

**YALDHURST RECREATION AND SPORTS FACILITY, 466-482 YALDHURST ROAD-
Summary of Public Written Comments**

Total of 18 written comments: 6 in opposition and 12 in support

Topic	Oppose/Support (Number of Submitters)	Issue	Relief Sought	DPMC Assessment of Issues
Use of s71 powers	Oppose - 3	The use of s71 powers under the GCR Act is unreasonable and inappropriate given the development was recently addressed as part of the District Plan Review. Limited consultation and availability of background technical reports.	That the Minister declines to exercise s71 powers under the GCR Act (unreasonable and <u>unlawful</u>). Changes to the CRPS and District Plan should occur through the processes available under the RMA which provide for public participation rather than the exclusionary process provided for under the Regeneration Act.	s9(2)(g)(i)
	Support - 1	The site is located outside of the existing urban area identified in the CRPS which currently does not provide for the expansion of the facility. Section 71 powers provide the most appropriate and efficient option to make the amendments and deliver regeneration outcomes. Have worked productively with CCC to ensure the proposed amendments to the CRPS and District Plan are acceptable to ECan.		
Consultation process	Oppose - 5	Lack of direct personal consultation by CCC.		

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		Institutions asked for input but not the persons affected. Lack of availability of key technical and supporting documents.		s9(2)(g)(i)
Incremental nature of the development	Oppose - 2	Concern about increasing scale of development. Concerned with willingness to change planning documents in relation to this project and not others (i.e. development with potential impact on the airport) and also potential future extension.		
Conflict of interest	Oppose - 2	CCC officers favour the developer's interests over the resident's interests and level of monitoring. CIAL and CCC relationship and planning advantage and restrictions.	That the Minister's office remains involved to monitor activities.	
Internal boundary setbacks and landscaping	Oppose - 3	Impact of increased scale and type of development on the semi-rural character of the area and amenity.	Amendments to the District sought.	

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				s9(2)(g)(i)
Lighting	Oppose - 2	Light spill		
Noise	Oppose - 4	Noise in rural area. Constraints on subdivision from airport noise contours.	Independent acoustic study and noise plan to mitigate noise	
	Support - 1	Have been working with the developer to ensure noise reducing design which has been reflected in the plans to date.		
Activities and hours of operation	Oppose - 1	Oppose any serving of liquor, private functions and major events not related to sports.	Seek restricted operating hours and warning of events over 1500 people.	
Traffic safety	Oppose - 5	Traffic on SH73 including: <ul style="list-style-type: none"> • traffic volumes • traffic speed • traffic safety 	An Integrated Transport Assessment (ITA) including road safety improvements on SH 73. Seeks restriction on speed limit, increased road lighting, no road	

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			parking, shared use path and public transport.	s9(2)(g)(i)
	Support - 1	Support the inclusion of rules to mitigate potential adverse impacts on the transport network, including future development, functions and public transport.		
Protection of airport operations from noise sensitive activities within the airport air noise contours	Conditional Support - 1	Support limitations on noise sensitive activities (residential units and guest accommodation) establishing within the site, and the definition of 'Metropolitan Sports Facility' to be inserted into the CRPS.	Christchurch International Airport Limited (absent its written approval) to be notified of any application.	
Subdivision potential	Oppose - 1		Provides for the property at 522 Yaldhurst Road to be subdivided.	
Stream ecology	Oppose - 1	Decline in local bird population as a result of the declining creek habitat; Barrier wall intrusive.	A strategy for managing the creek habitat. A landscape plan is developed and implemented (in consultation with owners of 522 Yaldhurst Rd).	
Public Access	Oppose - 1	The facility is being promoted as public so need to ensure public access.	Provide for a pedestrian access from 522 Yaldhurst Rd to the facility.	
Dogs	Oppose - 1	Dogs roaming from the site.	More publicity and prominent signs at the facility to make it clear dogs are not permitted within the site.	

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Social and cultural wellbeing, recreation and tourism benefits	Support – 11	Modern recreation facility in good location; Increase wellbeing and satisfaction of residents.		s9(2)(g)(i)
Water and wastewater	Support - 1	Water supply for proposed aquatic facility.	ECan would welcome further discussions with CCC regarding water allocation if the proposal is approved.	
Land contamination	Support - 1	Process to manage possible land contamination prior to development. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) remediated if necessary.		
Infrastructure	Support - 1	Signalling that a possible future zone substation is planned for the adjoining property.	None	