

In the Matter of the Resource Management Act 1991

And

In the Matter of Plan Changes 78 and 80 to the AUP

Submission by Eden Epsom Residential Protection Society Inc on deferral of IHP processes

1. The Society generally supports the Council's proposed plan changes for the Eden Epsom area, particularly the low density residential zone and the special character overlay (SCAO). The Society seeks some minor discrete additions to the SCAO but not beyond the existing areas.
2. The Society supports the deferral of IHP processes, including the current evidence timetable, for the reasons advanced by the Council and the Character Coalition. There is no sufficient basis to consider discrete issues in advance of the general review across the city proposed by PC78 and 80
In particular:
 - (a) To proceed in a piecemeal fashion would likely lead to inefficiencies and costly duplication of effort and resources.
 - (b) It is vital that the scope of low density residential zones and SCAO areas are considered on a city-wide basis since changes in one area are likely to affect others.
 - (c) The effects of stormwater flows from the Eden Epsom area onto lower lying areas to the East and South will require review by the Council.
3. The High Court has recently ruled that the Environment Court must reconsider the private plan change sought by Southern Cross for its hospital at Brightside Rd and Gillies Ave including the effects of the NPS:UD. It may be some months before a further hearing can occur. The result may affect the outcome of PC 78 and 80 for these sites and more generally in Gillies Ave.
4. There is no reason why expert conferencing currently in progress should not continue in the meantime.
5. The Society does not seek to be heard at the Conference on 3 May called to consider these issues.

Hon Tony Randerson KC

2 May 2023