 'the same' in terms of identity and housing typologies? Research has found valid evidence that homogeneous housing impacts on the adaptability and long-term viability of neighbourhoods. This is a really valid issue if this development just replicates what is already appearing in the Christchurch cityscape.

Plantings

Trees serve to reinforce the city's identity as the Garden City. Street trees and gardens is the second most important neighbourhood feature for *Life in Christchurch Housing and Neighbourhoods* respondents after safety (Christchurch City Council, 2023). In this housing development it identifies tree retention on Cashmere Road frontage and the planting of trees within the development ostensibly (from the visual provided) in the south-west corner. This appears as if the developer is 'environmentally' aware. However, it is now a requirement: tree cover mapping commissioned by Christchurch City Council found the city's tree cover to be 14%, which is lower than Auckland (18%) and Wellington (30%) (Christchurch City Council, 2022; RNZ, 2022). In the new Ōtautahi-Christchurch Urban Forest Plan, Christchurch City Council outlines a direction and priority for extending and protecting the city's tree canopy over the next 50 years (Christchurch City Council, 2023). The Council is also proposing that developers either pay Financial Contributions, which will be put towards tree planting, or plant or retain trees on their site.

Concerns about the impact of housing intensification on the city's tree canopy is common amongst respondents. Comments not only refer to the tree canopy as being important for aesthetic reasons, but also for shade and ground protection, food security, mental health, and bird and insect life. These concerns come from residents observing and/or anticipating the removal of existing trees for housing developments, as well as those living in newer neighbourhoods that they perceive as lacking trees. A recent report to the Christchurch City Council found Halswell (9.81%) to have the third lowest tree canopy cover of all wards in Christchurch (Morgenroth, 2022).

Most of these points have been outlined under Section 5.5.

However:

- Section 3.3 alludes to some parts of the existing area as 'low quality habitat' and there is 'potential to restore and enhance to create a biodiverse ecological buffer adjacent to new residential development'. This completely disregards the fact that local residents have always had this behind their properties.
- Positive input from Mahaanui Kurataiao in their advisory role of environmental management is acknowledged as very important but so to, are the current residents of the Hoon Hay area who each in their own manner have nurtured the land on behalf of future generations.
- The development plan attaches much significance to native plantings but it must not be ignored that exotic trees have had a most significant impact on Christchurch's environment for almost two hundred years. Exotic plantings of trees must not be at the expense of native tree planting – they should go 'hand-in-hand'.

Another aspect that has not been fully detailed:

- Range of options for fuel types of heating for this new settlement.
- Approval from Environment Canterbury Clean Air Certification.

Wetlands

Wetlands have many advantages:

- water catchment
- recreational
- visual and
- ecological.

Are in agreement with the points made in Sections 5.5.1, 5.5.2 and 5.5.3.

But who in the long-term is going to manage the flora and fauna – is it CCC or is it the developer? As the regional council pointed out at the last hearing of Cashmere Fields Ltd private plan change: this area (Henderson Basin) is all part of the flood control that originates in Wigram and has implications for feed through to the other Basins.

Research has also found residents' perceptions of planning approaches, specifically whether they are viewed as fair and transparent, to play a significant role in community acceptance of housing intensification (Dolan, 2018; Ruming, 2014; Davidson, Legacy, Liu, & Darcy, 2016).

If this proposal ignores the social aspects of the existing area of Hoon Hay, then it ignores the humanity of the community that has created this neighbourhood.

Addendum

See below:

Have the lots zoned RuUF, RNN already established by Cashmere Fields Ltd now been rezoned to RNN? When was the rezoning granted for this?

Cashmere Fields Ltd ('the Proponent') requests a Private Plan Change (PPC) to the Christchurch District Plan (CDP). The Private Plan Change (PPC) request proposes to rezone the application site from a mix of Rural Urban Fringe (RuUF) and Residential New Neighbourhood (RNN), to RNN across the entire site, while keeping stormwater management areas as RuUF.

This request includes these key actions:

- Updating Planning Map 45A (refer to Appendix A)
- Updating the Hendersons Outline Development Plan (ODP) maps (see Appendix A)
- Updating the ODP Text (see Appendix B) 2.

The PPC site is located within the Henderson's and Cashmere catchments which include the following addresses:

- 126 Sparks Road (Lot 1 DP 412488)
- 17 Northaw Street (Lot 2 DP 412488)
- 36 Leistrella Road (Lot 3 DP 412488)
- 240 Cashmere Road (Lot 23 DP 3217)
- 236 Cashmere Road (RS 41613) • 200 Cashmere Road (Lot 1 DP 547021)
- 60 Leistrella Road [Part of Lot 406 DP 561520 (Balance Lot 349 as per RMA20213829)] 3.

The request is made on the grounds that there is a current shortfall of residential zoned land available for development in Christchurch and the Greater Christchurch area. With significant housing demand in the region, the proposal aims to address this shortfall by providing a wellconnected residential development that offers affordable housing choices. By doing so, the Applicant seeks to contribute to increasing housing capacity, provide choice and support a well-functioning urban environment in Christchurch.



PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 26/02/2026

First name: Justin

Last name: Avi

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Increase housing density

1.3

The reasons for my / our submission are:

I support the increase in housing stock in Christchurch. However there are things we should look at -make sure this area is dense within the MDRS framework, we can go way more than 300 homes. Possibly some low to medium rise apartments with mixed use shops below - require some percentage of homes to go to first home buyers and/or affordable homes - lobby ecan to create a new bus route that goes from city to Halswell (and potentially some express service extension beyond to Lincoln/Rolleston via Tai Tapu) via Sparks Rd -lobby central government to secure a new high school location for south west christchurch, either here or Halswell

1.4

The decision I / we would like the Council to make is:

-lobby ecan for a new bus route -lobby central government for a new high school -require increase density for developers to fit more than 300 homes, which include low to mid rise apartments -require some homes to be reserved for affordable/first home buyers

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 26/02/2026

First name: Hannah

Last name: Squire

Preferred method of contact

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The infrastructure around this area needs so much more work / support before more houses.

1.3

The reasons for my / our submission are:

The area is growing too fast and infrastructure isn't keeping up

1.4

The decision I / we would like the Council to make is:

Decline the change and plan

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 26/02/2026

First name: Leah

Last name: Williams

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Stopping the building of houses.

1.3

The reasons for my / our submission are:

There is not enough infrastructure to support this in this area eg. Highschools, schools, roading. This area is prone to flooding and will cause increased pressure on water drainage.

1.4

The decision I / we would like the Council to make is:

To stop this going ahead.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 26/02/2026

First name: Zac

Last name: Porter

Preferred method of contact

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Rezoning

1.3

The reasons for my / our submission are:

Congestion, urban sprawl, lack of facilities planned

1.4

The decision I / we would like the Council to make is:

Oppose

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 26/02/2026

First name: Fiona

Last name: Niles

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The growth is too quick without the roading and provisions. Halswell road works are already a mess and we need to get this up to date before we look at considering a new 300 houses

1.3

The reasons for my / our submission are:

The areas infrastructure is not ready for a future increase in people with a numerous amount of builds already happening. Let's wait until the roading up grades are complete the new school is complete the new supermarket is complete to service these people

1.4

The decision I / we would like the Council to make is:

Slow down get the roading fast tracked. Every single road out of halswell has road works and they still have a long way to go we don't need another 300 houses in the mix until that's complete!!

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 26/02/2026

First name: Danielle

Last name: Millar

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

There will always be a need to build more housing to help our city grow. However, Halswell and the surrounds have undergone huge growth without the supporting infrastructure. Roads have semi built footpath that are disconnected, eg Sutherlands Road and Cashmere Road is a stop/start collection of footpaths. If the housing goes ahead the council should look at building in a direct bus service that links the new subdivisions around the quarry area directly to central city as currently there is no bus service going down sparks rd. This would also enable a bus stop at back of the new retirement village on Milns road to support elderly people to have independence to reach the central city. Finally, there is desperate need for a high school in the area. Halswell is a huge suburb and yet has no community school. This location is also unzoned so there needs to be thought about saving land to build a large and desperately needed secondary school.

1.3

The reasons for my / our submission are:

As above.

1.4

The decision I / we would like the Council to make is:

Go ahead on the condition that the developer pays of logical infrastructure (eg not just footpaths outside the subdivision but actually linking footpaths). I'd like the council to save a large parcel of land for a secondary school to service all these new housing developments.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 27/02/2026

First name: David

Last name: Clarke

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Size of planned development.

1.3

The reasons for my / our submission are:

Current road infrastructure is not capable of supporting more traffic. The current road condition is in disrepair due to the excess traffic coming from Halswell. The area of the planned development suffers from severe flooding and may cause damage to surrounding houses. Only two high schools in area that do not have the capacity to handle the planned development.

1.4

The decision I / we would like the Council to make is:

Consider reducing the amount of planned houses or increase minimum sections size. Amend plans to include business development such as cafes, restaurants and dairy's. Planning for school to support new housing developments.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 26/02/2026

First name: Danni

Last name: Chen

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

I would like the council to delay further expansion of the Halswell area

1.3

The reasons for my / our submission are:

In the past few years, it has become increasingly difficult to drive in and out of Halswell due to extensive road works. I feel we should allow existing infrastructure projects to be well and truly finished before we continue to increase housing density in Halswell. I'm also unsure even with the upgraded infrastructure it will keep up with the additional demand placed by more housing. I would like more parks, preschool, primary school and a new high school prior to more housing to allow residents to actually enjoy living in Halswell

1.4

The decision I / we would like the Council to make is:

Finish existing infrastructure upgrades Assess whether or not there are enough resources to house additional families before changing zones

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 26/02/2026

First name: Kezia

Last name: Rodden

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

More housing

1.3

The reasons for my / our submission are:

I oppose this application until there is more infrastructure put into place around the west. There is currently not enough schooling options and no long term plan to accommodate for the increase in high school children

1.4

The decision I / we would like the Council to make is:

Put in more infrastructure around the west areas and properly address the roading issues

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 26/02/2026

First name: Laura

Last name: McClure

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The whole proposal.

1.3

The reasons for my / our submission are:

I currently reside in Halswell but have recently moved from Beckenham and know the area well.

1.4

The decision I / we would like the Council to make is:

I think this plan is very sensible. We want to grow our city. With only 5km to the cbd it makes sense that this area should be made up of mostly residential housing. There is more value in keeping people close to the city center than out in areas such as Rolleston. If we want a thriving CBD we need to allow development and growth. There are some issues in this area with infrastructure not keeping up. However on the whole I think this area will cope with the added proposed homes if the infrastructure is upgraded.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 26/02/2026

First name: Rachel

Last name: Lockwood

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

I'm all for growth due to housing shortages but there needs to be plans in place for a new high school. The primary schools are bursting at the seams, roles are getting higher, and all those primary schools students need to go somewhere and at the moment Hillmorton High School and Cashmere are the only 2 available. With the land zoned more than likely in Hillmorton catchment area. On top of the houses being built around Halswell and Halswell Quarry. A new secondary school needs to be built

1.3

The reasons for my / our submission are:

See above Education - future for our kids A new high school is desperately needed

1.4

The decision I / we would like the Council to make is:

New high school

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 27/02/2026

First name: Sylvia

Last name: Nissen

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Lack of attention to wider infrastructure needs for 300 more homes.

1.3

The reasons for my / our submission are:

I am highly concerned about the lack of attention to the wider infrastructure needed to support an additional 300 homes on top of the 3000+ recently developed on this part of Christchurch. In particular: - Schooling infrastructure is desperately needed, both primary and high school. Current schools are hopelessly over subscribed and are not adequately equipped for further developments. It is important that land is set aside now for this. - Other services will be needed by these houses, e.g. doctors, early childhood education. Both currently have waitlists of over a year, or don't even have waitlists because demand is so high. - Land needs to be set aside for sports grounds. Current sports fields in this part of Christchurch are hopelessly oversubscribed. We need places where our kids can play sports. - Cashmere road is in very poor shape. It regularly floods. Sections along its length are constantly needing to be patched up. It has no cycling infrastructure nor footpaths, despite being widely used, and so is an accident waiting to happen. Further developments will accelerate all of this. - Stormwater infrastructure is already very strained. This area provides a space where water can be absorbed into the ground naturally. Adding hard surfaces through this subdivision will have downstream impacts for the rest of Christchurch near the Heathcote. It will reduce our resilience to major rain events that are projected with climate change. These infrastructure issues are not new to this part of Christchurch. There have been successive developments where houses have been added at an extraordinary rate, but the developer contributions and the process and planning around them have been inadequate to address public infrastructure needs.

1.4

The decision I / we would like the Council to make is:

In considering this plan change, I encourage the Council to ensure: - Adequate land is set aside for schools (primary and secondary), ECEs, sports grounds, parks with playgrounds, doctors - Cashmere Road is upgraded so that it does not regularly flood - Footpath and cycling infrastructure is adequate and cohesive (unlike previous developments in the area). - Developer contributions are sufficient and channeled to support this infrastructure development

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 27/02/2026

First name: Rachel

Last name: Kirk

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

This submission relates to Private Plan Change 18 (PPC18), which proposes to rezone the site from a mix of Rural Urban Fringe (RuFU) and Residential New Neighbourhood (RNN) to predominantly RNN, allowing for approximately 300–440 residential dwellings. My submission specifically relates to: The proposed rezoning of land along the northern boundary (Sparks Road interface), and the Outlined Development Plan (ODP), including: Housing density and distribution. Earthworks and finished floor levels. Stormwater management design. Wetland location and function. Christchurch District Plan provisions, including: Clause 5.2.2.1.4: No transfer of natural hazard risk. Clause 5.2.2.2.1: Flooding (maintenance of flood storage capacity and no transfer of flood risk). Clause 8.2.4.4: Amenity (shading, visual impact, privacy). Clause 14.2.5.6: Integration and Connectivity (management of boundaries between new and existing developments). Chapter 6: Development within Greater Christchurch (priority areas and infrastructure boundaries).

1.3

The reasons for my / our submission are:

I acknowledge that residential development in this area is likely inevitable and that new housing and a well-designed wetland could benefit the wider community. I am not seeking to prevent development. However, as an immediate neighbour on the northern boundary, my property will be directly and significantly affected. My concerns are: Flooding and Stormwater Risk: The site lies within a Flood Management Area. Soils are predominantly Tai Tapu silt with poor drainage. Groundwater has been recorded as high as near ground level. Increased impermeable surfaces (roofs, driveways) risk reducing wetland recharge and altering surface water behaviour. I seek assurance that stormwater from northern boundary lots will be directed into properly designed swales and wetland systems, not toward existing properties. I am concerned about the potential transfer of flood risk to our properties, contrary to District Plan policy. Finished Floor Levels and Earthworks: TC2/TC3 land and Class D seismic requirements indicate raised foundations. Minimum floor level requirements in a flood-prone area mean new dwellings may be

significantly elevated above existing ground levels. This could result in increased overlooking, shading, and visual dominance. A precedent has already been set nearby with elevated construction. I seek clarity on the maximum allowable finished floor levels and earthwork heights along our boundary. Privacy and Amenity: Current ODP layouts indicate approximately 10 houses along our northern boundary. Potential two-storey builds and raised platforms could materially reduce privacy. Visual impact, loss of outlook, and lifestyle effects are substantial. District Plan amenity provisions require that development not cause significant loss of privacy or detract from amenity values. Housing Density: Proposed densities of 15–20 households per hectare (or potentially up to 440 dwellings) represent a substantial intensification next to existing low-density properties. The scale of development along the boundary requires careful mitigation. Water Supply and Infrastructure: Concerns about reduced domestic water pressure due to increased demand and network capacity constraints. Clarification is sought on modelling and network upgrades. Environmental and Ecological Effects: Removal of shelter belt trees and habitat areas may affect birdlife and wildlife. Wetland design must genuinely enhance ecological values rather than function solely as engineered detention. Protection of existing birdlife corridors is important. Boundary Treatment: No clear detail is provided regarding boundary setbacks, fencing, planting buffers, or screening along Sparks Road properties. Broader Planning: The site is not located within an identified priority growth area under Chapter 6 of the District Plan. The integration response addresses the eastern and western boundaries but does not clearly address the northern boundary. Social and Property Impacts: The proposal will materially reduce my enjoyment of my property and may affect property value and insurance considerations due to proximity to intensified floodplain development.

1.4

The decision I / we would like the Council to make is:

I request that Council: 1. Require detailed, site-specific stormwater and flood modelling for the northern boundary, demonstrating no transfer of flood risk and clear integration of runoff into wetland systems. 2. Impose specific boundary interface controls along Sparks Road, including: 3. Height limits or single-storey restrictions along the northern boundary. Maximum finished floor level controls relative to existing ground levels. Increased setbacks. Mandatory landscape buffers or shelter planting. Clear fencing provisions. 4. Require the wetland and swale systems to be positioned and designed so that runoff from the northern boundary contributes positively to wetland function rather than being diverted away from it. 5. Require clear infrastructure modelling (including water supply capacity) that demonstrates no reduction in service levels for existing residents. 6. Ensure that amenity, privacy, shading, and visual dominance effects on existing residents are specifically assessed and mitigated through enforceable ODP provisions. 7. Consider extending the Rural Urban Fringe (RuFU) zoning to the full northern boundary (Sparks Road interface) for a more appropriate transitional edge between existing properties and higher-density residential development. In summary, I am not seeking to stop development. I accept that new housing will benefit many Cantabrians. My request is that the northern boundary be treated fairly, that risks are not transferred, and that meaningful mitigation is built into the plan change, not deferred to later stages.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 27/02/2026

First name: Michael

Last name: Simek

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The whole thing

1.3

The reasons for my / our submission are:

The transport infrastructure around here is already at the limits, cashmere road is dangerous now all the way to Halswell Quarry. No proper pedestrian or cycling infrastructure. Morning traffic jams. And who knows at what limit is other infrastructure. Since all the other new subdivision around here were built its way less safe for commuting, school kids including. And especially since it is all near areas that flood...

1.4

The decision I / we would like the Council to make is:

Not enable new housing development in those areas until the area can handle it. Developers can go develop somewhere else

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 27/02/2026

First name: Margaret

Last name: Winter

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Flooding risks

1.3

The reasons for my / our submission are:

I am mainly concerned that the increased developments may channel floodwaters along roads in a eastward direction, and increase the risk of flooding at my home at 70 Kaiwara St. Secondly, I am opposed to intensifying housing in flood prone areas. Climate change is causing more intense and more frequent storms, at a faster rate of change than previously anticipated. I am concerned that these more extreme conditions have not been adequately planned for in this development, and that housing should not be put in flood management areas given the uncertainty around future flood risk.

1.4

The decision I / we would like the Council to make is:

Decline

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 28/02/2026

First name: Andrew

Last name: Evans

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

1.3

The reasons for my / our submission are:

I support this development strongly, if not here then where? Selwyn? Lincoln? Rangiora? More congestion? To those who say what about the rural character? This is a city not a farm, whilst it's nice to see fields as you drive by, if we keep sprawling out you will be driving a lot slower, burning more fuel. I not only support this development but any in the surrounding area as long as flooding & detention issues are accounted for, which this scheme clearly is. I did consider suggesting that minimum densities be mandated, but realised that what is important is the developer provides what people want, and nothing does this better than market signals, and clearly the developers will know what the market wants & the council should not mandate such things

1.4

The decision I / we would like the Council to make is:

To accept this scheme in full

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 08/03/2026

First name: Alex

Last name: Gabites

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The rezoning of land from RuUF to RNN and amendments to Hendersons Outline Development Plan (ODP) to add additional residential areas specifically adjacent to properties on Rollesby Street.

1.3

The reasons for my / our submission are:

As owner occupiers of our property on Rollesby street and also knowing that we are one of the two lowest properties on the street with ours specifically having the storm water drain for Rollesby Street directly in-front of us, we are seriously concerned that the development & subsequent addition of new properties adjacent to us will adversely affect the behavior of storm water during rainfall events as well as the local sewer system. Already during high rainfall events in the last 5 years weren't even considered 'floods', we have already experienced water ponding outside and around our property, at times across the footpath and up to our fence. When this occurs, we can already observe the sewer overflowing on the street, our gully's overflowing into our gardens, our toilets not flushing properly for a few days afterwards and the council drain at the back of our property full to capacity with at times no direction of flow. We're not necessary against development of this area, but wish for any development to not adversely affect those of us who already reside here and our properties. Any development needs to be measured in scope given the known flood area and should avoid/restrict the developer squeezing as many properties as possible on to the remaining space while also providing clear details of the development rather just being added on to an existing development plan. I have attached some photos of the water in our street (2022 and 2025) and ponding in our back yard (2022) that we have already experienced.

1.4

The decision I / we would like the Council to make is:

We would like the council to reject the current rezoning request and amendments to the existing plans. If there is to be future development in this area we would like to have the council ensure that only lower density houses similar to what already exists in the neighborhood are able to be constructed to help reduce the demands on the local storm-water & sewer systems as opposed to higher density housing. We would also like it to be required that the existing Stilwell Drain North is widened and naturalized to improve storm-water capacity for Rollesby Street. We would like to see existing infrastructure particularly the sewer and storm-water updated to be able to support any new residences so that we are not negatively impacted further during high rainfall events.

Attached Documents

Name
20220720_215817137
20220720_215915059.MP
20220720_215918213
20250501_030342189.PANO









PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 03/03/2026

First name: Mathew

Last name: LEE

On behalf of: MathewLEE & Family Trust

Preferred method of contact Postal

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

We had no contact prior to this proposal. Should our properties be included in PPC18.

1.3

The reasons for my / our submission are:

Due to time constraints we were unable to consult with our neighbours and family members to provide further details for our future development, for the areas marked in green and yellow on our plan attached.

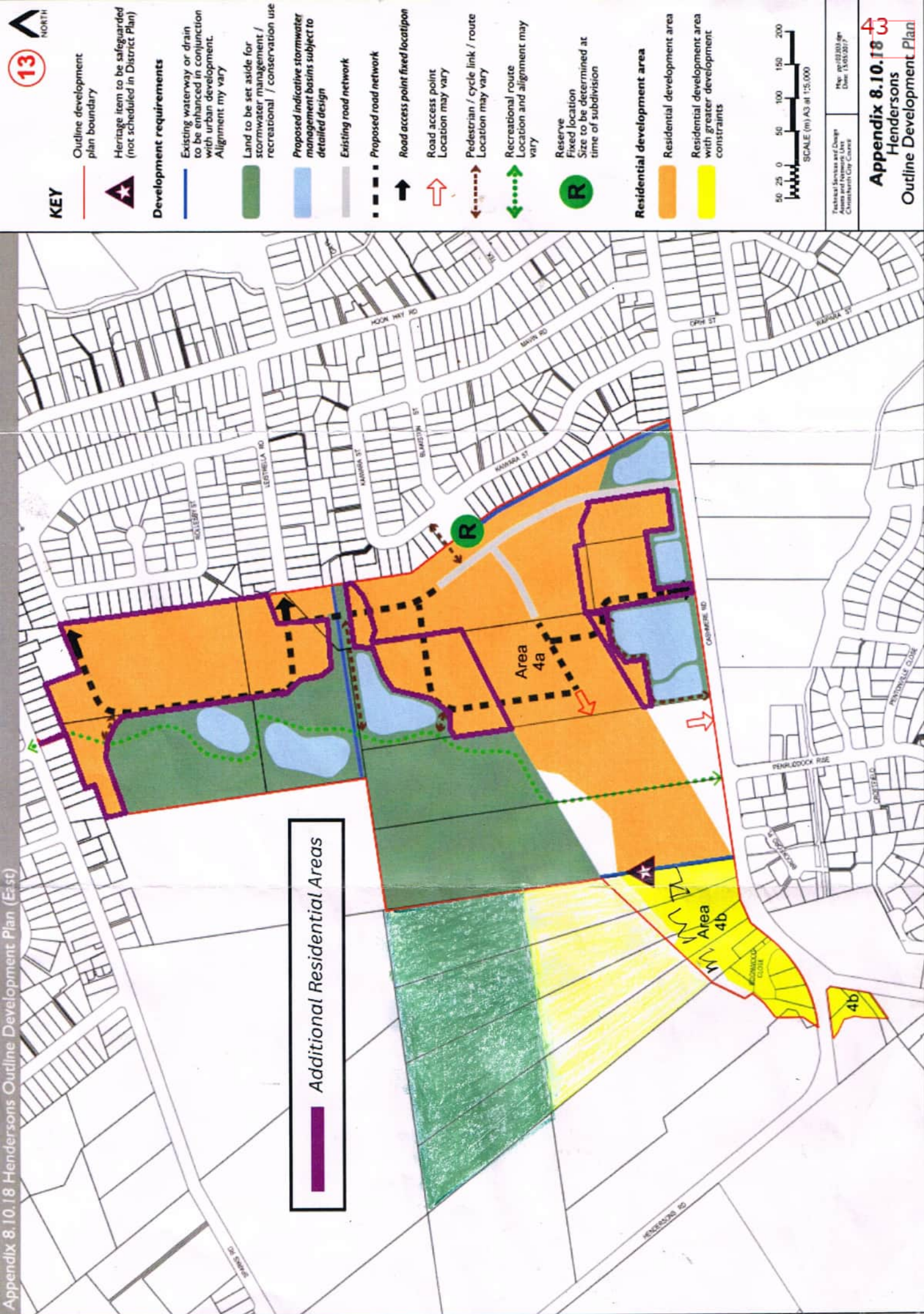
1.4

The decision I / we would like the Council to make is:

We do not oppose to the 300 residential lots. The Council should consult all the rural land owners (Sparks, Henderson, Cashmere roads) for the future development for the whole areas to enable to supply more residential housing and green space. The Council already owns the land on the corner of Sparks and Henderson road and continuing the green space across our land to the proposed green space allows more benefits/access for recreational users. Refer to our attached plan.

Attached Documents

Name
MATHEW LEE 266 Cashmere rd submitting



PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 01/03/2026

First name: Tricia

Last name: McNaughton

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Increase in the number of houses leads to an increase in the number of families and those families will most likely need to attend schools and pedestrian access. Wetlands and reserves

1.3

The reasons for my / our submission are:

My concern about this proposal is the lack of infrastructure to support it, in particular the schooling around the area. There has been a large increase in housing development in the Halswell and adjacent areas and there has been no increase in schools. Currently there is only Cashmere High School and there has been no expansion at the primary schools. To cater for the additional families there does need to be some focus on the schools. There are no footpaths along Hendersons Road and this needs to be included in any planning for this area. It great to see the addition of further wetlands and reserves which will improve the environment in the area.

1.4

The decision I / we would like the Council to make is:

Increase the capacity of the schools in the area and provide footpaths along Hendersons Rd. Hopefully the houses will be single houses on one section and not flats.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 02/03/2026

First name: John

Last name: Haylock

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

I am not for or against this application as such. In fact it will make walking around the suburb better for us. My grievance / complaint is that we have got to stop living as we do with everyone (NZ reality/dream) having their own individual plot of land and us consuming up large amounts of productive land. Most never utilize their plot of land anyway one their is a dwelling on it. For centuries Europe & Asia have built close together & also gone upwards. Decades ago the same argument was levelled at the USA regards how we live in NZ. I do not really think the USA has heeded that advice, with it only happening in the centralized cities as such which is not new. We are only 5 million people yet our foot print is large. We each heat our own envelope/residence where if we are being more consolidated we all heat each other in that building unit. What is happening in the inner city is generally addressing that issue I feel, but people still need a single garage for storage/ E bike/ car & parking and that is not always available or planned in the inner city developments. One day the penny will drop & may it be soon rather than later. I do thank you that we are provided with plenty of greenspace by the local Authorities & other amenities.

1.3

The reasons for my / our submission are:

STOP CHOPPING UP PRODUCTIVE LAND FOR HOUSING. THERE WILL BE EVEN MORE CONGESTION ON OUR ROADS WHICH ARE STRUGGLING NOW TO COPE NOW WITH THE VOLUMES OF TRAFFIC.

1.4

The decision I / we would like the Council to make is:

FOR EVERY LOCAL AUTHORITY TO THINK AHEAD LONG TERM & CONSERVE OUR VALUABLE PRODUCTIVE LAND.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 02/03/2026

First name: Robin

Last name: Berthault

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Concern for floodplains and dewatering. Increased wetland areas between Henderson, Cashmere and Sparks should be included in the agreement for further development. I look over the wetlands and can see significant areas that are wet year round, which the developments are encroaching on. I don't disagree with development, but I do feel there needs to be accountability to retain and increase wetlands. Concern for increased traffic on Cashmere Rd. Would like to see increased capacity for cyclists and pedestrians along the entirety of Cashmere road. (all the way to quarry) as regularly see near misses between cyclists/ pedestrians and vehicles. There is increased driver frustration seen due to heavy traffic times, and loading subdivisions without having a plan for this will increase risk of incident resulting in serious injury or death.

1.3

The reasons for my / our submission are:

I live nearby, and am affected by traffic. I can also see the effect that removing vital wetlands may have on local flood-proofing.

1.4

The decision I / we would like the Council to make is:

- Increase infrastructure to accomodate increased users as a result of developments. Create safe pedestrian / cycle ways with crossings along the entirety of Cashmere and Henderson. - retain or increase protected wetland areas in proportion to development forecasts -

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 02/03/2026

First name: Sharon

Last name: Marquet

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Storm Water drain. Northaw Street.

1.3

The reasons for my / our submission are:

I would like to know what will happen to the storm water drain directly behind us. When there is excessive rain this drain does not cope very well. I have had to sand- bag our fence/gate to stop the back flow into our place. The drain might be a bit lower here but i have not checked that. We can usually tell when the road in front of us is starting to flood, as the water has no-where to go. If development happens on these paddocks what is the plan for drainage? The houses will have to be built up as theses paddocks can become very soggy. Does this mean it will flow towards us and we will then have more excess water on our properties. As to the problem of Northaw Street being a possible exit. The street is very narrow especially school drop off and pick up, or functions at the two schools on Sparks Road. As there is no parking on half of Sparks Road due to the cycle lane. I do not oppose the development as you cannot stop progress but there are a few things to consider.

1.4

The decision I / we would like the Council to make is:

Can you look into this and advise and let us know in writing that these issues will be looked into and a plan will be put into place to prevent any further issues.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 07/03/2026

First name: John & Karen

Last name: Walker

On behalf of: ourselves

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

1) Traffic 2) Flooding and storm water management- 3) Lose of line of sight- 4) Families bring children, which is great, but this will only add to the congestion on the current streets in the area during school pick up and drop off at the two primary schools in the area. 5) Land development if the rezoning goes ahead 6) Housing construction- 7) The lose of highly productive land which goes against government policy

1.3

The reasons for my / our submission are:

1) Traffic- a lot more traffic will be funneled through the Leistrella street/Hoon Hay road/Rose street intersections, as this will be the quickest way from the propose development to Cashmere high school and into the CBD. This will make the exit from Leistrella street a lot more difficult due to the shops on Hoon Hay Road and parked cars on Leistrella street & Hoon Hay road restricting drivers view. This is made worse by the lose of the exit from Rydal street a few years ago when the cycle way was installed. 2) Flooding and storm water management- The potential lose of the timber drain and the potential flooding of ours and other peoples sections along Rollesby Street in a heavy rain event, made worse by the possible increase in the ground level for the sections in the proposed new development. We are aware that this drain has discharges of storm water from houses along Rollesby Street and from the road gutter drains. These discharges need to be catered for or they will worsen serious flooding events We don't believe the removal of the timber drain that ran along the east side of the new development at 78 to 101 Leistrella Road was a good idea at all. It was removed and recess/depression was installed in the back gardens and lawn areas of the new houses that have been built there to carry away storm water. This installation is open the alteration and change by future land owners rendering it ineffective. This could happen to the drain boarding our home if the timber drain is removed thus

exacerbating serious flooding events. We have noticed the increase in the unpleasant odor coming from the Heathcote river after the heavy rain we have received recently. This seems to be due to the retention water in the Henderson basin area 3) Lose of line of sight- due to the unique way our house is built the views we currently enjoy out to the west will be lost for ever. We may finish up with a 2.4 meter fence along our boundary on our side of the timber drain. The important component to this is the lose of privacy and the increase in noise that will come from an increase in neighbors. 4) Families bring children, which is great, but this will only add to the congestion on the current streets in the area during school pick up and drop off at the two primary schools in the area. 5) The noise, dust and smells if and when the development of the land goes ahead. There will be work carried out to alter the level of the land. This will entail large machinery on the land from early in the morning for all day, holidays and weekends included, with the associated noise, dust and exhaust fumes for who now's how long. 6) Housing construction- noise and dust associated with these activities will affect us from potentially early in the morning for all day holidays and weekends. 7) The lose of highly productive land which goes against government policy

1.4

The decision I / we would like the Council to make is:

Leave the zoning as is and have the land be put to more productive uses as we seem to be driving madly down the road of putting houses on good fertile land in this area of Christchurch.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 03/03/2026

First name: Karl

Last name: Swart

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Rezoning land

1.3

The reasons for my / our submission are:

The loss of such a large green zone to residential development would be a significant loss of green space and be irreversible. There's enough intensification happening already for development without having to forfeit such a significant piece of land to development

1.4

The decision I / we would like the Council to make is:

Decline the rezoning

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 03/03/2026

First name: Astrid

Last name: Saville

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

1.2

The specific provisions of the plan change that my / our submission relates to are:

Extra traffic on Leistrella Road exiting onto Hoon Hay Road.

1.3

The reasons for my / our submission are:

My primary concern is the significant traffic impact the proposed additional residential development will have on Leistrella Road:

1. The additional households will result in more vehicles using Leistrella Road to access Hoon Hay Road. This road already becomes effectively one way when cars are parked on both sides, due to its limited width. 2. Residents travelling toward the city need to exit via Leistrella Road, as Rydal Street cannot be used to turn onto Sparks Road. (The intersection at Rydal Street is one way, permitting only entry into Rydal Street from Sparks Road.) 3. The expected rise in vehicle movements will create a bottleneck at the intersection of Hoon Hay Road and Leistrella Road as the intersection experiences pressure during peak periods.

1.4

The decision I / we would like the Council to make is:

1. Road widening or parking controls on Leistrella Road heading towards Hoon Hay Road. 2. Intersection upgrades at Leistrella Road and Hoon Hay Road. 3. Coordination of traffic-management improvements at the Rose Street and Hoon Hay Road intersection in conjunction with the intersection with Leistrella Road and Hoon Hay Road, to ensure both intersections operate safely and effectively.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 03/03/2026

First name: Angela

Last name: Clothier

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Chapter 5 - Natural Hazards

1.3

The reasons for my / our submission are:

Impact to land directly behind my property, including increased water off flow risk.

1.4

The decision I / we would like the Council to make is:

Decline approval for the propped plan change

Attached Documents

Name
Development Submission V2

Submission on Private Plan Change 18

Cashmere Fields / Hendersons - Rezoning of Rural Urban Fringe (RuUN) to Residential New Neighbourhood (RNN).

I am the owner and occupier of 77 Kaiwara Street, Hoon Hay. My property adjoins land within the Hendersons Outline Development Plan area and is directly affected by the proposed rezoning.

I oppose the proposed Plan Change.

1. Inconsistency with the Christchurch District Plan Strategic Framework

The proposed rezoning is inconsistent with key provisions of the Christchurch District Plan, including:

Strategic Framework - Chapter 3

The Strategic Framework seeks to:

- Enable sustainable urban growth
- Avoid increasing natural hazard risk
- Promote integrated management of land use and infrastructure
- Provide resilient urban form in response to climate change

Rezoning additional land within a known Flood Management Area without clear and conservative modelling undermines these objectives.

2. Natural Hazards Chapter (Chapter 5) - Flood Management

The site is within a Flood Management Area as identified in the District Plan and CCC Flood and Floor Level Viewer.

Relevant provisions include:

Objective 5.2.1

Development does not increase the risk or consequences of natural hazards.

Policy 5.2.1.1

Avoid subdivision and development that increases flood risk.

Policy 5.2.1.2

Ensure that land use change does not increase flood depth or flow on other properties.

The proposed rezoning:

- Converts permeable rural land to higher-density residential
- Increases impervious surface area
- Requires land raising within a natural basin
- Reduces flood storage capacity.

At rezoning stage, there must be a high level of certainty that:

- Off-site flood depths will not increase
- Flow paths will not be displaced
- Climate change rainfall allowances have been fully applied
- Cumulative catchment effects have been assessed.

It is not evident from the Plan Change documentation that this certainty has been demonstrated.

Rezoning within a Flood Management Area without conservative, peer-reviewed modelling is inconsistent with Chapter 5 objectives and policies.

3. Subdivision, Development and Earthworks Chapter (Chapter 8)

Chapter 8 requires:

- Infrastructure capacity to be adequate (8.2.2.9 Policy - Outline Development Plans)
- Stormwater systems to avoid adverse effects on receiving environments (8.2.3.4 Policy - Stormwater Disposal)
- Integrated catchment-based management.

The Hendersons Basin functions as a natural flood storage area receiving runoff from the Port Hills.

Incremental development across Halswell-Hoon Hay raises cumulative hydrological concerns.

A Plan Change must consider basin-wide impacts, not isolated site modelling.

4. Urban Form and Growth Management (Residential New Neighbourhood Zone)

The RNN zone anticipates:

- Coordinated structure planning
- Appropriate transitional interfaces
- Integrated open space and stormwater systems.

The existing Outline Development Plan achieves:

- Defined green corridors
- Swale-based drainage integration
- Transitional rural interface
- Retention of open paddocks at the Cashmere Road edge.

The proposed Plan Change reduces green corridor provision and removes the planned swale behind Kaiwara Street properties, weakening transitional buffering and flood mitigation capacity.

This is inconsistent with integrated urban design principles underpinning the RNN framework.

5. Site-Specific Effects - Kaiwara Street Interface

5.1 Land Raising and Flood Displacement

It is unclear:

- What finished ground levels are proposed behind 73-79a Kaiwara Street
- Whether fill-induced displacement has been modelled
- Whether adjacent properties will experience increased flood depths

Policy 5.2.2.2 requires no increase in flood risk to other properties.

Certainty has not been demonstrated.

5.2 Removal of Swale Corridor

The original ODP included replacement of the existing box drain with a swale and green corridor.

Removal of this corridor:

- Reduces flood attenuation capacity
- Reduces ecological enhancement
- Reduces visual buffering
- Weakens rural-urban transition

Retaining this corridor is consistent with:

- Strategic Framework resilience objectives
- Chapter 5 flood management policies
- Integrated stormwater management principles

5.3 Privacy and Amenity

Raising land levels may:

- Create elevated platforms overlooking existing properties
- Reduce privacy to dwellings, including a secondary unit at 77 Kaiwara Street
- Alter established character

While privacy effects can be addressed at subdivision stage, rezoning that enables elevated platforms without defined buffers creates foreseeable adverse effects.

6. Cumulative Effects

The District Plan requires consideration of cumulative effects.

Significant residential development is underway in Halswell and surrounding catchments.

The cumulative impact on:

- Basin absorption capacity
- Stream health
- Downstream properties
- Heathcote River system

must be demonstrated before rezoning proceeds.

7. Information and Technical Documentation Requested

To properly assess the Plan Change, I request access to:

1. Full hydrological and hydraulic modelling reports, including:
 - Pre- and post-development peak flow comparisons
 - Climate change-adjusted 1% AEP modelling
 - Catchment-wide cumulative modelling assumptions
 - Land-raising displacement modelling
2. Stormwater network capacity assessments downstream of the site.
3. Finished floor level and finished ground level plans adjacent to Kaiwara Street.
4. Infrastructure capacity confirmation from CCC Three Waters.
5. Peer review reports (if any) commissioned by Council.
6. Details of easements and setback requirements relating to the underground stormwater pipeline behind 73 and 77 Kaiwara Street.

Without access to this information, submitters cannot properly evaluate the appropriateness of rezoning.

8. Relief Sought

I request that Council:

1. Decline the proposed Plan Change; or
2. Retain the existing Outline Development Plan framework; and
3. At minimum:
 - Retain the swale corridor behind Kaiwara Street properties
 - Require independent peer review of flood modelling
 - Demonstrate no increase in offsite flood depth under climate-adjusted 1% AEP events

- Confirm adequate transitional buffers and privacy protections
- Undertake catchment-wide cumulative flood modelling before rezoning.

Yours sincerely

Angela Clothier

77 Kaiwara Street

Hoon Hay 8025

Ph 021 101 6914

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 04/03/2026

First name: Jaimita and Alvaro

Last name: de Jongh and Lo-Fo-Wong

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

rezoning to residential

1.3

The reasons for my / our submission are:

outlined in attached document

1.4

The decision I / we would like the Council to make is:

not rezone and keep current zoning

Attached Documents

Name
2026 03 Submission rezoning Henderson Basin - deJongh LoFoWong

Submission:

Proposed Private Plan Change 18 - Henderson Residential:
Request to rezone approximately 25 hectares of Rural urban
Fringe Zone to Residential New Neighbourhood Zone

Submitters:

Alvaro Lo-Fo-Wong (MSc. Biology.)

Jaimita de Jongh (MSc. Trop. Crop Sc., MSc Env. Pol. & Mgt)

jaimita.dejongh@gmail.com

alvaro.lofowong@gmail.com

Desired outcome

We oppose this rezoning and seek to retain the current zoning as we think the following concerns cannot be sufficiently addressed:

Traffic

There is only one way out of the area: through the offset intersection of Leistrella St/Hoon Hay Rd/Rose St. This intersection also has a few shops with parking up front along Hoon Hay Rd opposite Rose St which get frequent use especially during peak traffic hours. Ryder St is also a thoroughfare for children cycling, scootering and walking from the wider area to the two primary schools on Sparks Rd near the intersection with Ryder St. With a subdivision at the end of Leistrella Rd this would increase the number of traffic movements substantially.

During peak hours the intersection with Hoon Hay Rd gets dangerous due to its layout and unpredictable vehicle movements from the shops. Cyclists turning from Rose St right into Hoon Hay Rd have to do an uphill turn making their crossing relatively slow. More vehicle movements from Leistrella Rd would make an already dangerous intersection even more dangerous.

More vehicle movements would make the journey to school and crossing Leistrella Rd much more dangerous. This would discourage children from using active modes to school and would increase car traffic in the area further.

Stormwater basins and aquatic life

Stormwater basins hold excess water which will be slowly released over later days. This slowly released water generally causes high turbidity over a prolonged period in the Opawaho Heathcote River as the loess soil from the Port Hills easily clouds water. Aquatic life can cope with a day or two of reduced water clarity I understand but prolonged cloudy water reduces visibility for fish to hunt and evade predators, and sediments also negatively affect invertebrates which are a food source for fish. The more stormwater basins, the longer before it runs clear again. Already we have noticed that where the Opawaho Heathcote River used to run clear two days after a heavy rain event, it now takes more than a week. On 25 February 2026 the river was still high and murky. Stormwater basins are not the panacea that prevents all flooding and allows unbridled expansion of residential areas.

Inadequate current stormwater basins

On Monday 16 February 2026 37.8mm was recorded with another 3.6mm the following day so a total of just over 40mm. This was by far not the most severe weather event. In May 2025 there was a rainfall event of 80mm in Christchurch with 110mm the record (in 1980) since records began in the 1940s. "Falls of more than 100 mm of rain in 24 hours are not unusual and up to 170 mm in 18 hours has been recorded" (from a NIWA report at CCC website).

Despite this modest amount of heavy rain, we observed that the wetland/stormwater basin in the western corner of Hendersons Rd/ Sparks Rd was filled to the brim. They are likely to overflow with a more serious rainfall event.

Residential is forever

Although houses on the land only have to legally last a minimum of 50 years, the rezoning will be practically forever. Any 'rezoning back' has recently happened along the Heathcote where the CCC had to buy houses and land back due to high flood risk at a high cost to ratepayers. Once the land is sold it is forever, someone is going to own it for the purpose of building a house on it. This means a very long term view needs to be taken, such as 200+ years.

Insurability for future land owners in the subdivision

Long before actual flooding problems arise to any substantial level, the appetite of risk from insurance companies decreases. Future people in the subdivision are at serious risk of not being able to insure their houses or only at a premium unaffordable price. A few years ago our insurance company slapped an extra tariff onto our premium because CCC had taken a 5m allowance of the 200m flood risk so the 200m flood risk area included a corner of our garden even though our land is roughly 0.5m higher than the 200m flood risk zone. Insurance companies elsewhere have already retreated from offering insurance in flood prone areas such as Westport.

Location

This area is uniquely positioned between built up areas. With intensification in the surrounding areas (think the recently passed 'granny flat law' and other 'normal' intensification) hard surfaces will increase, requiring more drainage or overflow areas. Drainage is going to be problematic as due to sea level rise, the Opawaho Heathcote River will have less fall so water will back up causing more flooding along this river. This Henderson Bason area is uniquely suited as an overflow area unless it is built up. A better plan would be for CCC to buy this area for future flood mitigation through the Public Works Act.

Rollesby St in 10 year flood zone

A good part of Rollesby St is in the 10 year flood zone. Water that floods the street needs to go through gardens of residents and out the back as it did in 2018. The paddock at the back is now lower lying so when the drain overflows it overflows the paddock not the houses along Rollesby St. Any residential area would need to be built up which would mean the flood water, instead of flowing into the paddock would flow back into our properties increasing flood risk substantially and long before that increasing insurance premiums to something unaffordable. This is especially concerning as Rollesby St is not a high end residential area.

Stormwater basin in a flood area

When you build a stormwater basin in an area that already floods, how is that going to hold any amount of substantial water? Water tables are already high there, and with climate change water tables are going to increase.

Flooding and climate change

I am unsure what the flood modelling of the CCC is based on, CCC has been unable to tell me that. I am aware of what ECan uses for parameters but haven't been able to get the same information from CCC. So I am not sure to what extent more intense rainfall events in the future due to climate change have been taken into account.

Land use class 2

The area proposed to be rezoned is classed as Land Use Class 2, highly productive land, which under the National Policy Statement for Highly Productive Land 2022 cannot be rezoned for residential purposes.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 04/03/2026

First name: Michelle

Last name: Burns

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Rezoning a flood management zone/urban fringe to residential new neighborhood zone

1.3

The reasons for my / our submission are:

This area already has issues with surface flooding due to the high water table/low elevation of the land. Our street gutters fill with water significantly after even minor rainfall, suggesting storm water management is already insufficient and adding more houses and concrete is only going to worsen this problem. I see in the plan there are small areas set aside to address this, but I think existing problems - like consistent surface flooding due to insufficient storm water drainage in kaiwara st (cashmere rd end) and blakiston/mavin corner - should be addressed first.

1.4

The decision I / we would like the Council to make is:

Decline the proposal and leave the land as a flood management zone/rural urban fringe. Build on land that is more suitable for development. Fix current Storm water issues before adding more housing.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 04/03/2026

First name: Mark

Last name: Lee

On behalf of: M O Lee Family Trust

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

We had no contact prior to the proposal. Should our properties be included in PPC18.

1.3

The reasons for my / our submission are:

As I live in Australia, I have had no time to contact our neighbor's or family at 260-266 Cashmere Road Westmorland Christchurch. As I live and work in Australia. Please see my Postal address above. I Live at 55 Skyline Terrance Burleigh Heads Queensland 4220 Australia

1.4

The decision I / we would like the Council to make is:

I have future development plan for my 2 blocks of land which involves the whole area at (262 and 264 Cashmere Road Westmorland). The Council should consult all the rural land owners at Sparks, Henderson, Cashmere roads for the future development for the whole areas to provide more residential housing. I would like to be informed and updated in good time. I live and work full time in Australia. I plan to return to New Zealand in the future and develop my land to be closer to my family. I agree with the submission of the 300 residential blocks.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 04/03/2026

First name: Marianne

Last name: Lewis

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

All of PC18

1.3

The reasons for my / our submission are:

Christchurch area needs more housing. This is very close to town and seems to be an anomaly classified as Rural. It will link up other roads in the area and has all the necessary infrastructure already in place. It will provide cycleway/walkway links between Westmorland and schools and other community facilities. It is also near the Orbiter bus stops.

1.4

The decision I / we would like the Council to make is:

To approve the submission.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 05/03/2026

First name: Lynn

Last name: Lewis

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The inclusion of further nature areas. The chance to develop houses that are MDRZ Much infrastructure is already present. Existing and improved transport including cycle ways

1.3

The reasons for my / our submission are:

The natural areas seem always so used by schools and the public. So important to our wildlife. The high-density housing although efficient, cannot be the only way forward to provide housing. There are many families who want modern homes with a backyard, opportunities for gardens, play areas, trees. There has to be a mix. Private gardens also play a vital role in the bee population. Children learn to grow vegetables, compost - lifelong skills. People have space to provide for themselves. Local bus routes, and improved cycleways allow efficient commutes to city, schools and uni. The area seems well served by schools and facilities such as Pioneer Park. Completing this area of housing in similar style to what is already there will finish off the area rather than leave it bordering onto existing linear fencelines. (Fig 6 Urban Cycling routes - Urban Design Statement)

1.4

The decision I / we would like the Council to make is:

Allow this area to be completed in medium density housing.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Tim

Last name: Harris

On behalf of: Des and Gaye Skene

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

please see attached

1.3

The reasons for my / our submission are:

please see attached

1.4

The decision I / we would like the Council to make is:

please see attached

Attached Documents

Name	
pc18_submission_v8	
signature page	

SUBMISSION ON PRIVATE PLAN CHANGE 18

Cashmere Fields – Rezoning from Rural Urban Fringe

to Residential New Neighbourhood

Christchurch District Plan

To:	Christchurch City Council
Submitter:	Desmond and Gaye Skene
Address:	150 Sparks Road, Christchurch
Contact:	tim@harrisplanning.co.nz
Date:	9 March 2026

This is a submission on Private Plan Change 18 (PC18) to the Christchurch District Plan, made pursuant to Clause 6 of Schedule 1 of the Resource Management Act 1991.

The submitter wishes to be heard in support of this submission.

1. Interest in PC18

The submitter owns and occupies 150 Sparks Road, Christchurch, immediately adjacent to the land subject to PC18 (the “PC18 land”). The property shares a common boundary with the PC18 area and is directly affected by the stormwater management, flood modelling, and land use outcomes of the proposed plan change.

150 Sparks Road is low-lying land subject to Flood Management Area, Flood Ponding Management Area, and High Flood Hazard Management Area overlays. It sits lower than much of the PC18 area and is therefore acutely sensitive to any changes in flood behaviour, water levels, or stormwater discharge resulting from the proposed development.

2. General Position

PC18 is not opposed in principle. Well-planned residential development in this area can be beneficial, provided it is grounded in sound technical evidence and does not increase flood risk for neighbouring properties.

The submission raises specific concerns about the potential effects of PC18 on 150 Sparks Road. It seeks amendments to the plan change provisions to protect the submitter’s property rights and preserve the ability to make reasonable use of the land.

3. Specific Submission Points

3.1 Flood Modelling Assumptions Regarding 150 Sparks Road

Concern: There is a real question whether the flood modelling and compensatory storage calculations underpinning PC18 rely on assumptions about flood storage capacity at 150 Sparks Road, either explicitly or implicitly, without the landowner's knowledge or consent.

Relief sought: Confirmation is sought, through the s42A report or through provisions in the ODP text, that:

- The PC18 flood modelling does not rely on any assumption that 150 Sparks Road will remain undeveloped or will provide flood storage for the PC18 development.
- The compensatory storage calculations for PC18 are self-contained within the PC18 land and do not depend on flood storage capacity outside the PC18 boundary, including on 150 Sparks Road.
- If the modelling does make any such assumption, the applicant is required to identify this explicitly and demonstrate that the assumption is lawfully secured or that the PC18 proposal can achieve flood neutrality without reliance on 150 Sparks Road.

3.2 No Increase in Flood Risk to 150 Sparks Road

Concern: The earthworks, filling, and stormwater infrastructure related to PC18 might change flood paths, increase flood levels, or direct stormwater onto 150 Sparks Road. Because the submitter's land is lower than the PC18 land, even small changes in flood behaviour could have significant impacts.

Relief sought:

- A provision in the ODP text requiring that the PC18 development shall not increase flood levels, flood extents, or flood duration on any neighbouring property, including 150 Sparks Road, for the 2% AEP (50-year) and 0.5% AEP (200-year) events, including allowance for climate change.
- A requirement in the ODP text for ongoing monitoring of flood effects during and after development, with a requirement to remedy any identified adverse effects on neighbouring properties.

3.3 Stormwater Discharge

Concern: The PC18 stormwater management system may direct treated or untreated runoff toward or across 150 Sparks Road.

Relief sought:

- Confirmation that no stormwater from the PC18 development will be discharged onto or directed toward 150 Sparks Road, either directly or via overland flow paths, without the prior written consent of the submitter.
- If any stormwater infrastructure is proposed that would affect flow paths to or across 150 Sparks Road, the submitter seeks to be a directly affected party with approval rights.

3.4 Preservation of Development Potential at 150 Sparks Road

Concern: PC18, and in particular any associated revisions to flood overlays or modelling, could impose further constraints on the development potential of 150 Sparks Road beyond those that already exist.

The interest here is in a modest residential development of approximately 20 sections on the northern portion of 150 Sparks Road, closest to Sparks Road. This is the highest ground on the property, with direct access to Sparks Road and an immediately adjacent connection to both the existing Hoon Hay residential area and the PC18 development. It represents a natural and logical extension of the established residential pattern.

While part of the northern portion of 150 Sparks Road currently falls within the High Flood Hazard Management Area overlay, the existing overlays in this area are based on outdated modelling, which is precisely the argument the PC18 applicant relies upon in seeking to rezone its own land. The same reasoning applies to the higher ground at 150 Sparks Road. Moreover, the DHI flood modelling undertaken for PC18 indicates that the proposed stormwater management areas on the PC18 site will reduce flood levels in Henderson's Basin by approximately 15mm. If PC18 proceeds with a properly designed stormwater system, flood conditions on the northern portion of 150 Sparks Road are likely to improve relative to current conditions. The overlays as currently mapped do not reflect this improved post-development outcome.

PC18 presents an opportunity to ensure that the flood modelling and stormwater design for this area align with the modest residential development potential of the northern portion of 150 Sparks Road.

Relief sought:

- That the PC18 decision and any associated flood modelling updates do not result in any new or more restrictive flood overlays being applied to 150 Sparks Road as a consequence of the PC18 development.
- That the DHI flood modelling undertaken for PC18 explicitly reports on pre-development and post-development flood levels at the northern boundary of 150 Sparks Road (adjacent to Sparks Road), so that there is a clear and current evidence base available regarding actual flood risk on the higher ground of the submitter's property.
- That if the flood modelling confirms that the PC18 stormwater infrastructure reduces flood levels on the northern portion of 150 Sparks Road, this should be acknowledged in the s42A report and in any recommendations regarding flood overlay mapping for the area.
- That the Outline Development Plan or equivalent planning framework for PC18 expressly acknowledges that 150 Sparks Road is not part of the PC18 area and that the plan change does not determine or constrain the future land use of 150 Sparks Road.
- That if Council proposes to use any part of 150 Sparks Road for flood storage or stormwater management purposes in connection with PC18, this must be the subject of a separate agreement with the submitter on fair and reasonable terms.

3.5 Access and Rooding Connectivity to 150 Sparks Road

Concern: 150 Sparks Road has limited access options, particularly to the portion of the site best suited for future residential development. PC18 will introduce new roads serving approximately 300 dwellings on land immediately adjoining 150 Sparks Road. If the PC18 rooding layout makes no provision for future connection, the residential development potential of the retained land could be significantly constrained, or effectively landlocked. Sound planning practice and the efficient use of infrastructure call for new subdivisions to provide for connectivity to adjoining land where future development is foreseeable.

Relief sought:

- An amendment to the PC18 Outline Development Plan and rooding layout to include provision for a future road connection (or road stub) to the boundary of 150 Sparks Road at a location that provides practical access to the submitter's potential residential envelope. The connection point should be agreed with the submitter or, failing agreement, determined by Council.
- Alternatively, if a direct road connection is not feasible, a provision in the ODP requiring that the PC18 development does not preclude future access to 150 Sparks Road from the PC18 rooding network, including by reserving a suitable corridor or easement strip along the shared boundary.
- That the submitter be consulted on the PC18 rooding layout before it is finalised, to ensure that connectivity to 150 Sparks Road is properly considered as part of the Outline Development Plan.

3.6 Integration with Wider Stormwater Management

Concern: The submitter is aware that Council regards land in this area, including 150 Sparks Road, as potentially significant for wider catchment flood management. Integrated stormwater planning is supported. However, informal assumptions made through the PC18 process could pre-empt a proper and transparent process for any future acquisition or use of 150 Sparks Road for infrastructure purposes.

Relief sought:

- If the hearing panel considers that the wider catchment stormwater management solution requires the use of land at 150 Sparks Road, the submitter seeks a direction or recommendation that Council must negotiate in good faith with the submitter for the acquisition of any required land, on terms that reflect the strategic infrastructure value of the land, not merely its rural or flood-affected value.
- Any assumption about the availability of 150 Sparks Road for flood storage must be understood as contingent on a separate, properly compensated arrangement with the landowner.

3.7 Flood Modelling and Effects on 150 Sparks Road

Concern: The submitter does not oppose urban development in the Henderson's Basin area in principle. However, the submitter has a direct interest in ensuring that any such development does not increase flood risk on 150 Sparks Road, which is lower-lying land within the same catchment and within the receiving environment for stormwater discharged from the PC18 site.

The DHI Flood Risk Assessment (Appendix D) has been reviewed on the submitter's behalf. That review has identified several gaps in the modelling scope and methodology that mean it is not currently possible to determine, with confidence, whether the proposed development will have adverse flood effects on 150 Sparks Road. Until those gaps are resolved through independent peer review and, where necessary, additional modelling, the submitter cannot be satisfied that the plan change adequately protects its property.

The gaps of concern include the absence of climate change scenarios, the use of a 24-hour storm duration to assess off-site effects on land within Henderson's Basin rather than the 48-hour critical duration established by DHI as appropriate for the basin, the exclusion of the stormwater pipe network from the model, the fact that the March 2025 pond design has not been explicitly modelled, an unresolved model instability near Valley and Cashmere Roads that cannot simply be set aside when the model is being used to demonstrate the absence of adverse effects, and the absence of any cumulative assessment of foreseeable future development within the catchment.

The submitter does not seek to resolve these matters through this submission. That is a matter for an independent peer review, with the submitter having the opportunity to participate in that process. What the submitter does seek is that the plan change does not become operative until those matters have been resolved to the satisfaction of an independent reviewer.

The recently operative National Policy Statement for Natural Hazards 2025 reinforces this position. It requires local authorities to use the best available information when assessing natural hazard risk and to ensure that new development does not create or increase significant natural hazard risk on neighbouring sites. The current modelling does not meet that standard in relation to effects on 150 Sparks Road, and the plan change should not proceed based on it.

Relief sought:

- That an independent peer review of the flood modelling be required as a condition of the plan change becoming operative, with focus on the effects on lower-lying land adjoining the PC18 site to the west, including 150 Sparks Road, and with the submitter having the right to participate in that process and to raise the matters identified in this submission.
- That the peer review address, as a minimum: climate change scenarios consistent with CCC and Ministry for the Environment guidance; the use of the 48-hour critical storm duration (or longer if found to be more critical) for assessing off-site effects on land within Henderson's Basin; the unresolved model instability near Valley and Cashmere Roads; confirmation that the March 2025 pond design performs as assumed; and cumulative effects of foreseeable future development within the catchment.
- That the plan change not become operative until the peer review has been completed and the submitter has had the opportunity to review its findings.

3.8 Wastewater Infrastructure Design and Future Connectivity

Concern: The IOTA Wastewater Hydraulic Summary (Appendix R to the PC18 request) has been reviewed. The pressure sewer network has been designed to service the PC18 development only, with no provision for future extension to adjoining land. The report states that all future lots should discharge through a single point on Cashmere Road, and that a second discharge point would create hydraulic issues due to the oversized OD125 main at the original discharge alignment. In practical terms, this design could foreclose future wastewater connection from 150 Sparks Road into the PC18 network.

The applicant's planning case rests on the argument that PC18 represents a logical urban extension and that integrated infrastructure planning is efficient and desirable. It is difficult to reconcile that argument with a wastewater design that dead-ends at the site boundary, with no provision for connection to adjoining land where future development is plainly foreseeable.

The IOTA modelling is acknowledged to be preliminary: site elevations are assumed to be relatively flat, no air valve assessment has been undertaken, and no odour assessment has been completed. A limitation that the report itself concedes introduces distortion into the results.

Relief sought:

- A provision in the ODP text requiring that the PC18 wastewater network be designed with sufficient capacity and connection points to allow future extension to adjoining land, including 150 Sparks Road, consistent with the applicant's argument that the area is a logical and integrated urban extension.
- That the ODP require infrastructure corridors and wastewater connection stubs at the boundary with 150 Sparks Road, so that future development is not precluded or made unreasonably expensive by the need to construct independent parallel infrastructure.
- That the wastewater hydraulic modelling be updated to assess the capacity of the network to accommodate future connections from adjoining land, and the results inform the final network design.

3.9 Unquantified Fill Volumes and Displacement of Flood Storage

Concern: The Infrastructure Servicing Report (Appendix G) confirms that land within the Henderson's Basin catchment portion of the PC18 site will need to be raised by fill to RL 19.38m to achieve compliant finished floor levels (being the 200-year flood level of RL 19.2m, plus 400mm freeboard, minus 225mm ground clearance). With existing ground levels ranging from approximately RL 17.8m to RL 19.0m across the Henderson's Basin portion of the site, substantial volumes of fill will be required over a large area.

That fill directly displaces existing flood storage volume within Henderson's Basin – a basin with a 48-hour critical storm duration where ponding and slow drainage are defining characteristics. It does not appear that these fill volumes have been quantified. Likewise, there does not appear to be a volume of compensatory storage demonstrated to offset the loss. The Infrastructure Servicing Report describes the stormwater management area sizing as "simplistic" and "preliminary" and acknowledges that compensatory storage requirements have not been fully resolved, noting that "a large land area has been set aside within each SMA zone, to ensure during the detailed design phase there is sufficient land available to mitigate any adverse effects (should this be required)." This does

raise the question of whether the applicant knows that the stormwater management areas are large enough.

For a landowner whose property sits lower than the PC18 site, the displacement of flood storage by fill is a direct and foreseeable cause of increased flood risk. Water that currently ponds on the PC18 land during major events could, after filling, be redirected to adjacent lower-lying land, including 150 Sparks Road.

Relief sought:

- That the applicant be required to quantify the total volume of fill to be placed within the Henderson's Basin flood management area and to demonstrate, through modelling (not assumptions), that the compensatory storage provided within the stormwater management areas fully offsets the loss of flood storage from filling.
- That the ODP include a provision requiring compensatory storage to be provided at a ratio greater than 1:1 to account for uncertainty in the preliminary sizing, high groundwater constraints on basin depth, and climate change effects on flood volumes.

3.10 Stormwater Infrastructure Must Accommodate Future Development of Adjoining Land

Concern: The applicant's own Infrastructure Servicing Report (Appendix G) states that Stormwater Management Areas (SMAs) 1 and 2 "will potentially form one large facility in the future once the entire land area is developed" and are "positioned to also combine with the western neighbouring land stormwater management facilities, if required." The applicant's engineers therefore contemplate that the PC18 stormwater system will need to integrate with stormwater management on adjoining western land, which includes 150 Sparks Road.

Despite that acknowledgment, the ODP and its provisions impose no formal requirement for the stormwater infrastructure to be designed in a way that accommodates future integration. If the SMAs are built solely to serve the PC18 site, with no provision for connection or capacity sharing, the window for integrated stormwater management will close permanently, and the submitter's land could be left with an unworkable or prohibitively expensive stormwater solution.

Relief sought:

- That the ODP text require SMAs 1 and 2 to be designed and constructed with provision for future connection to stormwater management facilities on adjoining western land, including 150 Sparks Road, consistent with the applicant's own engineers' expectation that these facilities will combine in the future.
- That the ODP expressly identify connection points or interface zones at the western boundary of the stormwater management areas where future integration with adjoining land can occur, and that the design of outlet structures, levels, and capacities not preclude such integration.

3.11 Geotechnical Considerations for Stormwater Basin Design

Concern: The Geotechnical Report (Appendix N) identifies that lateral spread is “currently not a likely hazard, but the imposition of requirements for stormwater basins and the like will likely create a lateral spread risk that will require mitigation. ” In other words, the very infrastructure that makes PC18 viable introduces a new seismic hazard that does not presently exist on or near the site. The Geotechnical Report also records high groundwater (1.3 –1.75m depth), loose to very loose silts, and medium liquefaction vulnerability (TC2/TC3 equivalent).

If stormwater basins are located near the boundary with 150 Sparks Road, the lateral spread risk those basins introduce could extend onto the submitter ’s land, constraining future development options or imposing additional foundation costs. This risk has not been assessed in relation to effects on adjoining properties.

Relief sought:

- That the applicant be required to assess the lateral spread risk created by the proposed stormwater basins in relation to their effects on adjoining land, including 150 Sparks Road, and to demonstrate that the basin locations and designs will not create or increase lateral spread risk on the submitter ’s property.
- That the ODP require a minimum setback distance between stormwater basins and the boundary with 150 Sparks Road, informed by geotechnical assessment of lateral spread risk, to protect the submitter ’s development potential.

3.12 Deferral of Critical Design Matters to Subdivision Consent

Concern: The PC18 request repeatedly defers critical design matters to the subdivision consent stage – minimum finished floor levels, final stormwater system design, basin outlet sizing, and wastewater network configuration. It is accepted that detailed engineering design occurs at the subdivision stage. But the consequence of this deferral is that the plan change – the stage at which zoning is determined and at which affected parties have participation rights – proceeds based on conceptual rather than confirmed designs.

At the subdivision consent stage, the submitter , as an adjoining landowner , will have limited notification and participation rights. If the stormwater system , as finally designed, performs differently from the conceptual modelling relied upon at the plan change stage, there may be no effective remedy. That concern is amplified by the acknowledged model instabilities, the un-modelled pond design changes, the absence of climate change scenarios, and the preliminary state of the wastewater modelling.

Relief sought:

- That provisions be included in the ODP text (rather than deferred entirely to subdivision consent) requiring the stormwater and flood management system to achieve specified performance outcomes, including no increase in flood levels, flood extents, or flood duration on 150 Sparks Road under both current climate and climate change scenarios.

- That the ODP text includes specific requirements for the stormwater management areas to be designed, constructed, and operational before or parallel with residential development in each stage, to ensure that assumed flood mitigation is actually delivered.
- That affected adjoining landowners, including the submitter, be given notification rights and an opportunity to review and comment on the detailed stormwater and flood management design at the subdivision consent stage.

4. Summary of Relief Sought

In summary, the relief sought is as follows:

1. Confirmation that the PC18 flood modelling does not rely on flood storage on 150 Sparks Road.
2. Provisions ensuring no increase in flood risk to 150 Sparks Road from PC18 development.
3. Protection against uncontrolled stormwater discharge onto 150 Sparks Road.
4. Protection of the submitter's ability to pursue future residential development on part of 150 Sparks Road.
5. Provision in the PC18 roading layout for future road connection or access to 150 Sparks Road, to avoid landlocking the submitter's residential envelope.
6. Fair and transparent processes for any Council interest in acquiring or using 150 Sparks Road for infrastructure purposes.
7. Updated flood modelling that includes climate change scenarios, resolves identified model instabilities, explicitly models the March 2025 pond design, and assesses cumulative effects of foreseeable development on adjoining land.
8. Wastewater infrastructure designed with capacity and connection points to allow future extension to 150 Sparks Road.
9. Robust provisions in the ODP text for stormwater performance outcomes, rather than deferral of all critical design matters to subdivision consent, where the submitter has limited participation rights.
10. Quantification of total fill volumes and demonstration that compensatory storage fully offsets the loss of flood storage within Henderson's Basin.
11. ODP provisions requiring SMAs 1 and 2 to be designed with a provision for future integration with stormwater management on adjoining western land, including 150 Sparks Road.
12. Assessment of lateral spread risk from stormwater basins on adjoining land and appropriate setbacks to protect the submitter's development potential.
13. Any consequential or additional relief necessary to give effect to this submission.

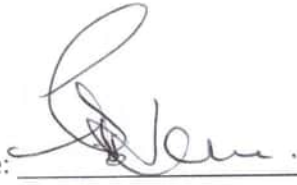
The submitter wishes to be heard in support of this submission and would consider presenting jointly with others making similar submissions.

Signature: _____

Date: _____

Desmond Skene
150 Sparks Road, Christchurch

Signature: _____



Date: _____

9 MARCH 2026.

Desmond Skene

150 Sparks Road, Christchurch

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 06/03/2026

First name: Warren Richard

Last name: Lewis

Preferred method of contact Email

*

I could **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Infrastructure, housing supply, reserves, community facilities, reduce rates for others, reduce flooding, proximity of site to the city centre, make existing infrastructure more efficient, reduce silt load from existing stormwater, cycleway links, environment, carbon neutral with the planting, joins other flood retention.

1.3

The reasons for my / our submission are:

Please see my attachment.

1.4

The decision I / we would like the Council to make is:

Approve the zone change. I am a trustee of Cashmere Park Trust that owns approximately half the land in question.

Attached Documents

Name
Supporting Document for Private Plan Change 18 - Hendersons Residential - Warren Lewis

- The area is the closest Greenfield site to the city centre and therefore the most sustainable area for Greenfield development.
- It balances carbon use of the Urban Development with the absorption of carbon by the planted reserve areas.
- The area has all the Community facilities already in place – medical centre, schools, churches, Pioneer Stadium, Barrington Mall, shops, service station, playing fields.
- The land rezoning provides for a very large reserve area that would join on to other Hendersons reserves.
- The land provides for stormwater cleansing for those areas that have no cleansing by diverting drains into the proposed wetlands, reserve areas, and naturalized waterways.
- The rezoning provides an urban, reserve edge to the city, which is more compatible than the present farm, urban edge.
- The environmental effects overall are much more positive than other Greenfield areas or intense redeveloped areas.
- The proposed reserve areas provide a continuation of the unique regional park that is developing in the Henderson area with native plantings, highly visible public viewing, naturalized waterways, and naturalized wetlands. As such it will combine in one large park the best features of Hagley Park, Travis Wetlands and Riccarton Bush.
- The development can provide cycleway/walkway links between Westmorland and Schools and other community facilities with a 6m wide link onto Sparks Road.
- It will add to the network of scenic cycleways/ walkways in the Hendersons area.
- The private plan change is already well advanced with much of the research already done for subdivision consenting.
- This development provides housing close enough to the city centre, university, employment centres, etc. to be able to easily travel by bike.
- The area is close to the Orbiter and other bus routes.
- It will join up dead end streets and provide links that will make transport and other services more efficient. All the required infrastructure is in place ready for new subdivisions to be connected onto.
- The subdividers will be obliged to upgrade Cashmere Road along the frontage of the new development and pay for all new roads, services and section development.
- The development will contribute \$10 million in development contributions thereby reducing the burden on other ratepayers for loans, paying for the Stadium, and other facilities.
- The development will also contribute approximately \$1.2 million in rates each year thereby reducing the load of existing ratepayers.
- The subdivider meets all the costs, and the city gains the benefit. This is much better than outlying district councils gaining from increased housing.
- The development provides housing that is in high demand for SE Christchurch.
- More houses being built increases the supply of houses which brings down the cost of houses and rent especially for first home buyers.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 07/03/2026

First name: Harriet

Last name: White

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The whole proposed rezoning of the approximately 25 hectares of Rural Urban Fringe Zone to Residential New Neighbourhood Zone.

1.3

The reasons for my / our submission are:

We make this submission to oppose the proposed rezoning of approximately 25 hectares of Urban Fringe land for urban development in private plan change 18 Cashmere Fields/ Hendersons plan change. Our opposition is based on well-founded concerns regarding increased flood risk to existing residential areas due to the Henderson basin contributing to the natural flood protection network in the area, inadequacy of existing stormwater and water infrastructure, cumulative impacts on already stressed networks and lessons from recent flooding events and planning precedents within New Zealand. These matters raise serious questions about whether the rezoning is consistent with sound planning practice, infrastructure capacity, and the purpose of the Resource Management Act 1991 (RMA), particularly the obligation to avoid or mitigate natural hazard risks. Christchurch is a low-lying city with a well-documented history of flooding, particularly in areas near waterways, former wetlands, and coastal or estuarine margins. Rezoning this additional 25 hectares at the urban fringe will inevitably increase impermeable surfaces, accelerate stormwater runoff and place additional pressure on downstream catchments. Many of the surrounding area already experience surface flooding during heavy rainfall events. These risks have been clearly demonstrated in recent extreme weather events across New Zealand, including repeated flooding in Christchurch catchments such as the Avon River, Heathcote River, and surrounding low-lying suburbs. Environment Court and council decisions across New Zealand have consistently emphasised that upstream rezoning and intensification must not transfer flood risk to downstream communities. Allowing this rezoning without absolute certainty that flood risks will not worsen is inconsistent with that principle. Existing residential infrastructure in the surrounding area is already under strain. Water pipes in the surrounding suburbs are ageing, leak frequently and require ongoing

reactive maintenance rather than proactive renewal. This is evident in the Rydal/Rollesby/Northaw/Leistrella cul de sac where water leaks occur at least monthly, if not more frequently. Christchurch City Council itself has acknowledged significant challenges with water loss through leakage, which places both financial and operational pressure on ratepayers. This proposed development will increase demand on a system that is not currently performing reliably, increasing the likelihood of more frequent pipe failures, reduced water pressure and higher maintenance costs borne by existing residents. Stormwater networks in Christchurch were not designed to accommodate large-scale urban expansion in fringe locations without substantial upgrades. Without confirmed, fully funded, and constructed infrastructure improvements prior to rezoning, the risk is effectively deferred to future residents and ratepayers. New Zealand planning precedent has repeatedly shown that “infrastructure-later” approaches fail, particularly in flood-prone environments. There is strong precedent across New Zealand for councils and the Environment Court to take a precautionary approach where flooding and infrastructure capacity are uncertain. The Christchurch District Plan and related resilience strategies emphasise climate change adaptation, avoidance of natural hazard risk and protection of existing communities from increased flooding. Rezoning land that increases flood risk or infrastructure failure is inconsistent with these objectives. Climate change projections for Canterbury indicate more frequent intense rainfall events, higher peak flows in waterways and increased pressure on stormwater systems. Rezoning decisions made today must account for future conditions, not historical averages. Approving this change to the Henderson basin which naturally contributes to the flood protection network in the area without robust, future-proofed infrastructure planning exposes existing residents to unacceptable risk.

1.4

The decision I / we would like the Council to make is:

Decline the proposed rezoning and changes to amend the Hendersons Outline Development Plan.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 07/03/2026

First name: Megan

Last name: Avery

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

General Support

1.3

The reasons for my / our submission are:

I support the plan change as I believe it is a wonderful location for people to live and more homes would be beneficial for people currently priced out of the area or facing intense competition on the market to buy in the area. The location is close to excellent local amenities such as Pioneer Recreation Centre, Hoon Hay Medical Centre and Pharmacy, cafes, small shops and petrol station and plenty of wonderful parks and playgrounds. Its walkable proximity to Hoon Hay Te Kura Koaka Primary School, Our Lady of Assumption Primary School, Te Kura Kaupapa Maaori O Te Whaanau Tahī and Horomaka High School makes it a highly desirable location for families who in turn help to shape and connect a community. The location is also close to bus routes and the cycle ways that make it an excellent area for commuting using public transport and for elderly or those with disabilities.

1.4

The decision I / we would like the Council to make is:

For the proposed plan change to go ahead.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 08/03/2026

First name: Ryan

Last name: Brinch

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The Services and Roding in the area.

1.3

The reasons for my / our submission are:

To address the services in the area as it seems that based on the documents the new house will push the services close or over the 85th Percentile. This then means that any future housing or intensification will put this system under severe pressure. I believe that some upgrades to the system will be needed. The other concern is that area is largely swamp during winter months and that will mean that the land will be built up. This in turn will put other areas at increased risk during high tide events. Cashmere road is a complete mess and to remediate this the road will need extensive work to make sure the base is solid enough to put a new road down. With the proposed roundabout at Penruddock Rise and Cashmere road. With the traffic linking to that. you have now put all the pedestrians, cars and bicycles in the same very small area.

1.4

The decision I / we would like the Council to make is:

Is to make sure the relevant services are dealt to as part of the subdivision, allowing for future subdivisions to be enabled and any intensification is allowable. I believe that certain areas in the area are maintained wetlands so that flooding risk is reduced. That Cashmere road be properly upgraded to allow traffic flow to do exactly that flow. I think that the roundabout at Penruddock Rise and Cashmere should be reviewed to reduce the interactions at that location. I would suggest doing what has been done on Dunbars and Halswell Junction and a light controlled crossing next to the entrance to Francis Reserve (by the Tennis Courts and

Basketball area). This means the crossings will occur away from the roundabout and are only active when needed. This allows most cyclist and pedestrians to completely avoid the roundabout. They can blend onto Penruddock after the bridge.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 08/03/2026

First name: Nick

Last name: Meeten

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Lack of information provided around density/yield within Area 4a. Reduction in undeveloped land (compared to the previous outline development plan) around the existing drain. Mention of a possible road linkage through the existing Kaiwara Street reserve and Blakiston Street. Lack of information provided around stormwater modelling, criteria used for significant events (bearing in mind climate change is showing the historical 1 in 100 year events are now more frequent and future scenarios are for this to worsen).

1.3

The reasons for my / our submission are:

Generally we support the development of this land and wish to commend Cashmere Fields Ltd for the quality of development they have provided so far in this area. However we do have some concerns about what is being proposed in the proposed Private Plan Change 18. Section 8.10.13.C.11 States 'Higher yield development, above 15 hh's/ha is anticipated in Area 4a, particularly at the Eastern end and/or adjacent to stormwater basin'. However there is no detail given for what the proposed yield will be or what building forms will be used (i.e. single level detached houses? two level detached houses? Terraced town houses?) We would like to have more details on what the development plans are. In the ODP currently on Council files, there was less residential development area around the existing Stillwells drain than is shown in the currently proposed ODP. This is concerning because this would both increase the extent of non-permeable surface (resulting in increasing stormwater flows needing to be managed) and decrease the amount of land area available around the drain to deal with stormwater flows. It feels like this part of the site is being 'squeezed' too tightly with development in the proposed ODP and we are concerned about the risk of flooding affecting neighboring properties. The proposed ODP 8.10.13.D.3.e talks about a possible road connection to Blakiston Street through the existing Kaiwara Reserve. We oppose this idea because the loss of width of the Kaiwara Reserve to accommodate a road would not be compensated for by adding additional length (i.e. a long skinny reserve would not provide the same amenity

for playing and recreation as the current wider reserve. Also providing a new road linkage to Blakiston street will create a shortcut route for vehicles which will destroy the current neighbourhood. It is well documented and understood that this land in the Henderson's basin is low lying and a very important stormwater storage and attenuation infrastructure. The proposed development ares will reduce the amount of permeable land surface area and increase the volumes of stormwater runoff that need to be managed. It is understood that some modelling of stormwater flows has been done, but there is no information provided on who has done this modelling, what criteria has been used in the modelling, what the results of the modelling are etc. We are concerned that the effects of climate change, making storm events worse and more frequent may not be adequately considered in the modelling and flooding of areas around the Stillwells Drain may be created due to the development of this land.

1.4

The decision I / we would like the Council to make is:

1. Request the developer to provide more information around the yield and development intentions in Area 4a.
2. Request the developer to back off the extent of development around the Stillwells Drain, to provide more area for stormwater management.
3. Council to let the community know their (Council's) intentions around the suggested road connection through Kaiwara St reserve.
4. Request the developer to make available details of the stormwater modelling that has been done, and Council to take a careful look at the modelling through the lense of increasing stormwater intensities due to climate change.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 08/03/2026

First name: Joe

Last name: Conaghan

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

1.3

The reasons for my / our submission are:

Please find my submission attached.

1.4

The decision I / we would like the Council to make is:

Attached Documents

Name
Joe Conaghan - Submission on proposed Plan Change 18

Submission on Private Plan Change 18 – Hendersons Residential

To: Christchurch City Council

1. Introduction

1. I am making a submission on the proposed Private Plan Change 18 – Hendersons Residential.
2. I oppose the proposed plan change.
3. I live adjacent to the proposed development area and am directly impacted by the potential rezoning of land from Rural Urban Fringe Zone to Residential New Neighbourhood Zone. While I recognise the importance of housing supply in Christchurch, I disagree with the justification that the Private Plan Change supports the provisions of Plan Change 14, and I am concerned that the proposal raises several unresolved issues relating to transport, access, flooding risk, infrastructure capacity, and residential amenity.

2. Traffic, transport impacts and amenity

Traffic and transport Impacts

4. A key concern is the increase in traffic on Leistrella Road (north) and on the surrounding local roads.
5. The ITA suggests that there will be a 35% increase in traffic on Leistrella Road (north), which is currently a no-exit, dead-end road. I do not believe this number to be accurate.
6. As identified in the ITA, the section of Leistrella Road running off Hoon Hay Road is a local road providing access to the Leistrella Road / Rydal Street residential catchment of approximately 155 houses. This accommodates ample traffic at peak times already, with Leistrella Road (north) as the only exit for the existing road network for Rydell Street, Northaw Street and Rollesby Street functioning as a single entry/exit local road. To clarify, there is no exit available onto Sparks Rad, and there is none proposed.
7. I believe the additional rezoning of the site to enable a significant residential development of a further 300 residential lots (which is in addition to what is already zoned and consented) will overload the local roads, intersections, and vehicle movements. This will be of particular concern at morning peak times, where commuter vehicles will be travelling North/into the city.
8. I have witnessed existing safety issues with drivers blindly exiting from Rydal Street onto Leistrella Road (north) without looking. This will only increase the risk of

crashes with more traffic, particularly with the number of pedestrians in the area around school peak hours.

9. I am also concerned that the ITA, Section 32 Report, and Urban Design report does not address amenity values/aspects (as set out in Policy 17.2.1.1(a)(iv)) and the impact on neighbouring residents.
10. If access to the development is constrained to a single point of entry and exit, this could:
 - Concentrate traffic on specific local roads.
 - Create congestion and safety issues.
 - Limit alternative routes for residents and emergency services.
11. Greater clarity and additional access options should be required before rezoning occurs. It is important that infrastructure planning keeps pace with growth, rather than relying on future upgrades that may not be delivered in time.

Amenity impacts

12. Rezoning the area for intensive residential development will significantly alter the character and amenity of the surrounding area, which currently retains a semi-rural fringe environment. The current neighbourhood has a huge sense of community with many children playing outside.
13. In addition, there is a large amount of wildlife in the area; and further environmental impacts should be considered and addressed.
14. If the proposed Plan Change does go ahead, I request that serious consideration be given to the amenity values of the local streets. This includes:
 - traffic calming measures such as build outs.
 - suitable exits for traffic flow.
 - prevention of rat running and speeding through the new development.

4. Flooding, stormwater management and geo tech

15. I do not believe the proposed Plan Change sufficiently addresses the following in relation to flooding and stormwater management:
 - Whilst the CCC model has been used, it is not clear whether this accounts for sea level rise.
 - The site is zoned High Flood Hazard and Flood Ponding in the District Plan. However, there will need to be significant filling and compaction to mitigate these risks. This is particularly important with the increasing and frequent climate change events occurring, which are required to be accommodated.

- Careful consideration should be taken to ensure that the surround stormwater networks and basins have been fully assessed and are able to cope with the additional proposed Plan Change.
- I do not feel it is clear about what is being done to address the difference in levels between the existing sections vs new development.
- My property currently has visible subsidence of the outbuildings, grass area, driveway and boundary fence, and we know of neighbours who also have these issues.
- We request that a buffer area be considered as part of the proposed Plan Change.

5. Housing supply and strategic planning

16. I also question whether additional rezoning of this scale is necessary.

17. Christchurch has recently progressed significant intensification provisions through Plan Change 14 to the Christchurch District Plan. These changes already enable substantial additional housing capacity within existing urban areas.

18. Given this increased capacity for housing through intensification, further expansion into rural-urban fringe land is not required to meet housing demand.

19. I therefore oppose the following statements contained in the proposed Plan Change:

- **Paragraph 3** states - the grounds for the request is that there is a current shortfall of residential zoned land available for development in Christchurch and the Greater Christchurch area. As outlined above, I oppose this justification.
- **Paragraph 5** states - *the amended ODP improves the integration of land use, transport, infrastructure, and open space with the wider development area with new designated areas for stormwater detention, greenways.* As outlined above I oppose parts of this statement.
- **Paragraph 34** states - *the Impending Legislation will mean rural-urban boundary lines in council plans will be banned to make it easier for new housing to be built on 'greenfields' land (land that's never been built on or developed before).* However, the purpose of the legislation also allows for environmental protection, not just housing intensification.

20. I would also like to note the following statements made within the Plan Change proposal:

- **Canterbury Regional Statement Summary Paragraph 127** - *It is acknowledged that the site is not located within an identified Greenfield Priority Area for*

development within Greater Christchurch and is not located within the projected infrastructure boundary for Christchurch as detailed in Map A.

- **Canterbury Regional Statement Summary Paragraph 128** - *It is therefore noted that any residential growth at the PPC site will not be fully consistent with Policy 6.3.1 and any relevant policies where they relate to Map A.*
- **Social Disadvantages listed in paragraph 9.3** -
 - *Increase in traffic along Hoon Hay Road, Sparks Road, Cashmere Road, Northaw Street, Leistrella Road and commuter traffic to Christchurch.*
 - *Perceptions of Hoon Hay suburb may change due to expansion of the township.*

8. Relief sought

21. For the reasons outlined above, I request that Christchurch City Council decline Private Plan Change 18.

22. If the plan change is not declined, then I request that it be substantially revised to address the concerns outlined in this submission, particularly in relation to transport access and infrastructure capacity, and residential impact and amenity.

23. I appreciate the time taken to consider my submission, and I would like to be heard in support of my submission.

Joe Conaghan

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Dee

Last name: Chapman

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Please refer to the section below.

1.3

The reasons for my / our submission are:

Traffic congestion: An increased high volume of traffic has been identified, which will slow down traffic movement in general, but particularly at peak times, in the area. Potential Highly Productive Land: The fundamental potential of this land has not changed since its zoning, but with the housing development proposed, the opportunity to use it will be lost forever. The value of this amenity cannot be discounted as this becomes more of a rarity within the city. Loss of Amenity: The loss of the view to the mountains. Increased level of noise, due to earthworks and construction, and more people residing in the area. Flooding: Increased risk of flooding on the adjacent properties to the site, due to the level of the land being raised on the site area. Degradation of the environment: This site has not been specifically identified for this type of urban development. The Canterbury Regional Policy Statement and Christchurch City District Plan do not specifically identify this site for urban development at the proposed scale. Policy 6.3.1: All policies should be fully adhered to, otherwise what is the point of having a policy? It is therefore noted that any residential growth at the PPC site will not be fully consistent with Policy 6.3.1 and any relevant policies where they relate to Map A due to the limiting nature of the projected infrastructure boundary in Map A which was set at the time of the Christchurch earthquakes. CRPS/Proposed Rezoning: The proposed rezoning should be fully consistent with the objectives of Chapters 5 and 6 of the CRPS. In conclusion, the proposed rezoning is mostly consistent with the objectives of Chapters 5 and 6 of the CRPS. Environmental Risks: The PSI Report was compiled in 2023. There has not been a later PSI Report done to ascertain what changes have occurred on the site. Future environmental risk issues could include liquefaction, subsidence, soil contamination and the potential risk for dust to contaminate surrounding areas. Standard considered relevant is the NES for Assessing and Managing Contaminants in Soil to Protect Human Health. It is noted that the NES for Air Quality is provided for under existing

District and Regional Plans and will not apply to this rezoning. 121. The NES for Assessing and Managing Contaminants in Soil to Protect Human Health has been addressed through the Preliminary Site investigation (PSI) contained in Appendix K and discussed in the Assessment of Environmental Effects in Section 10 of this report. The PSI report was compiled during the original PC14 submission in 2023. It is understood that no change has occurred on the site since this report was undertaken and so it is expected that the content of this report is still valid. Technical Reports to Confirm Suitability of the Site: Incomplete information on the suitability of the site due to the final engineering and servicing design not being known at this stage. This request has provided technical reports to confirm the suitability of the site for the proposed rezoning to RNN as well as confirming infrastructure servicing being available to service the residential development. The information has been provided in as much detail as possible, though final engineering and servicing design is not known at this stage.

1.4

The decision I / we would like the Council to make is:

Decline the Private Plan Change (PPC18) request to rezone approximately 25 hectares of Rural Urban Fringe Zone (RuUF) to Residential New Neighbourhood Zone (RNN).

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 08/03/2026

First name: Karsten

Last name: Moeller

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

- Proposed road connection Blakiston St to Leistrella Rd through Kaiwara Reserve (Appendix 8.10.18 Hendersons Outline Development Plan 15/5/2017) - Through traffic discourage measures (Appendix F Urban Design Report, 5.3.1 Road Hierarchy, 6.1.2 Character) - Protection of rural interface and character (Appendix F Urban Design Report, 5.5.3 Preference of single storey housing, Retainig of existing vegetation, shelter belts and mature trees) - Subdivision character (Appendix F Urban Design Report, 6.1.2 ..." to foster a unique identity, encourage a low speed traffic environment...."

1.3

The reasons for my / our submission are:

As residents / property owners within the proposed residential rezoning area we would like to gain further information / access to the latest and current plans regarding the proposed Private Plan Change 18. We are generally supporting the rezoning to RNN and subsequent future development of residential lots, although we are concerned regarding the increased traffic volume as a subsequent result of a further app. 300 residential lots. Also, we would like to know what the current site plan details are, in regards to keeping the semi rural character of the development, as well as as retaining / developing this part of the Henderson basin for recreational purposes. A recent article in The Press by Liz McDonald depicts a design of the proposed subdivision, which we as affected residents have not been able to access as of yet.

1.4

The decision I / we would like the Council to make is:

- No road access through Kaiwara reserve (existing playground and mature trees) - 30 km/h speed restriction within the

proposed RNN - Discourage through traffic measures (speed bumps, paved road surfaces, narrowed sections, roundabouts etc.
) - Keeping the semi rural character and create recreational areas within the RNN (low density single storey housing, incorporating natural features i.e. wetlands, streams etc.)

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 08/03/2026

First name: Matt

Last name: HILL

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Main access - Appears Leistrella Road HoonHay

1.3

The reasons for my / our submission are:

Large addition to traffic flows affecting congestion and children's play options. Many children travel on Leistrella Road and Rydal Street to HoonHay primary school and also play on the footpath of Leistrella Road which appears from the plans to be the main thoroughfare for this new subdivision. 300+ houses adds how many vehicle movements?

1.4

The decision I / we would like the Council to make is:

This subdivision needs access to Sparks Road, the cycleway is rarely used and small streets should not be overwhelmed. Albeit that flood zones / water retention is important to be frank that treed area with a cycleway is a cop-out! This type of area already exists the other side of Henderson's Road. This new subdivision needs a large park with modern children's play area including grasslands, playground, pump track - the developers / council need to look at Hanley Farm subdivision, Remarkable's, Queenstown

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 08/03/2026

First name: Audrey

Last name: McCarthy

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

300 extra houses which means 300 extra cars minimum and their only exit is onto Hoon Hay Road is diabolical. Traffic will never move.

1.3

The reasons for my / our submission are:

You need more exits into cashmere, hendersons and sparks road.

1.4

The decision I / we would like the Council to make is:

As above, don't clog up Leistrella and Rydal.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Claire

Last name: Barry

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The proposal to change the area to RNN and create 300 lots.

1.3

The reasons for my / our submission are:

• Rollesby Street and neighbouring streets have only one exit on Listrella Road, the no exit at Rydell Street is often ignored when the street is busy and it is dangerous having cars ignore the no exit signs. Additional traffic is unlikely to improve this and may make things worse as there is no policing of the people that ignore road rules or signs. • Sparks Road is busy now, a potential for additional traffic is a concern with limited exit points from the development meaning neighbouring quiet streets will get busier and less safe for young children. While the streets are limited to 30km/ph, there is no policing of this and a lot of people appear to be driving faster than that regularly. • With requirements for off street parking being removed from the District Plan/RMA, and the potential for each house to have 2 or more cars parked out front on the street could impact the safe width of the road, in particular an issue for cyclists as it connects to a major cycle route. * RNN allows townhouses and could mean the potential for 300 of houses and potentially 1000 people, or even more in the proposed area. Assuming most houses have a minimum of 2 people and often children or relatives as well. • Townhouses generally cover a substantial amount of sites, with further site cover for driveways and impervious services. This could be around 80%. Also for consideration that while there is a requirement for 20% to be landscaping or a grassed type area, the council does not police this either. Once people are living in homes with no garage and find keeping a lawnmower is annoying, they may choose to pave or concrete the areas and behind fences no one will know. Also, fake plastic grass is popular in small units where keeping a mower for a small patch of grass, while I understand there is no legislation preventing this, it sheds microplastics that enter soil and waterways. • 80% site coverage will mean a substantial amount of additional storm water run off into an already stretched area where surface flooding and local water courses are already at capacity during heavy rain. At times the stream floods across the low lying parts of Centennial Park and cycleway on

Sparks Road. Additional run off from built land would add to the environmental impact. Where is the line going to be drawn around overdevelopment and where is the water going to go with more and more impervious services across the city. • Te Kuru wetlands and Cashmere Estate wetlands are already at capacity and there is flooding across the nearby roads during heavy rain events, these are a few times a year already. My concern is more development before fixing current capacity issues will exacerbate the problems and make our environment worse and push problems down the road. • While we were aware this development would be happening, we were not anticipating something with such high density and impact on the environment. The area is traditionally RS or Residential Suburban and a better environmental fit with neighbouring developments and allows for more landscaping and consequently less water run off from impervious surfaces. • At present during heavy rain we are not able to flush the toilet. This is multiple times a year. Additional strain on the infrastructure would be a direct impact on us in our homes. As I understand it, when there is heavy rain the water from stormwater can overflow into the piping for sewage/toilets and causes the system to be too full to allow us to flush our toilet. • The area about to be developed is currently frequently wet and flooded and often has birds and things in there. Any fauna and flora or lizards residing there that should be protected and rehomed to a suitable area. Will the ground level of the land be built up for where the new homes are to be built? If so is it safe for me to assume this will be higher than the land in Rollesby Street? At present several of the sections of existing homes in our street get extremely wet with large puddles on our lawns, will building up the adjacent land cause more water to run off to our homes and pool on our properties? • If the development goes ahead, the proposed storm water infrastructure should be completed prior to any buildings to mitigate any run off issues that are likely to happen during development. This was seen in the subdivision in Halswell and we would not like to see this in our area. • There isn't really enough close shopping in the area to cater for the additional people proposed. As the larger supermarkets are in town and Halswell people are likely to be driving and adding more traffic to the roads. Barrington supermarket is more like a large dairy and is not suitable for regular shopping. I understand there may be a proposed supermarket coming near Hendersons Road, but we do not have enough information on the size of this supermarket and whether it will be large enough to help.

1.4

The decision I / we would like the Council to make is:

We think RNN is overdevelopment in our area and think RS would be a better idea for rezoning as it would lessen the impact on the infrastructure and environment.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Laurel

Last name: Kellerhals

Preferred method of contact Postal

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Northern boundary line. 10 houses. Proposal oppose.

1.3

The reasons for my / our submission are:

Loss of water flow (tap shower) up to 20%. Regress of ground water onto my property. Loss of privacy due to infilling of retention land. Foundations of houses. Flooding due to houses (approx. 400). We pay rates now for water flow (tap shower) to our property, why should we take a reduction so (Lewis family can benefit) it's grossly unfair our lifestyle is impacted!!

1.4

The decision I / we would like the Council to make is:

No housing along northern boundary. No Flooding on my property. No loss of privacy. No loss of water flow (tap and shower).

Attached Documents

Name	
Laurel Submission extra email	
Laurel Submission Original	

Jackson, Andrew

From: Laurel Kellerhals <laurel.kellerhals@gmail.com>
Sent: Friday, 6 March 2026 2:55 pm
To: Lightbody, Kirk
Subject: Cashmere Henderson submissions

Hi Kirk,

I've just been speaking to a plumber is reference to losing upto if not more than 20% of water flow to my taps shower.

He has stated because I have a low nain pressure system i will be severely compromised and will be running in circles in my shower trying to get wet.

He stated they should be sinking their own well not hooking into existing mains .

I've stated im not happy with losing upto or more water flow at my taps.

Surely the CCC would be ensuring existing rate payers maintain the flow to our properties, instead of allowing a private family to benefit financially .

I like my showers .

If Orion has stated the lewis family must pay for easement to supply power they should pay for sinking new well.

Regards.

Submission on a Publicly Notified Plan Change to the Christchurch District Plan

Resource Management Act 1991 – Form 5

Email to: PlanChange@ccc.govt.nz; or

Deliver to: Ground floor reception, Christchurch City Council, 53 Hereford Street, Christchurch Attn: City Planning Team; or

Send to: City Planning Team, Christchurch City Council, PO Box 73012, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. I wish to make a submission on:

Plan change name & number:

PRIVATE PLAN CHANGE 18 CASHMERE FIELDS
HENDERSON PLAN CHANGE

2. Submitter details

Full name of submitter:

LAUREL KELLERHALS

Street address:

114 A SPARK RD

Postal Address (if different):

Contact phone number (daytime):

0210379759

Postcode:

Email:

My address for service for receiving documents and communication about this application is: ☐ By email ☒ By post

3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific provisions of the plan change that my / our submission relates to are: (give details, using additional pages if required)

NORTHERN BOUNDARY LINE
10 HOUSES - PROPOSAL OPPOSE

The reasons for my / our submission are: (use additional pages if required)

* LOSE OF WATER FLOW (TAP SHOWER)
UP TO 20%
REGRESS OF GROUND WATER ONTO MY
PROPERTY
LOSS OF PRIVACY DUE TO INFILING OF
RENTION LAND * FOUNDATIONS OF
HOUSES. FLOODING DUE TO HOUSES (APPROX 400)

The decision I / we would like the Council to make is: (give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required)

No housing along Northern boundary.
No flooding on my property
No loss of privacy No loss of water flow
(TAP & SHOWER)

Updated: 12.11.2025

1 of 2

We pay rates now for water flow (TAP SHOWER)
To our property, why should we take a
reduction so (Lewis family can benefit) it's
grossly unfair our lifestyle is impacted!!

4. Trade competition

I / We: ☐ ~~Are not~~ a trade competitor of the applicant OR
☐ ~~Are~~ a trade competitor of the applicant, and are directly affected by an effect of the proposal on the environment which does not relate to trade competition or the effects of trade competition.

5. Hearing of this application

If a hearing is held, I / we:

- ☐ Wish to speak in support of my / our submission
☒ Do not wish to speak in support of my / our submission
☐ If others make a similar submission I / we will consider presenting a joint case with them at the hearing

Please note that a hearing will only be held if the applicant and/or any submitters wish to be heard, but all submissions will be taken into consideration regardless.

If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 941 8999 or by email at PlanChange@ccc.govt.nz.

6. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

LA Heller

Date:

26/2/2026

Signature:

Date:

Note: A signature is not required if you make your submission electronically

Important information

1. The Council must receive your submission before the closing date and time for submissions on this application.
2. If you are a trade competitor, your right to make a submission may be limited by the provisions in Part 11A of the RMA.
3. The Council may strike out a submission (or part of it) in the following situations:
 - It is frivolous or vexatious
 - It discloses no reasonable or relevant case
 - It would be an abuse of the hearing process to allow it to be taken further
 - It contains offensive language
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matters.

Privacy information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991 (RMA). The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. The RMA requires your submission, including your name and contact details, to be made available to the Council (including the Council decision-maker) and the applicant.

Your submission, including your name and contact details, may also be made available to other submitters and to the public on the Council's website, or on request. If requested, the Council may legally be required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

If you believe there are compelling reasons why your contact details should be kept confidential from other submitters or the public under LGOIMA, please contact the processing Planner for this application prior to making your submission.

Office use only

Received at the Office on at am / pm

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Margaret Rose

Last name: Karreman

Preferred method of contact Postal

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

No houses along northern boundary

1.3

The reasons for my / our submission are:

Loss of water pressure into my home. Buildup of land on northern boundary of my property. Height of houses. Loss of privacy. Water regress into my property.

1.4

The decision I / we would like the Council to make is:

No houses only my back fence. No flooding on my property due to infilling of retention basin.

Attached Documents

Name
Margaret Submission Original

Submission on a Publicly Notified Plan Change to the Christchurch District Plan

Resource Management Act 1991 – Form 5

Email to: PlanChange@ccc.govt.nz; or

Deliver to: Ground floor reception, Christchurch City Council, 53 Hereford Street, Christchurch Attn: City Planning Team; or

Send to: City Planning Team, Christchurch City Council, PO Box 73012, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. I wish to make a submission on:

Plan change name & number:

plan change No. 18. Cashmere
Fields/Hendersons Plan change.

2. Submitter details

Full name of submitter:

Margaret Rose Karrenan

Street address:

116 SPARKS RD HOON HAY

Postal Address (if different):

Contact phone number (daytime):

3382517

Postcode:

8025

Email:

My address for service for receiving documents and communication about this application is: ☐ By email ☒ By post

3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific provisions of the plan change that my / our submission relates to are: (give details, using additional pages if required)

no houses along northern boundary

The reasons for my / our submission are: (use additional pages if required)

loss of water pressure into my home
buildup of land on northern boundary
of my property
height of house's.
loss of privacy.
water regress into my property.

The decision I / we would like the Council to make is: (give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required)

no houses only my back fence.
no flooding on my property due to
infilling of retention basin

4. Trade competition

I / We: ☒ **Are not** a trade competitor of the applicant OR
☐ **Are** a trade competitor of the applicant, and are directly affected by an effect of the proposal on the environment which does not relate to trade competition or the effects of trade competition.

5. Hearing of this application

If a hearing is held, I / we:

- ☐ **Wish to** speak in support of my / our submission
☒ **Do not wish to** speak in support of my / our submission
☐ If others make a similar submission I / we will consider presenting a joint case with them at the hearing

Please note that a hearing will only be held if the applicant and/or any submitters wish to be heard, but all submissions will be taken into consideration regardless.

If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 941 8999 or by email at PlanChange@ccc.govt.nz.

6. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

AK Karemar

Date:

25/2/2026

Signature:

Date:

Note: A signature is not required if you make your submission electronically

Important information

1. The Council must receive your submission before the closing date and time for submissions on this application.
2. If you are a trade competitor, your right to make a submission may be limited by the provisions in Part 11A of the RMA.
3. The Council may strike out a submission (or part of it) in the following situations:
 - It is frivolous or vexatious
 - It discloses no reasonable or relevant case
 - It would be an abuse of the hearing process to allow it to be taken further
 - It contains offensive language
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matters.

Privacy information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991 (RMA). The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. The RMA requires your submission, including your name and contact details, to be made available to the Council (including the Council decision-maker) and the applicant.

Your submission, including your name and contact details, may also be made available to other submitters and to the public on the Council's website, or on request. If requested, the Council may legally be required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

If you believe there are compelling reasons why your contact details should be kept confidential from other submitters or the public under LGOIMA, please contact the processing Planner for this application prior to making your submission.

Office use only

Received at the Office on at am / pm

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Chris

Last name: Hughes

On behalf of: Chris and Camille Hughes

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

This submission relates to Plan Change 18 and the proposed rezoning of land in the Cashmere/Hendersons area for residential development. In particular, it relates to: • The proposed rezoning of land currently zoned rural to residential • The integration of existing residentially zoned land with the surrounding development area • The overall planning framework for residential growth in the south-west Christchurch area My property at 236 Cashmere Road already has approximately one third of the land zoned residential, while the remainder remains rural. The current zoning therefore creates an artificial boundary within a single property and does not reflect the surrounding land use pattern.

1.3

The reasons for my / our submission are:

I support the plan change because it represents a logical and sustainable extension of residential land in an area that already has many of the characteristics of an urban environment. A significant portion of my property is already zoned residential. Retaining a mixed zoning within the same property creates an inefficient and inconsistent planning outcome. Aligning the zoning across the property would: • Create a more coherent planning framework • Allow land to be developed more efficiently • Reflect the changing character of the surrounding area. The property now directly adjoins a new subdivision, meaning the surrounding land use has already shifted toward residential development. Maintaining rural zoning on part of the site no longer reflects the reality of the area. The area already benefits from substantial infrastructure and services including: • Schools • Medical facilities • Barrington Mall and local shops • Pioneer Stadium • Existing public transport routes This means the area is already well positioned to support additional residential development. The area is one of the closest remaining greenfield areas to the Christchurch city centre, making it a logical location for residential expansion and reducing reliance on long commuting distances. The proposed

development would also improve connectivity through: • cycleway and walkway links • connections between currently disconnected streets • improved transport efficiency This would benefit both existing residents and future development. Christchurch continues to experience demand for housing. Allowing residential development in appropriate locations helps increase housing supply and supports more affordable housing outcomes. The proposal also includes the creation of reserve areas, wetlands, and naturalised waterways that would provide environmental benefits, stormwater management, and enhanced public amenity within the wider Hendersons area.

1.4

The decision I / we would like the Council to make is:

I request that Christchurch City Council support Plan Change 18 and ensure that the zoning applied to my property at 236 Cashmere Road is made consistent across the entire property. Specifically, I request that the remaining rural-zoned portion of the property be rezoned residential, consistent with: • the existing residential zoning already applying to part of the site • the surrounding residential subdivision • the broader planning direction of this plan change. Providing consistent zoning across the property would: • create a more logical and coherent planning outcome • reflect the evolving character of the surrounding area • allow the land to contribute appropriately to Christchurch's future housing supply.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Hugh

Last name: Wallace

On behalf of: Hugh Wallace

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Development of farm land into housing. Routing traffic through Leistrella Road (Hoon Hay connection) without adding additional two-way road access to Sparks road.

1.3

The reasons for my / our submission are:

I oppose the development plan for two reasons: First, I oppose the plan I due to the loss of agricultural land. We should encourage food production near to population centres to reduce fossil fuel use, and maintain quality arable farmland that is lost with development. Secondly, I oppose the plan due to the lack of suitable road entry and exit points from the subdivisions, especially in development area 4a as shown in the Hendersons Outline Development Plan Appendix 8.10.18, Figure 7-1. In area 4a the vast majority of the traffic in the centre and northern sections of the development will funnel through Leistrella road and onto Hoon Hay road. While there are two roads to the south of the subdivision onto Cashmere road (one existing and one planned), this is in the opposite direction to the direction most traffic will be travelling to access most of the city to the N and East. The planned northern exit out through Northaw Street does not appreciably reduce traffic on Leistrella Road, as outbound traffic can only exit through Leistrella via Rydal Street. Notably, the Integrated Transport Assessment recognizes this issue, and notes significant flow towards and from the city centre in the mornings and evenings, despite the Leistrella, Rydal, and Rollesby street neighbourhoods being relatively small. It also acknowledges that Leistrella road (Hoon Hay connection) is relatively narrow given on-street parking, and that a development will effectively triple the number of vehicles using this road at peak hours, and result in 35%+ increase in daily use.

1.4

The decision I / we would like the Council to make is:

I propose re-opening the northern end of Rydal Street to two way traffic onto Sparks Road. I also propose opening up an additional two way route onto Sparks Road using existing right of ways or publicly owned properties. Potential options include: Separated inbound and outbound roads. Along Sparks road there are several publicly owned properties and a right of way, including the Hoon Hay Zone Substation at 110 Sparks road, the 126 Sparks Road right of way noted in the integrated transport assessment, and the pump station at 140 Sparks road. These can easily accommodate a single way street each, and would allow an additional north-south access into the neighbourhood. An alternative option is to negotiate routing two way traffic through the Hoon Hay Medical Centre and NZ Post Centre. Access via the Hoon Hay Medical and NZ Post Centre could be achieved by offsetting the loss of their land between the two buildings by having the developer donate equivalent land to them behind the two properties. By increasing the number of roads into the new subdivision, no individual road will see a significant increase in traffic and there will be less impact on individuals. Lastly, I propose lower density housing, or fewer houses being built to reduce the number of people and vehicles using existing infrastructure.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Stephanie Ida

Last name: Down

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The loss of a ponding area that prevents our house from flooding. loss of privacy with elevated housing on our boundary. Loss of a natural habitat for birdlife. Loss of

1.3

The reasons for my / our submission are:

Concern for increase in flood risk to our property. Loss of privacy. Conflict of interest with regard to the surveying company. The new dwelling at 126 sparks rd is considerably higher in elevation than our existing properties along sparks rd.

1.4

The decision I / we would like the Council to make is:

Refuse building of housing along the boundary of properties. Refuse removal of natural springs in the area.

Attached Documents

Name
Stephanie Down Submission Original 

Submission on a Publicly Notified Plan Change to the Christchurch District Plan

Resource Management Act 1991 – Form 5

Email to: PlanChange@ccc.govt.nz ; or

Deliver to: Ground floor reception, Christchurch City Council, 53 Hereford Street, Christchurch Attn: City Planning Team; or

Send to: City Planning Team, Christchurch City Council, PO Box 73012, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. I wish to make a submission on:

Plan change name & number:

Private Plan Change 18

2. Submitter details

Full name of submitter:

Stephanie Ida Down

Street address:

134 Sparks Rd

Postal Address (if different):

Contact phone number (daytime):

0275481111

Postcode:

8025

Email:

sdown134@gmail.com

My address for service for receiving documents and communication about this application is:



By email



By post

3. Submission details

I / We: ☐ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

The specific provisions of the plan change that my / our submission relates to are: *(give details, using additional pages if required)*

The loss of a ponding area that prevents our home from flooding. Loss of privacy with elevated housing on our boundary. Loss of a natural habitat for birdlife.

The reasons for my / our submission are: *(use additional pages if required)*

Concern for increase in flood risk to our property. Loss of privacy. Conflict of interest with regard to the surveying company. The new dwelling at 126 Sparks Rd is considerably higher in elevation than our existing properties along Sparks Rd.

The decision I / we would like the Council to make is: *(give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required)*

Refuse building of housing along the boundary of properties. Refuse removal of natural springs in the area.

4. Trade competition

I / We: ☒ **Are not** a trade competitor of the applicant OR
☐ **Are** a trade competitor of the applicant, and are directly affected by an effect of the proposal on the environment which does not relate to trade competition or the effects of trade competition.

5. Hearing of this application

If a hearing is held, I / we:

- ☒ **Wish to** speak in support of my / our submission
☐ **Do not wish to** speak in support of my / our submission
☒ If others make a similar submission I / we will consider presenting a joint case with them at the hearing

Please note that a hearing will only be held if the applicant and/or any submitters wish to be heard, but all submissions will be taken into consideration regardless.

If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 941 8999 or by email at PlanChange@ccc.govt.nz.

6. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

15.2.26

Signature:



Date:

15/2/26

Note: A signature is not required if you make your submission electronically

Important information

- The Council must receive your submission before the closing date and time for submissions on this application.
- If you are a trade competitor, your right to make a submission may be limited by the provisions in Part 11A of the RMA.
- The Council may strike out a submission (or part of it) in the following situations:
 - It is frivolous or vexatious
 - It discloses no reasonable or relevant case
 - It would be an abuse of the hearing process to allow it to be taken further
 - It contains offensive language
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matters.

Privacy information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991 (RMA). The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. ~~The RMA requires your submission, including your name and contact details, to be made available to the Council (including the Council decision-maker) and the applicant.~~

Your submission, including your name and contact details, may also be made available to other submitters and to the public on the Council's website, or on request. If requested, the Council may legally be required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

If you believe there are compelling reasons why your contact details should be kept confidential from other submitters or the public under LGOIMA, please contact the processing Planner for this application prior to making your submission.

Office use only

Received at the Office on at am / pm

23 March 2023

Planning Department
Christchurch City Council

Reference: 126 Sparks Road
Hoon Hay
Christchurch

Householders bordering this property wish to submit their opposition to the siting of a proposed second dwelling on this four-hectare block on the grounds that:

1. Our understanding is that a dwelling on farm land must be 25 m from any boundary in the rural general zone and 10 m from a boundary in the rural residential zone (10 m from a road boundary); and it must be more than 50 m from any existing or consented dwelling on an adjoining property.
2. The land behind has been designated a wetland.
3. The land is prone to extreme flooding. Proof of this is well established and there is photographic evidence.
4. There could be possible non-disclosure of the soil conditions to a prospective property owner – or owners if further subdivision is carried out.
5. The CCC in reviewing a previous application in 2015 by Cashmere Fields, made recommendations before work progress on any part of this land. Have these recommendations been complied with? If so, would the CCC please provide the compliance documentation.

The undersigned endorse this objection.

The undersigned wish to be advised of any application lodged with CCC and to be given the opportunity to consider any application for further housing development.

Name	Address	Signature
Stephanie Down	134 Sparks Road	
Graham Trost	132 Sparks Road	
Andrew Walker	138 Sparks Road	

Attachments:
Proposed dwelling location

cc: Canterbury Regional Council

From: Stephanie Down sdown134@gmail.com
Subject: Private plan change 18
Date: 15 Feb 2026 at 8:22:35 pm
To: Stephanie Down sdown134@gmail.com

Kia ora

This area is a great asset for our community as it acts as a ponding area. There are also natural springs in this area. Over the last few years it has been noted that the front of our properties have a lot more volume of storm water and if it wasn't for the area behind us our properties would be at risk of flood damage. With increased risk of this becoming worse with climate change and aging infrastructure, the proposal of more housing in this area is of great concern. It is noted that the recently constructed dwelling at 126 Sparks Rd is elevated and appears higher than our properties, which leads me to believe that the owners also have concern on the likely flood risk.

I believe it is important to note that there is an abundance of birdlife that live here and they will be displaced from their natural environment should this go ahead.

Another concern, which is also a huge red flag to me, is that there is a conflict of interest with the consulting company Lewis and Barrow Ltd who surveyed the area, as the current owners of 126 Sparks Rd are also the children of Mr Lewis of "Lewis and Barrow Ltd". I strongly believe that an independent company should complete a new report of this area and the suitability of it for building - perhaps a company the CCC currently uses and trusts.

I have attached the following documents and photos that may assist you in any proposals for future building consents from Mr

Lewis.

1. Letter received from Mr Lewis - The letter we received from the residents at 126 Sparks Rd.
2. Letter neighbours objection - Letter previously sent to both CCC planning dept and ECan March 2023
3. Photos of ponding area Photos of the land directly behind our properties.

If you require further information please contact me either via email or by phone on 0275481111

Nga mihi
Stephanie Down and Robert Cradock

To The Homeowner/Occupier

*"a new home
not 2 new homes"*

My name is Chris Lewis. My wife, daughter and I are planning to build a new home on the 10-acre rural block to the south of your property. We would like to discuss our plans with you at your earliest convenience. Please get in touch with us so we can find a time that would suit. My details are as follows:

Chris Lewis

M: 0274254244

E: cjlewisnz@gmail.com

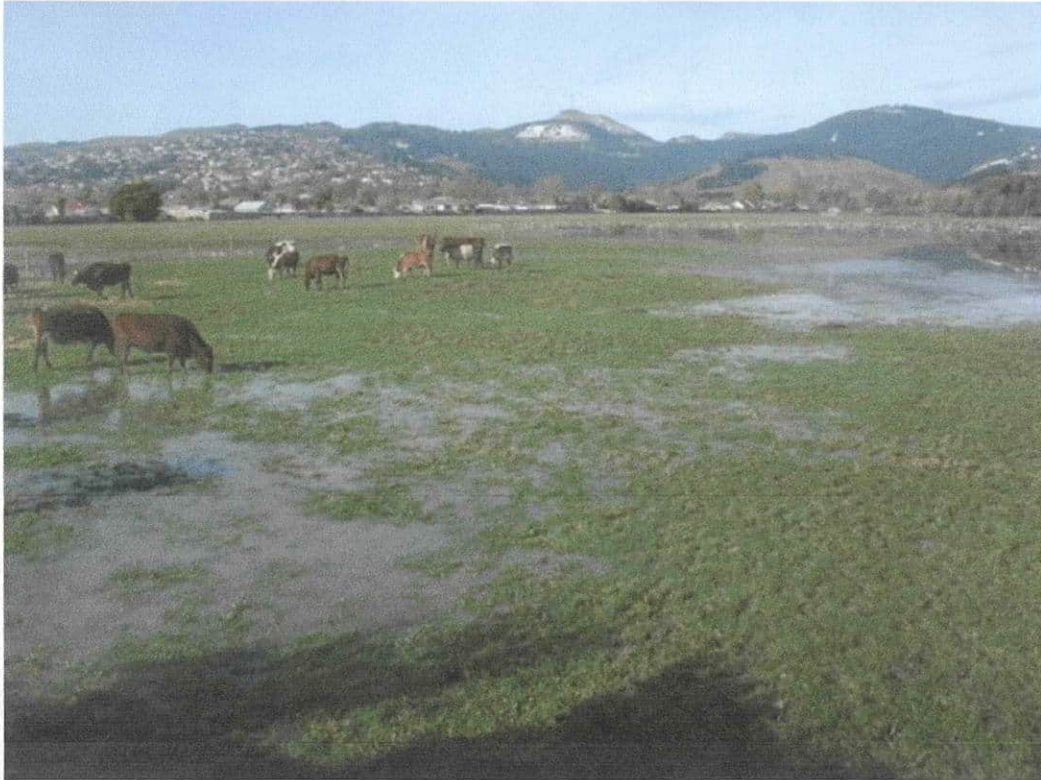
We look forward to meeting you.

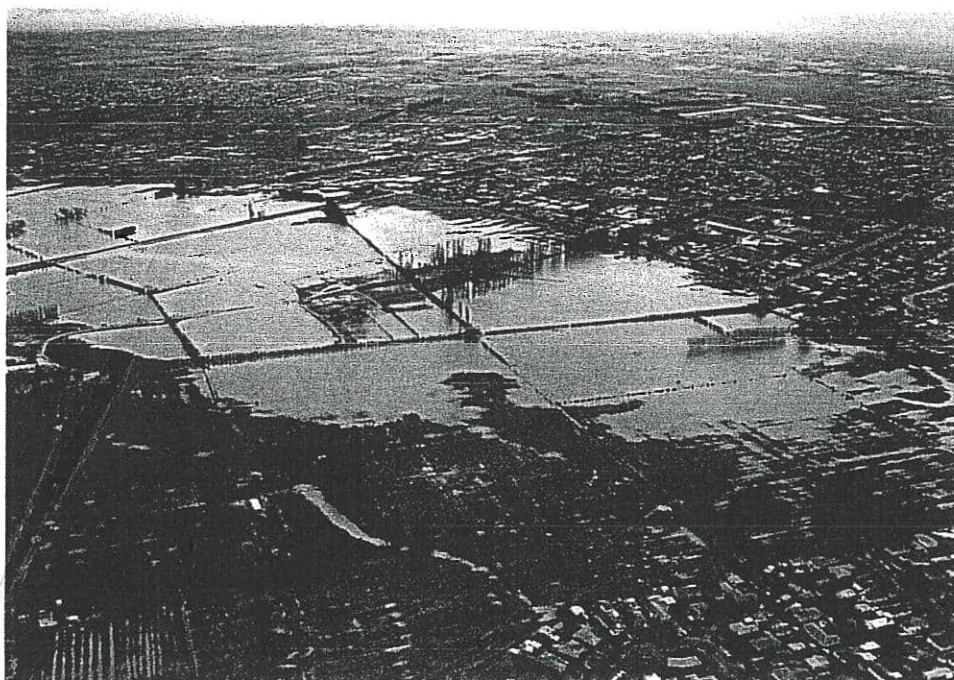
Kind Regards,

Chris, Hope and Indi









407 Hendersons Road ponding area (West)



408 Hendersons Road ponding area (Southwest)



411 Hendersons Road ponding area (Southeast)



412 Hendersons Road ponding area (Southeast)

1992

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Hilary

Last name: Riordan

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

-The opportunity to protect and enable better future development of Kaiwara Reserve. -Support that the areas of proposed stormwater basins and waterways are retained as Rural Urban Fringe Zone.

1.3

The reasons for my / our submission are:

-Kaiwara Playground is likely approaching renewal in the near future. However, the mixed zoning of this site presents constraints for long-term planning, as it prevents the expanded reserve area from being considered as a single, cohesive site from a planning perspective. This limitation affects the ability to optimise the design and placement of any upgraded play space. Through the existing subdivision process, the developer of Cashmere Parks has already invested considerable effort into the development of the second half of Kaiwara Reserve. The reserve currently serves as a well-used cycle and pedestrian connection between the Cashmere Parks development and the established residential neighborhood. It also functions as an accessible local park within a quiet residential setting. In contrast, parks and play spaces outside this area require users to cross the busier Hoon Hay Road and/or Cashmere Road, reducing accessibility and safety for local residents. Given these factors, the full reserve should be protected through rezoning as Open Space Community Park. References within the current ODP all the text that implies a potential extension of Blakinson Street through this reserve should be removed as part of this plan change, to further retain the integrity and function of this Reserve as a whole. -Retaining areas designed under the ODP as Stormwater basins and existing, enhanced waterways as Rural Urban Fringe, will reduce potential claw back of this space from urban development through consent processes.

1.4

The decision I / we would like the Council to make is:

-Zone the RRN part of Kaiwara Reserve as Open Space Community Park. -Retract the references in the current ODP text to the expansion of Blakinson Street through the reserve. Wider Council Consideration, to the “rat-running” during the morning peak—where drivers travel from Cashmere Road to Hoon Hay Road via Kaiwara Street and Mavern Street to avoid queues at the signalised intersection—is already a notable issue. This problem is likely to intensify as residential development continues to expand in the southern areas beyond and traffic management of Cashmere Road should be considered more widely than just this localised Plan Change.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Francis

Last name: Tabley

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

1.3

The reasons for my / our submission are:

Water run off Privacy if two storey house behind Height of foundations Devaluation of property Loss view scape Loss of bird life with housing development

1.4

The decision I / we would like the Council to make is:

Attached Documents

Name
Francis John Tabley - Original Submission

Submission on a Publicly Notified Plan Change to the Christchurch District Plan

Resource Management Act 1991 – Form 5

Email to: PlanChange@ccc.govt.nz; or

Deliver to: Ground floor reception, Christchurch City Council, 53 Hereford Street, Christchurch Attn: City Planning Team; or

Send to: City Planning Team, Christchurch City Council, PO Box 73012, Christchurch, 8154

For enquiries phone: (03) 941 8999

1. I wish to make a submission on:

Plan change name & number:

18

2. Submitter details

Full name of submitter:

Francis John Tabley

Street address:

130 Sparks Rd

Postal Address (if different):

Contact phone number (daytime):

027 436 1123

Postcode:

8025

Email:

tabley.f@gmail.com

My address for service for receiving documents and communication about this application is: ☒ By email ☐ By post

3. Submission details

I/we: ☒ Support all or part of the application

☒ Oppose all or part of the application

☐ Am neutral towards the application

Confirmed with submitter via phone call he opposes the application
Called 9/3/2026 - Dylan

The specific provisions of the plan change that my / our submission relates to are: (give details, using additional pages if required)

The reasons for my / our submission are: (use additional pages if required)

Water run off
Privacy of two storey house behind
Height of foundations
Devaluation of Property
Loss view scape
Loss of bird life with housing development

The decision I / we would like the Council to make is: (give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required)

4. Trade competition

- I / We: ☒ **Are not** a trade competitor of the applicant OR
☐ **Are** a trade competitor of the applicant, and are directly affected by an effect of the proposal on the environment which does not relate to trade competition or the effects of trade competition.

5. Hearing of this application

If a hearing is held, I / we:

- ☐ **Wish to** speak in support of my / our submission
☒ **Do not wish to** speak in support of my / our submission
☐ If others make a similar submission I / we will consider presenting a joint case with them at the hearing

Please note that a hearing will only be held if the applicant and/or any submitters wish to be heard, but all submissions will be taken into consideration regardless.

If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 941 8999 or by email at PlanChange@ccc.govt.nz.

6. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:

7 Zella

Date:

23/2/26

Signature:

Date:

Note: A signature is not required if you make your submission electronically

Important information

- The Council must receive your submission before the closing date and time for submissions on this application.
- If you are a trade competitor, your right to make a submission may be limited by the provisions in Part 11A of the RMA.
- The Council may strike out a submission (or part of it) in the following situations:
 - It is frivolous or vexatious
 - It discloses no reasonable or relevant case
 - It would be an abuse of the hearing process to allow it to be taken further
 - It contains offensive language
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matters.

Privacy information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991 (RMA). The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. The RMA requires your submission, including your name and contact details, to be made available to the Council (including the Council decision-maker) and the applicant.

Your submission, including your name and contact details, may also be made available to other submitters and to the public on the Council's website, or on request. If requested, the Council may legally be required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

If you believe there are compelling reasons why your contact details should be kept confidential from other submitters or the public under LGOIMA, please contact the processing Planner for this application prior to making your submission.

Office use only

Received at the Office on at am / pm

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: David

Last name: Lee

Organisation: Market Gardener

Preferred method of contact Postal

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

1. More houses in the Green space in their subdivision using soil transfer.

1.3

The reasons for my / our submission are:

2. The Chch city council has added our land at 260 Cashmere Road as part of Plan Change 18 Cashmere Fields without our consent. 3. We have our own Future Outline Development Plan: we can not disclose our Plan due to security reason. We have included all our land into the New Future Outline Development Plan. Refer to our attached sheet. 4. Our Land at 260 Cashmere Road is used for growing vegetable market gardening supply vegetables for health and local.

1.4

The decision I / we would like the Council to make is:

1. We support their Plan Change 18 - Cashmere Fields 2. Chch City Council to support our Future Outline Development Plan. 3. Chch City Council to support Plan Change 18 Cashmere Fields to create more section by soil Transfer.

Attached Documents

Name	
Market Gardener - Original Submission	

Submission on a Publicly Notified Plan Change to the Christchurch District Plan

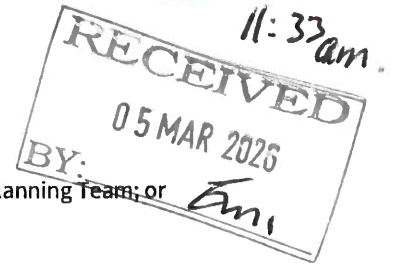
Resource Management Act 1991 – Form 5

Email to: PlanChange@ccc.govt.nz; or

Deliver to: Ground floor reception, Christchurch City Council, 53 Hereford Street, Christchurch Attn: City Planning Team; or

Send to: City Planning Team, Christchurch City Council, PO Box 73012, Christchurch, 8154

For enquiries phone: (03) 941 8999



1. I wish to make a submission on: Private Plan change 18 Cashmere Fields

Plan change name & number: / Hendersons Plan Change.

2. Submitter details

Full name of submitter:

Market Gardener

Street address:

David Lee. and Sheung Lee
288 Sparks Road Halswell

Postal Address (if different):

Christchurch.

Contact phone number (daytime):

021983392

Postcode:

Email:

No Email due to security reason.

My address for service for receiving documents and communication about this application is: ☐ By email ☒ By post

3. Submission details

I / We: ☒ Support all or part of the application

☐ Oppose all or part of the application

☐ Am neutral towards the application

The specific provisions of the plan change that my / our submission relates to are: (give details, using additional pages if required)

Refer To Attach sheet

The reasons for my / our submission are: (use additional pages if required)

Refer to Attach sheet

The decision I / we would like the Council to make is: (give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required)

Refer To Attach sheet

4. Trade competition

- I / We: ☒ **Are not** a trade competitor of the applicant OR
☐ **Are** a trade competitor of the applicant, and are directly affected by an effect of the proposal on the environment which does not relate to trade competition or the effects of trade competition.

5. Hearing of this application

If a hearing is held, I / we:

- ☒ **Wish to** speak in support of my / our submission
☐ **Do not wish to** speak in support of my / our submission
☐ If others make a similar submission I / we will consider presenting a joint case with them at the hearing

Please note that a hearing will only be held if the applicant and/or any submitters wish to be heard, but all submissions will be taken into consideration regardless.

If you change your mind about whether you wish to speak at the hearing, please contact the Council by telephone on 941 8999 or by email at PlanChange@ccc.govt.nz.

6. Signature (of submitter(s) or person authorised to sign on behalf of submitter(s))

Signature:



Date:

03-03-2026

Signature:

Date:

Note: A signature is not required if you make your submission electronically

Important information

- The Council must receive your submission before the closing date and time for submissions on this application.
- If you are a trade competitor, your right to make a submission may be limited by the provisions in Part 11A of the RMA.
- The Council may strike out a submission (or part of it) in the following situations:
 - It is frivolous or vexatious
 - It discloses no reasonable or relevant case
 - It would be an abuse of the hearing process to allow it to be taken further
 - It contains offensive language
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matters.

Privacy information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991 (RMA). The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you. The RMA requires your submission, including your name and contact details, to be made available to the Council (including the Council decision-maker) and the applicant.

Your submission, including your name and contact details, may also be made available to other submitters and to the public on the Council's website, or on request. If requested, the Council may legally be required to make all submissions available to the public (which can include the media), including the name and contact details of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

If you believe there are compelling reasons why your contact details should be kept confidential from other submitters or the public under LGOIMA, please contact the processing Planner for this application prior to making your submission.

Office use only

Received at the Office on at am / pm

Submitter David Lee and Sheyng Lee 76
260 Cashmere Road, Date 04-03-2026

Submission :- Plan Change 18 Cashmere Fields and Henderson Plan Change.

No 3 :- specific provision and Reason are :- Plan Change 18 Cashmere Fields are :- More houses

① in the Green Space. in their subdivision using Soil Transfer.

② the ChCh City Council has added our Land at 260 Cashmere road as part of Plan Change 18 Cashmere Fields without our consent.

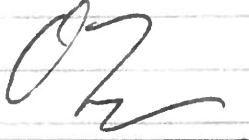
③ we have our own Future Outline Development Plan. we can not disclose our Plan due to security reason. we have included all our land into the New Future Outline Development Plan. Refer To our attach sheet.

④ Our Land at 260 Cashmere Road is used for growing Vegetable market Gardening supply Vegetables for Health and Local.

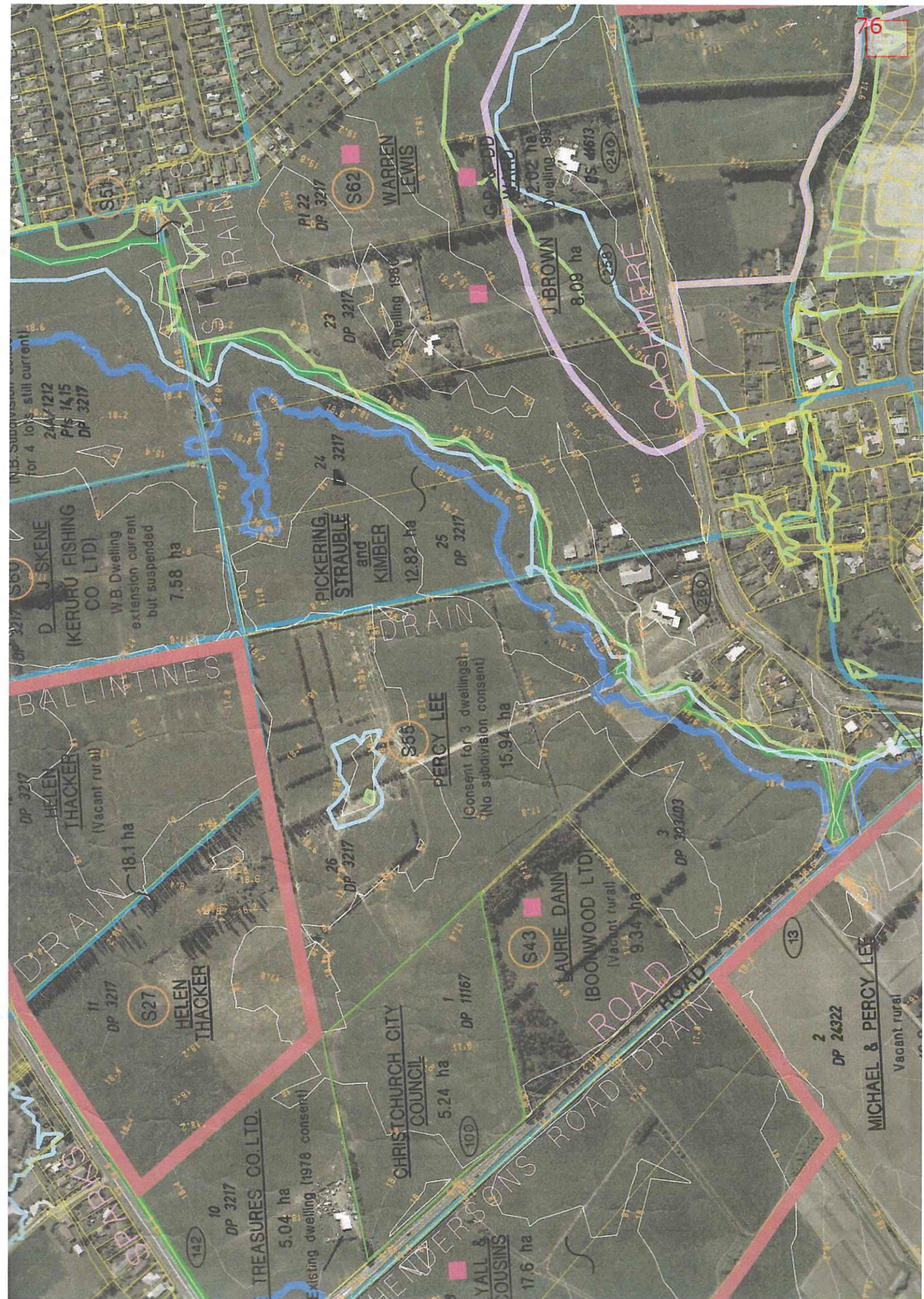
① Decision are :- we support Their Plan Change 18. Cashmere Fields.

② ChCh City Council to support our New Future Outline Development Plan.

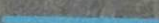
③ ChCh City Council to support Plan change 18 Cashmere Fields. to create more section by soil Transfer.

signature. 

Date 04-03-2026



KEY

-  Boundary of area A - City plan
-  Revised (NIWA) Hendersons Basin 200yr flood extent
-  Boundary of area B - City Plan
-  Revised (NIWA) Hendersons Basin 50yr flood extent.
-  Surface water drainage, mostly old "boxed drains."
-  Cashmere Stream Floodplain - City Plan
-  0.2m contours From 1997 Gps Survey By Eliot Sinclair. (to CDB Datum)
-  Lot boundaries. Current landowners as at Dec.2006
Lot areas shown also.
-  Street address.
-  Existing main roads.
-  Members of Cashmere Rural Landowners Inc. represented by Warren Lewis.
-  Submitters on VARIATION 48 with submission number.
-  Christchurch City Council owned land.
-  Existing dwellings.
-  Outstanding references/appeals to the Environment Court. N.B. Appeals by the Cashmere Rural Landowners Inc. and Environment Canterbury not shown.
-  Location of power pylons and lines.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Carl

Last name: Hois

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

I am against the subdivision

1.3

The reasons for my / our submission are:

I am against the subdivision because it is going to ruin quite little colder sac in Hoon Hay

1.4

The decision I / we would like the Council to make is:

I am against the subdivision we do not have the infrastructure in place to cater for all these extra vehicles the quality of life in our quiet little subdivision is going to be severely effected this is not good for the elderly people that live in this quiet little part of paradise. Christchurch is already over populated we have enough townhouses multi-storic units the last thing that Hoon Hay needs is another subdivision we're already entrenched with them.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Glennis

Last name: Dunstan

On behalf of:

Glennis Dunstan & Warren Grimwood

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Flooding Risk Storm water management Infrastructure Capacity Raised building platform considerations and proximity to rear boundary along properties on Sparks Rd

1.3

The reasons for my / our submission are:

We are property owners (120 Sparks Rd) with an interest in land and infrastructure that may be affected by the provisions proposed in Private Plan Change 18. We oppose the plan change in its current form due to concerns regarding storm-water management, flooding risk and infrastructure capacity. These matters have the potential to adversely affect neighbouring properties as well as our own. Storm Water Run Off The proposed development does not appear to adequately address the potential increase in storm-water run off resulting from additional housing density and associated hard surfaces. In particular we are concerned that the increased impermeable surfaces from new housing and subdivision will significantly increase storm-water runoff volumes. Current proposals do not clearly demonstrate how runoff will be managed without it impacting adjacent properties. There is also insufficient clarity on storm-water attenuation or detention systems that would mitigate downstream flooding effects. Without robust mitigation requirements these changes may increase the risk of flooding or surface water accumulation on neighbouring land. Building Platform Heights The potential for raised building platforms as a requirement for building within the development area may alter natural drainage patterns. This could result in - surface water being redirected to the surrounding properties -increased runoff velocity and volume entering adjacent sites -greater risk of flooding during heavy rainfall events. These impacts are particularly concerning where neighbouring properties rely on existing groundwater drainage patterns that may

be altered by raised building platforms Subdivision and Increased Development Intensity The proposed subdivision and residential intensification may have broader infrastructure effects including: -Increased storm-water loads on existing drainage systems -Reduced ground infiltration due to site coverage -Greater demand on local water supply infrastructure -Potential impacts on water pressure for those currently connected to the existing water supply (It has been estimated that water pressure for those currently connected could decrease by 20%) Liquefaction With regards to 120 Sparks Rd - It appears from modelling that the risk for this is regarded as being low. However, removal of the then existing building and its foundations to facilitate construction of the current pharmacy building resulted in significant liquefaction occurring on the site, more than a decade prior to the 2012 earthquakes. Following this event the building platform was excavated and reinstated with successive layers of compacted shingle, with each layer subject to densiometric testing prior to construction proceeding. This liquefaction occurred after a period of rainfall that resulted in surface flooding from the Cashmere Ponding Area beyond the rear boundary saturating the ground conditions. Also as a previous owner of 118 Sparks Rd I would like to make the observation that flooding occurs regularly in the rear of that property in what could be termed a normal (as opposed to a heavy) rain event. This flooding will be exacerbated by loss of available water to ground drainage. It should be noted also that during the Christchurch earthquakes that there was significant liquefaction in the surrounding Hoon Hay areas, Effects on Adjacent Properties As a property owner our concerns are that the above matters may result in: -Increased flood risk to neighbouring sites -Drainage impacts caused by altered ground levels -Additional pressure on shared infrastructure networks These effects could negatively impact our existing land use and property values if not properly managed.

1.4

The decision I / we would like the Council to make is:

That the Christchurch City Council DECLINE Private Plan Change 18 in its current form OR that Christchurch City Council requires substantial amendments to ensure that: -New and current comprehensive flood modelling and storm-water management assessments are undertaken taking into consideration the large number of developments that have already been completed or are in the consented and planning stages -That development includes adequate storm-water attenuation and drainage infrastructure and that this is openly and widely available to those affected property owners. -That building platform heights and earthworks do not increase runoff or flooding to neighbouring properties, and that nor does the projected building heights impact the adjacent neighbour's privacy. -That infrastructure capacity, including water supply and drainage systems, is demonstrated to be sufficient prior to development occurring.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Kate

Last name: Melnik

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

I oppose development of arable farmland. I oppose creation of a development that routes most traffic from area 4a through Leistrella Road (Hoon Hay Connection). Additional two way car access must be created onto Sparks Road to reduce load on Leistrella Road.

1.3

The reasons for my / our submission are:

I oppose the development plan for two reasons: First, I oppose the plan I due to the loss of agricultural land. We should encourage food production near to population centres to reduce fossil fuel use, and maintain quality arable farmland that is lost with development. Secondly, I oppose the plan due to the lack of suitable road entry and exit points from the subdivisions, especially in development area 4a as shown in the Hendersons Outline Development Plan Appendix 8.10.18, Figure 7-1. In area 4a the vast majority of the traffic in the centre and northern sections of the development will funnel through Leistrella road and onto Hoon Hay road. While there are two roads to the south of the subdivision onto Cashmere road (one existing and one planned), this is in the opposite direction to the direction most traffic will be travelling to access most of the city to the N and East. The planned northern exit out through Northaw Street does not appreciably reduce traffic on Leistrella Road, as outbound traffic can only exit through Leistrella via Rydal Street. Notably, the Integrated Transport Assessment recognizes this issue, and notes significant flow towards and from the city centre in the mornings and evenings, despite the Leistrella, Rydal, and Rollesby street neighbourhoods being relatively small. It also acknowledges that Leistrella road (Hoon Hay connection) is relatively narrow given on-street parking, and that a development will effectively triple the number of vehicles using this road at peak hours, and result in 35%+ increase in daily use. Given the uncontrolled Hoon-Hay and Leistrella intersection and already significant traffic in mornings and evenings, I believe that the additional traffic will increase risk of accidents and create congestion if additional north-south access routes aren't created to allow traffic from the new subdivision to enter and exit.

1.4

The decision I / we would like the Council to make is:

I propose re-opening the northern end of Rydal Street to two way traffic onto Sparks Road. I also propose opening up an additional two way route onto Sparks Road using existing right of ways or publicly owned properties. Potential options include: Separated inbound and outbound roads. Along Sparks road there are several publicly owned properties and a right of way, including the Hoon Hay Zone Substation at 110 Sparks road, the 126 Sparks Road right of way noted in the integrated transport assessment, and the pump station at 140 Sparks road. These can easily accommodate a single way street each, and would allow an additional north-south access into the neighbourhood. An alternative option is to negotiate routing two way traffic through the Hoon Hay Medical Centre and NZ Post Centre. Access via the Hoon Hay Medical and NZ Post Centre could be achieved by offsetting the loss of their land between the two buildings by having the developer donate equivalent land to them behind the two properties. By increasing the number of roads into the new subdivision, no individual road will see a significant increase in traffic and there will be less impact on individuals. Lastly, I propose lower density housing, or fewer houses being built to reduce the number of people and vehicles using existing infrastructure. I would also like more land set aside for flood mitigation. As we see increasingly common and extreme weather conditions, we will need additional stormwater catchment capacity. This area routinely reaches saturation and development is resulting in a lack of bare land to catch and drain standing water. Reducing the number of properties built in the new subdivision and increasing catchment areas will provide some degree of future proofing against future flood risk.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Sioniah

Last name: Joubert

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Building on the land on sparks and Hendersons road.

1.3

The reasons for my / our submission are:

I do not want the council to proceed with building on the land. Below are some reasons why: 1) Traffic- a lot more traffic will be funneled through the Leistrella street/Hoon Hay road/Rose street intersections, as this will be the quickest way from the propose development to Cashmere high school and into the CBD. This will make the exit from Leistrella street a lot more difficult due to the shops on Hoon Hay Road and parked cars on Leistrella street & Hoon Hay road restricting drivers view. This is made worse by the lose of the exit from Rydal street a few years ago when the cycle way was installed. 2) Flooding and storm water management- The potential lose of the timber drain and the potential flooding of ours and other peoples sections along Rollesby Street in a heavy rain event, made worse by the possible increase in the ground level for the sections in the proposed new development. We are aware that this drain has discharges of storm water from houses along Rollesby Street and from the road gutter drains. These discharges need to be catered for or they will worsen serious flooding events We don't believe the removal of the timber drain that ran along the east side of the new development at 78 to 101 Leistrella Road was a good idea at all. It was removed and recess/depression was installed in the back gardens and lawn areas of the new houses that have been built there to carry away storm water. This installation is open the alteration and change by future land owners rendering it ineffective. This could happen to the drain boarding our home if the timber drain is removed thus exacerbating serious flooding events. We have noticed the increase in the unpleasant odor coming from the Heathcote river after the heavy rain we have received recently. This seems to be due to the retention water in the Henderson basis area 3) Lose of line of sight- due to the unique way our house is built the views we currently enjoy out to the west will be lost for ever. We may finish up with a 2.4 meter fence along our boundary on our side of the timber drain. The important component to this is the lose of privacy and the increase in noise that will come

from an increase in neighbors. 4) Families bring children, which is great, but this will only add to the congestion on the current streets in the area during school pick up and drop off at the two primary schools in the area. 5) The noise, dust and smells if and when the development of the land goes ahead. There will be work carried out to alter the level of the land. This will entail large machinery on the land from early in the morning for all day, holidays and weekends included, with the associated noise, dust and exhaust fumes for who now's how long. 6) Housing construction- noise and dust associated with these activities will affect us from potentially early in the morning for all day holidays and weekends. 7) The lose of highly productive land which goes against government policey

1.4

The decision I / we would like the Council to make is:

To leave the land and not to build on it.

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Debbie

Last name: Lewis

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Support all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

Environmental effects, infrastructure, community development, increased use of walking and cycling routes to local amenities, etc

1.3

The reasons for my / our submission are:

I wish to support this change as it would be the perfect buffer between the current residential and rural areas. It will mean that existing streets in Hoon Hay could join up with the new roads and allow a safe through passage across the area to schools, buses and other amenities. It will mean more native planting and reserve area. I support the increased water catchment that will occur with the plan change. The front of the current entrance to part of the subdivision has been created well and is visually appealing. It appears to be working well in catching excess water in heavy rains. The bulk of it will be away from main roads which will make it safe for older people and children living in the area. I currently live in the area and it is so close to town via bike or bus. I often don't use my car to travel about. It is a popular location and I see the reasons for wanting to open it up for more people to live. It appears to be a great balance of housing and reserves which can only benefit the surrounding population as far as recreation and enjoyment of the local environment goes. I can't wait for it to go ahead and am confident it will be a great asset for the South East of Christchurch.

1.4

The decision I / we would like the Council to make is:

To support the plan change

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Keir

Last name: Leslie

Organisation:

Waihoru Spreydon-Cashmere-Heathcote Community Board

On behalf of:

Waihoru Spreydon-Cashmere-Heathcote Community Board

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

1.2

The specific provisions of the plan change that my / our submission relates to are:

Refer written submission

1.3

The reasons for my / our submission are:

Refer written submission

1.4

The decision I / we would like the Council to make is:

Refer written submission

Attached Documents

Name



9 March 2026

03 941 8999

PO Box 73201
Christchurch 8011
ccc.govt.nz

PlanChange@ccc.govt.nz

Kia ora

Submission on Private Plan Change 18 - Hendersons Residential

The Waihoru Spreydon-Cashmere-Heathcote Community Board appreciates the opportunity to provide a submission on the Private Plan Change 18 - Hendersons Residential.

As a statutory body, our role is to advocate for the interests of the community pursuant, section 52 Local Government Act 2002. This submission has been prepared by Community Board members that are not also Councillors, as Councillors will make final decisions on this application.

As a newly appointed Board in 2025, we are currently developing our Board Plan for the period 2026 to 2028 and are consulting on our draft priorities. One of our six draft priorities is responding to intensification. We are observing across the Waihoru Community Board area significant residential intensification, alongside increased traffic from growth in the western suburbs.

Overall, we see no reason to oppose the application, provided it is consistent with producing excellent neighbourhoods, and sufficient steps are taken to mitigate the points we set out in our submission below.

Increased demand on local transport network

This new development will certainly add to the already growing demands on the local road network. We would like to see how this new development will be integrated without adding to congestion issues or creating “rat runs” (ie. incorporating requirements for bus services, including to schools, pavements, cycle ways and traffic calming/ pedestrian crossings where they propose intersections with the main roads or linking with existing roads such as Leistrella Road. We are concerned that the plans do not include a road exit onto road Sparks Road and this should be included. If not, there will be additional pressure onto Leistrella and Cashmere Roads.

Impact on water systems and water utilities

With a shift from rural to urban, more concrete less green space, this will put even more pressure on the stormwater system with known downstream consequences. Cashmere road already floods in wet weather in that area. How will this be managed? We note that there will be increasing pressure on the water system that needs to be appropriately managed, i.e. water drainage into waterways and water supply systems. We encourage naturalisation of existing drain system and encourage this to be made a condition of the proposed plan change.

As noted in the ecological assessment¹ as part of the notification documents, it is an exciting finding of the first known banded kōkopu recorded in the upper Ōpāwaho/Heathcote catchment. There are several recommendations

¹ Instream Consulting, Cashmere Fields Development – Potential Ecological Effects of the Proposed Plan Change, 31 July 2025 - [https://hdp-au-prod-app-ccc-letstalk-files.s3.ap-southeast-2.amazonaws.com/3217/6887/8163/NOTIFICATION - PC18 - Appendix T - Ecological Assessment.PDF](https://hdp-au-prod-app-ccc-letstalk-files.s3.ap-southeast-2.amazonaws.com/3217/6887/8163/NOTIFICATION_-_PC18_-_Appendix_T_-_Ecological_Assessment.PDF)

in the document for enhancements to waterways and wetland areas in the site which, if followed, should enable these existing waterways to be restored and enhanced and is something the Board would also support.

Support for mixed use

While this is private plan change is for a residential development, we want to ensure the area allows for non-residential space as well (i.e. for a local shop, play area, preschool, etc). If a residential subdivision area is allowed but consideration is not given to adequate amenities, we increase the reliance on car travel and the resulting pressure on the network and facilities. Hoon Hay Primary school is the only state primary in the zone and is already fairly full and pre-schools apparently similar.

We appreciate the opportunity to submit and wish to speak to our submission.

Your sincerely



Keir Leslie
Chairperson
Waihoru Spreydon-Cashmere-Heathcote Community Board

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Sarah

Last name: Flynn

On behalf of: Sarah Flynn

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Oppose all or part of the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The additional residential development is too much in an area that is already experiencing significant traffic congestion. The use of Cashmere Road through to Centaurus Road is really taxed at peak times. I'd imagine Sparks Road with the housing development on Lyttleton Street will be similarly burdened. Another 600 plus cars with the additional Halswell traffic coming through from that major development is not sustainable/desirably on our roads are currently. Additionally, the land there is swampy. Cashmere High can't manage the increase to its roll as it stands now.

1.3

The reasons for my / our submission are:

There is not the infrastructure to support this development.

1.4

The decision I / we would like the Council to make is:

PC18 - Cashmere Fields/Hendersons Basin

Submitter Details

Submission Date: 09/03/2026

First name: Faye

Last name: Collins

Organisation:

Waipuna Halswell Hornby Riccarton Community Board

On behalf of:

Waipuna Halswell Hornby Riccarton Community Board

Preferred method of contact Email

*

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Feedback

1.1

I / We:

Am neutral towards the application

1.2

The specific provisions of the plan change that my / our submission relates to are:

The Board is concerned about the potential effects that the future residential development could have on Transport, Infrastructure and Servicing, and Natural Hazards. The Board points to the original South West Christchurch Area Plan and notes this significant number of additional residential area developed since that time.

1.3

The reasons for my / our submission are:

The Board is concerned that existing deficiencies in the transport system and infrastructure in the vicinity of the the future residential development will be worsened by the additional residences. There are currently flooding issues nearby the future development area that appear to be worsening and the Board fears that the development could increase these.

1.4

The decision I / we would like the Council to make is:

The Board asks that approval of the plan change only be given where adequate provision is made to address the the existing and future deficiencies in the transport system and infrastructure together with flooding issues in the local area.



FORM 5

Submission on a publicly notified proposal for policy statement or plan, change or variation under Clause 6 of Schedule 1, Resource Management Act 1991

To: Christchurch City Council

Name of submitter: Ministry of Education ('the Ministry')

Address for service: C/- Beca Ltd
PO Box 13960
Christchurch 8141

Attention: Daly Williams

Phone: (03) 371 3664

Email: daly.williams@beca.com

The specific parts of the application that the Ministry of Education's submission relates to are:

The potential network capacity effects on the Ministry of Education and nearby schools within and around the Halswell and Hoon Hay suburbs of Christchurch City. The Ministry seeks to ensure that any potential impacts resulting from the proposed rezoning of Private Plan Change 18 are appropriately addressed and mitigated for these schools and their staff and students.

Background:

The Ministry of Education ('the Ministry') is the Government's lead advisor on the New Zealand education system, shaping the direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact educational facilities and assets in the Christchurch district.

The Ministry of Education's Submission:

Cashmere Fields Ltd (the Applicant) has submitted a private plan change to Christchurch City Council (CCC) to rezone approximately 25.1ha of land from a mix of Rural Urban Fringe Zone (RuUF) and Residential New Neighbourhood Zone (RNN) to RNN across the entire site, while keeping stormwater management areas as RuUF. The application site, hereon referred to as 'the site', is located within 115m of Hoon Hay School Te Kura Kōaka (a primary school) and 2km of a number of schools in the Christchurch district including Te Kōmanawa Rowley School (primary) and Hillmorton High School (secondary school).

Upon review of the application and supporting documents, the Ministry wishes to highlight the following matters:

Implications and impacts on the existing school network capacity

The Ministry is neutral with regards to development that enables intensification in principle, however, seeks additional information on delivery timeframes for the increased density enabled to allow for adequate forecasting of roll growth. While residential growth in this area has been expected within existing residential areas, an increase in residential capacity that is proposed by Private Plan Change 18 has the possibility of creating pressure and affecting the school networks' capacity in Christchurch.

Provision of the anticipated development timeframes and related information relevant to the proposed plan change will assist the Ministry to better understand the implications of the proposed growth in the surrounding area's school network and effectively plan for growth. This information will enable informed investment decisions to be made by the Ministry around school network capacity.

Engagement with the Ministry of Education:

The applicant has acknowledged that Hoon Hay School Te Kura Kōaka is located to the north of the site, however no acknowledgement of the various other schools within a 2km radius of the application site. No engagement has been made with the Ministry regarding any potential effects on the nearby schools, including Hoon Hay School Te Kura Kōaka

The Ministry requests that the Hendersons Outline Development Plan (ODP) is amended to require consultation to be undertaken with the Ministry to discuss any impacts to schools and their staff and students.

The applicant has set out amendments to the ODP text within Appendix B and the Ministry request further amendments to this to address the aforementioned effect.

The Ministry of Education requests the following decision from the consent authority:

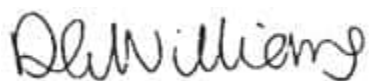
Should the Council recommend the plan change be approved, the Ministry request that the applicant commit to consultation with the Ministry regarding timing of future development enabled as this will assist in creating a well-functioning urban environment.

The Ministry request the Hendersons Outline Development Plan, 8.10.18D.(3) is amended as follows:

3. OPEN SPACE, RECREATION, EDUCATION AND COMMUNITY FACILITIES

(f). Consultation is to be undertaken with the Ministry of Education on the development, staging and timing.

The Ministry does not wish to be heard in support of their submission.



Daly Williams
Planner – Beca Ltd
(Consultant to the Ministry of Education)
Date: 03/03/2026

Notice of Submission on Private Plan Change 18 – Christchurch City Council

Submission made by electronic means

1. SUBMITTER DETAILS

Name of Submitter: Canterbury Regional Council (**Environment Canterbury**)

Physical Address: 200 Tuam Street

Postal Address: PO Box 345

Email Address: regional.planning@ecan.govt.nz

Telephone: 027 256 1761

My Address for service for receiving documents and communication about this application is: by email

2. APPLICATION DETAILS

Application Reference Number: Hendersons Residential Private Plan Change (**PC18**)

Name of Applicant: Cashmere Fields Ltd

Application Site Address: 126 Sparks Road, 17 Northaw Street, 36 and 60 Leistrella Road and, 200, 236 and 240 Cashmere Road.

Description of the Proposed Activity:

PC18 proposes to amend the Hendersons Outline Development Plan (**ODP**) and if approved, would extend the existing ODP area to provide for additional residential development. Approximately 25 hectares is proposed to be rezoned from Rural Urban Fringe (**RUF**) to Residential New Neighbourhood (**RNN**) to enable around 300 residential lots to be developed. Land within the High Flood Hazard Management Area is not proposed to be rezoned and would retain Rural Urban Fringe Zoning.

3. SUBMISSION DETAILS

This is a submission on Private Plan Change 18 to the Christchurch District Plan.

We submit a neutral submission on the proposed plan change.

Environment Canterbury could not gain an advantage in trade competition through this submission.

The reasons for our submission are:

Out of sequence development

- 3.1. Objective 6.2.1 in the Canterbury Regional Policy Statement (**CRPS**) sets out a recovery framework for Greater Christchurch. Of specific relevance to the proposal, the objective requires that urban development outside existing urban areas or greenfield priority areas be avoided, that strategic and other infrastructure services are integrated with land use development, and that land use optimises the use of existing infrastructure. Policy 6.3.1 implements this objective by requiring that new urban activities only occur within existing urban areas or identified greenfield priority areas, as shown on Map A.
- 3.2. The development site is not identified as an existing urban area, a *Future Development Area*, or *greenfield priority area* in Map A of the CRPS, and in this way is inconsistent with Objective 6.2.1 and Policy 6.3.1. However, the proposal is largely consistent with the other aspects of Chapter 6. The rezoning of the site would be a logical extension of the existing urban area as it proposes to amend an existing ODP. The location of the site would also enable existing three waters and transport infrastructure to be utilised.
- 3.3. Environment Canterbury acknowledges that Policy 8 of the National Policy Statement on Urban Development (**NPS-UD**) provides a pathway for plan changes which are unanticipated by RMA planning documents or out-of-sequence with planned land release. The policy requires Local Authorities to be responsive to plan changes affecting urban environments that would add significantly to development capacity and contribute to well-functioning urban environments.
- 3.4. What amounts to a significant addition to development capacity is not defined in the NPS-UD and has not been formally established. The application asserts that the addition of 300 dwellings is significant for the locality. The question remains as to whether the locality is an appropriate level of granularity for an assessment of whether this is a significant addition to development capacity. Whether the proposal satisfies the significance threshold in Policy 8 is a critical consideration in assessing whether this pathway can be relied upon.

Highly Productive Land and versatile soils

- 3.5. The northwestern portion of the site which is proposed to be rezoned from RUF to RNN is Land Use Class (**LUC**) 2. It is therefore likely that the site contains Highly Productive Land (**HPL**) under the transitional definition in the National Policy Statement for Highly Productive Land (**NPS-HPL**).¹
- 3.6. Policies 4 and 5 of the NPS-HPL prioritise the use of HPL for land-based primary production and direct that urban rezoning of such land is to be avoided except in limited circumstances. Clause 3.6 is therefore relevant to the proposal, as it provides that urban rezoning of HPL is permissible only where it is necessary to provide sufficient development capacity, there are no reasonably practicable alternative locations, and the benefits outweigh the long-term loss of productive land.
- 3.7. There is LUC 3 land on the southern part of the site which is also proposed to be rezoned from RUF to RNN. The recent amendment to the NPS-HPL has excluded the urban rezoning of LUC 3 land from considerations under Clause 3.6(1)-(4). It is

¹ Clause 3.5(7) NPS-HPL

worth noting that Clause 3.6(5) still applies to the urban rezoning of LUC 3 land and this effectively limits said rezoning to the minimum necessary to provide the required development capacity while achieving a well-functioning urban environment.

- 3.8. Separate to considerations under the NPS-HPL, the CRPS defines LUC 1-2 soils as versatile soils. Issue 15.1.1 of the CRPS identifies soil degradation as an issue and notes that some land-use practices, including urban development on versatile soils, limit opportunity to use the soil for primary productive purposes. Objective 5.2.1 requires that development is located and designed in a way that enables rural activities that support the rural environment including primary production. The proposal would foreclose the use of the LUC 2 land on the site for primary production, and in this way does not align with the policy direction in the CRPS.

Management of Natural Hazards

- 3.9. Objective 11.2.1 of the CRPS seeks to avoid new subdivision, use and development of land that increases risks associated with natural hazards. Policy 11.3.1 implements this objective by requiring the avoidance of development in high hazard areas. The application does not currently propose any residential development within the High Flood Hazard Management Area which covers the southeastern portion of the site, but this will be important to manage if the proposal changes. The High Flood Hazard Management Area should retain Rural Urban Fringe zoning, which is consistent with the policy direction in the CRPS.
- 3.10. Policy 11.3.5 of the CRPS sets out a general risk management approach, requiring that natural hazard risks be identified, assessed and appropriately managed. The area proposed for rezoning is located within a Flood Management Area. Provided that any new buildings are designed and constructed to meet the Christchurch District Plan requirements, it is considered that flood risk can be appropriately mitigated, subject to confirmation through detailed design and assessment.
- 3.11. Objective 11.2.2 of the CRPS seeks to ensure that adverse effects on people, property, infrastructure and the environment arising from methods used to manage natural hazards are avoided, or where avoidance is not possible, mitigated. Part of the land proposed to be rezoned from Rural–Urban Fringe to Residential New Neighbourhood is located within the Flood Ponding Management Area. Flood modelling indicates that the development and associated hazard mitigation measures, may result in localised increases in flood levels, including areas at the margins of the site where increases of more than 100mm are predicted.² Development of the site will need to be managed in a way that avoids or mitigates displacement effects on other properties.
- 3.12. Policy 11.3.6 of the CRPS recognises the role of natural features in avoiding or mitigating natural hazards. It is important to note that Hendersons Basin is a natural feature which assists in avoiding or mitigating natural hazards through directing flows into the basin and away from other areas. It is therefore essential that the development does not compromise the basin's capacity to contain floodwaters or diminish its role in managing flood risk.
- 3.13. Policy 11.3.3 of the CRPS requires that new subdivision, use and development on or close to an active earthquake fault trace, or in areas susceptible to liquefaction and lateral spreading, be managed to avoid or mitigate the adverse effects of those hazards. The geotechnical assessment identifies the site as being susceptible to

² Cashmere Park Extension modelling, prepared by DHI - Appendix D in the notification documents

liquefaction, with Technical Category 2 and potentially Technical Category 3 ground conditions present.³ The risks associated with liquefaction susceptibility will need to be appropriately managed.

The presence of contaminated or potentially contaminated land

- 3.14. Objective 17.2.1 of the CRPS seeks to protect people and the environment from adverse effects of contaminated land. Policy 17.3.2 requires that where new subdivision, use, or development of actually or potentially contaminated land is proposed, a site investigation is to be undertaken to determine the nature and extent of any contamination.
- 3.15. The applicant has undertaken a preliminary site investigation which identified several activities on the site that fall under the Ministry for the Environment's Hazardous Activities and Industries List (**HAIL**). Several locations of interests were also identified where there may be potential contamination. This is not a significant concern for Environment Canterbury provided the potentially contaminated land is appropriately managed through further investigation and remediation during the detailed design and subdivision phases.
- 3.16. There is the possibility that the soil has concentrations of naturally occurring arsenic that exceed the applicable Soil Contaminant Standards.⁴ Levels of arsenic which exceed these standards have been recorded in the Halswell/Cashmere/Hoon Hay area, especially on the borders of old swamps on the Black Maps. The site is located on the edge of an old swamp identified in the Black Maps.⁵ If there is naturally occurring contamination, the volume of remediation required could far exceed what has been accounted for.

Potential impacts on Freshwater

- 3.17. Residential development of the site may impact both surface and groundwater quality. Policy 7.3.7 of the CRPS requires that any adverse effects on freshwater quality from changes in land use be avoided, remedied or mitigated. This should be done by controlling changes in land uses to ensure water quality standards are maintained.
- 3.18. Stilwells and Rollesby Street Drains are on the subject site, and both of these drains are tributaries of the Ōpāwaho / Heathcote River. The ecological assessment sets out recommendations for mitigating potential effects on surface water quality which should be followed. Managing potential surface water quality effects will require appropriate erosion and sediment control plans, setbacks, and stormwater controls as the site is developed. The potential impacts on surface water quality can be adequately mitigated provided the appropriate plans and setbacks are in place.
- 3.19. The subject site is located above the coastal confined gravel aquifer system and has shallow depth to groundwater.⁶ This could create issues for the development of the site and nuisance effects on properties and would need to be managed carefully during both development and operation of the site. The coastal confined aquifer system has surface sediments which create a confining to semi-confining layer over

³ Geotechnical Report – Appendix N in the notification documents

⁴ [National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health | Ministry for the Environment](#), [Toxicological intake values for priority contaminants in soil | Ministry for the Environment](#)

⁵ [Black Maps - Digitised - Overview](#)

⁶ Geotechnical Report – Appendix N in the notification documents

more permeable gravels and there is a risk that breaching these shallow surface confining sediments during development could create artesian groundwater flows. Springs have been recorded to the east of the site, but there has been no formal spring mapping in the area, and it is likely there are more springs that have not been mapped.

- 3.20. The Infrastructure report does not appear to consider in any detail the potential issues for the construction phase and the possible long-term nuisance to properties from the shallow depth to groundwater.⁷ Some issues that could need to be managed include temporary or permanent dewatering, subsurface drainage structures, accidentally intercepting artesian flows, groundwater inflows to reticulated stormwater and potential for groundwater flooding.

Potential impacts on Ecology

- 3.21. Objective 9.2.1 of the CRPS requires that the decline in the quality and quantity of Canterbury's ecosystems and indigenous biodiversity is halted and their life-supporting capacity and mauri safeguarded. Objective 9.2.2 also requires the restoration or enhancement of ecosystem functioning and indigenous biodiversity in appropriate locations. Policy 9.3.4 implements this objective requiring the enhancement and restoration of Canterbury's ecosystems and indigenous biodiversity is promoted, in appropriate locations, where this will improve the functioning and long-term sustainability of these ecosystems.
- 3.22. Policy 9.3.2 sets out priorities for protection. The habitats of threatened and at-risk indigenous species is identified as a priority for protection. Īnanga and longfin eel which are listed as At risk - Declining species have been recorded in Stilwells Drain. Sherrings Drain is not within the development footprint but is connected to Stilwells Drain, a banded kōkopu was recorded here which is notable given the fragmented spatial distribution of this species at the regional scale and as it is the first record of this species in the upper Ōpāwaho/Heathcote catchment.⁸
- 3.23. The recommendations in the Ecological Assessment should be followed, particularly to manage effects on At Risk-Declining and notable species within the drains. Appropriate erosion and sediment control plans, setbacks, and stormwater controls will be required as the site is developed to protect the habitat of these species. Environment Canterbury is supportive of enhancement of the drains, including suitable banded kōkopu habitat.
- 3.24. Policy 9.3.2 of the CRPS identifies indigenous vegetation associated with wetlands as a priority for protection. Policy 9.3.5 requires ecologically significant wetlands to be assessed against the criteria in Policy 9.3.1 (representativeness, rarity or distinctiveness, diversity and pattern, and ecological context). It then requires protection of the values of those wetlands, promotes the protection, enhancement, and restoration of all remaining wetlands in Canterbury, and requires protection of adjoining areas of indigenous and other vegetation which extend outside an ecologically significant wetland and are necessary for the ecological functioning of the wetland.
- 3.25. No wetlands have been identified within the development footprint of the site. However, there is a wetland complex approximately 200 metres west of the site that has been identified as ecologically significant and will need to be explicitly accounted

⁷ Infrastructure Servicing Report – Appendix G in the notification documents

⁸ Ecological Assessment - Appendix T in the notification documents

for in the subdivision design to ensure its hydrology and ecological values are retained. This includes considering and mitigating any potential indirect hydrological effects arising from development.

- 3.26. There is a potential risk that increased impervious surfaces could reduce overland recharge over time, which may affect the hydrology of nearby wetlands. While the extent of this effect cannot be fully determined until subdivision design is progressed, the final layout and stormwater management approach will need to demonstrate that any changes to surface water flows and recharge are avoided, remedied, or mitigated so that the hydrological processes supporting the wetland complex are maintained.
- 3.27. The recommendation for further assessment at subdivision stage to confirm the extent and values of the wetland complex (including ground-truthing the area identified in pink in Figure 2 of the Ecological Assessment) is appropriate. Confirming the wetland delineation and associated values will ensure that design responses are informed by an accurate understanding of the wetland's extent, characteristics, and ecological functioning.
- 3.28. The following reports are referenced in the Ecological Assessment and should be made available to the Panel:
 - a. Head N (2025). Wetland Assessment: Sparks, Hendersons Road. *Christchurch City Council Report*.
 - b. Instream Consulting (2025). Cashmere Park - Wetland Delineation . *Letter Prepared by Faline Drummond of Instream Consulting for Inovo*.
- 3.29. These reports are required to enable a better understanding of the values of the wetlands to the west and the methods of the wetland delineation, and a more robust assessment of potential effects of the private plan change.

Regional Council Responsibilities

- 3.30. Resource consents from Environment Canterbury may be required for the development and operation of the site. Based on the information currently available, the following resource consents may be required:
 - a. Earthworks and vegetation clearance
 - b. Discharge of construction-phase stormwater, operational-phase stormwater, dewatering water, and/or flocculants if used
 - c. Take of groundwater for dewatering
 - d. Dust discharges under the Canterbury Air Regional Plan (**CARP**).

This list is indicative only and is not exhaustive. The applicant will need to undertake their own assessment if the private plan change is approved.

The decision we would like the Council to make is:

- 3.31. Environment Canterbury requests that the concerns identified above are addressed. In summary, the key concerns are:
 - a. Out of sequence development: Whether reliance on Policy 8 of the National Policy Statement on Urban Development is appropriate.

- b. Highly productive and versatile land: The potential effects on primary production, and the extent to which urban rezoning may limit future productive use of the land
- c. Natural hazards: Whether urban development of the site pursuant to the rezoning can be managed in a way that retains the storage capacity of Hendersons Basin and avoids or mitigates displacement effects on other properties.
- d. Contaminated land: The potential presence of naturally occurring contaminants (such as arsenic).
- e. Freshwater: The potential effects on surface water and groundwater quality and hydrology, including management of shallow groundwater during both construction and ongoing operation of the site.
- f. Ecology: Potential impacts on indigenous biodiversity, At Risk–Declining species in the local drain network, and the ecological and hydrological functioning of nearby wetlands, including indirect effects from changes to surface water flows or stormwater management.

4. SUBMISSION AT THE HEARING

We do wish to be heard in support of our submission.

5. SIGNATURE



Amanda Thompson
Team Leader Planning & Strategy

9/03/2026