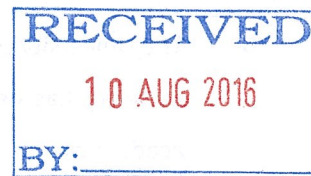


W5

SUBMISSION ON THE PROPOSED CHRISTCHURCH REPLACEMENT DISTRICT PLAN

TO: District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154



Submission lodged by email – dpreview@ccc.govt.nz

SUBMISSION ON: The proposed Christchurch Replacement District Plan

SUBMISSION BY: The University of Canterbury

SUBMITTER ADDRESS: The University of Canterbury
Private Bag 4800
Christchurch 8140

Please note the different address for service below.

INTRODUCTION

1. This submission is made by the University of Canterbury (the University).
2. The University makes a submission in support of the proposed rezoning of 112 Waimairi Road, Christchurch.

STATEMENT OF INTEREST AND BACKGROUND

3. The University is one of New Zealand's leading universities. Established in 1873 as Canterbury College in Central Christchurch, it became Canterbury University College in 1933 and the University of Canterbury in 1957. In 1975, it relocated to Ilam and in 2007 it merged with the Christchurch College of Education.
4. The University plays a significant role in the local and regional economy through the provision of tertiary education and research activities. At 31 December 2015, the University had 11,931 full time equivalent students and 1,866 full time equivalent staff; making it one of Christchurch's largest employers.
5. The University Campus is 87ha and generally characterised by large scale buildings utilised for teaching, learning and research activities, which are set amongst park-like surroundings. A number of buildings on the Campus were affected by seismic activity, as a result of the Canterbury

24

Earthquakes. Because of this, there is an extensive ongoing campus-wide rebuild and repair program which is anticipated to be complete by 2020.

6. The University purchased 112 Waimairi Road (the property) in February 2015, and since that time the property has been used by the University's Erskine Program as living accommodation for visiting academics.
7. The University sought to rezone the property through a submission on the Specific Purpose (Tertiary Education) Zone (SPTE Zone) and Planning Map 30 in Stage 2 of the District Plan Review. However 112 Waimairi Road was considered to form part of the Residential Zone Chapter. The University did not submit on this chapter in respect of the property, as it did not own the property at that time. The matter was heard as part of the Stage 2 Residential Chapter hearing, and in its decision, the Hearings Panel made the direction to Council to notify a new proposal so that the matter of rezoning of the property could be thoroughly considered.

SUBMISSION

8. The University supports the proposed rezoning of the property from Residential Suburban Density Transition Zone (RSDT Zone), to SPTE Zone.
9. The SPTE Zone provides for tertiary education and research activities. The property is owned by UC and is used for a tertiary education purposes. Having the property zoned SPTE will provide the University with certainty and flexibility that tertiary education and research activities are able to be undertaken. Having all of its land within the same District Plan zone, allows the University to have consistent administration, and this in turn provides for operational efficiency.
10. The rezoning proposal includes an amendment to the maximum height Rule 21.7.4.5, and associated restricted discretionary activity height Rule 21.7.3.3. The proposed building height (as notified) is 8m, and this reflects the permitted building height in the RSDT Zone. The University considers that the building height rules proposed are appropriate.
11. The SPTE Zone contains a list of alternative zones which apply to activities other than education, research, laboratory or community activities in the SPTE Zone. For UC west of Ilam Road, the alternative zoning is Residential Suburban (RS Zone). Therefore any activities which are not education, research, laboratory or community activities, undertaken at the property will be subject to the RS Zone standards.

12. The rezoning of an individual property from a living / residential zone to SPTE Zone is not a unique concept. The operative SPTE Zone includes a number of University owned properties which were not in the former Cultural 4 Zone. These properties were rezoned through the SPTE Zone process of the District Plan Review.
13. The property is immediately adjacent to a pedestrian access from Waimairi Road to Ilam Fields. This access dove-tails in with the access to Dovedale between 123 and 131 Waimairi Road. Linkages between Dovedale and Ilam Fields/Ilam are a critical part of the development of the Single Campus approach which is supported by UC and the SPTE zone.

RELIEF SOUGHT

14. That 112 Waimairi Road be rezoned SPTE Zone in accordance with the notification.

HEARING

15. The University wishes to be heard in support of its submission.
16. If others make a similar submission, the University will consider presenting a joint case with them at the hearing.

Submission signed for and on behalf of the University of Canterbury



Penny Lemon
Consultant Planner
(03) 962 1800

penny@rmgroup.co.nz



Darryl Millar
Director
(03) 962 1740

darryl@rmgroup.co.nz

Resource Management Group Limited
10 August 2016

Address for Service:

University of Canterbury
c/- Resource Management Group Ltd

24

PO Box 908, Christchurch Box Lobby

Christchurch 8140

Attn: Penny Lemon/Darryl Millar