

Make your submission:

Submissions must be received no later than Tuesday 22 March 2016.

Submission Form

For more information go to: proposeddistrictplan.ccc.govt.nz

	Ch	ristchurch City Council 1 Box 73001 Christchurch 8154	Deliver:	Christchurch City Council	
	Online: pro	pposeddistrictplan.ccc.govt.nz		53 Hereford Street, Christchurch	
0		nils (All details marked with an * must be provided)			
2	Full name(s)*	Valerie Sykes		Veilch Holdings htd	
	I authorise the p	erson below to represent my submission:	(tick)	0	
	Submitter agent'	's name			
		ice (indicate your preference)*			
	Email* (tick)	valerie at watford	@ gmai	ul. com	
	Post* / (tick)	Valerie at watford 129 A Watford & Chusrchusch 805	Treat,	Stowan	
		Christchurch 805	2		
	Phone number*	(03) 3544313	Mobile	number* 027 28 33 244	
Independe informatio details wil	ent Hearings Panel n available under t l only be used by th	(IHP) or the Council websites and at Council s the provisions of the Canterbury Earthquake (ervice centres an Christchurch Rep ict plan review p	ntact details will be accessible to the public on the and libraries. The Council is required to make this placement District Plan) Order 2014. Your contact process. The information will be held by the Council or	r
8	If you are a person submission may b Order 2014. I could gain an adv If you answered Ye I am directly affect (a) adversely affec	on (All details marked with an * must be provided) in who could gain an advantage in trade comp be limited by Clause 6(2) Schedule 1 of the Ca evantage in trade competition through this su es to the above statement please complete to ted by an effect of the proposal that - ets the environment; and eto trade competition or the effects of trade of	nterbury Earthque bmission.* he following.	making a submission, your right to make a quake (Christchurch Replacement District Plan) Y N Y N	
4	I wish to be heard If you answered Ye	in support of my submission.* Y es to the above statement please complete the milar submission, I will consider presenting a		them at a hearing. Y N	
	Signature of subm	itter* Valerie Sykes		Date* 16/3/16	



My submission is:	Linwood Papanui Papanui
I support	Toppose I seek an amendment
The decision I seek	k is that the proposal: (please tick)
Be retained	Be deleted Be amended as follows (you must specify your amended wording):
-	
	v v
Reasons for my su	ıbmission:
Reasons for my su Watford	ibmission: Street is a quiet residential street made up
Reasons for my su Watford	street is a quiet residential street made up for homes and gardens. We value the
Reasons for my su Watford of cared Trees, by	street is a quiet residential street made up for homes and gardens. We value the irdlife, and sunshine that the current
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Reasons for my su Watford of cared Trees, by layout large ro	abmission: Street is a quiet residential street made up for homes and gardens. We value the irdlife, and sunshine that the current of the sections allow. We do not want of structures inhibiting sunlight, nor
Reasons for my sur Watford of cared Trees, by layout large ro	abmission: Street is a quiet residential street made up for homes and gardens. We value the irdlife, and sunshine that the current of the sections allow. We do not want of structures inhibiting sunlight, nor hed trees removed to allow for homes to be
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of cased Trees, by layout large ro establish built clos	Street is a quiet residential street made up for homes and gardens. We value the irdlife, and sunshine that the current of the sections allow. We do not want of structures enhibiting sunlight, nor hed trees removed to allow for homes to be se to the section perimeters and thus encroached
Watford of cared Trees, by layout large ro establish built close on the	Street is a quiet residential street made up for homes and gardens. We value the irdlife, and sunshine that the current of the sections allow. We do not want of structures enhibiting sunlight, nor hed trees removed to allow for homes to be see to the section perineties and thus encroache quality of the life we surrently enjoy. delete Watford Street from this proposed zone

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U		District Plan Submissions Christchurch City Council PO Box 73001 Christchurch 8154	Email: Deliver:	dpreview@co	City Council	MAR 2016
	Online:	proposeddistrictplan.ccc.govt.nz		53 Hereford S	treet, Christchurc	
2	Submitter D Full name(s)*	STEPHEN FRANCIS		MARY	TERESE	Connor
	I authorise the	e person below to represent my submission:	(tick)	1		
	Submitter age	nt's name				
	Address for se	ervice (indicate your preference)*				
	Email* (ti	CH) log WATFORD S	ST			
	Post* $\sqrt{(ti)}$			52		
	Phone numbe	r* (03) 3523088	Mobile	number* 02	7238564	
Independe informatio details wil	ent Hearings Par on available und Il only be used b	formation. Information on this form including yold (IHP) or the Council websites and at Council er the provisions of the Canterbury Earthquake yothe Council and IHP for the purpose of the disaccess the information and request any correct	service centres a (Christchurch Rep strict plan review p	nd libraries. The placement Distric	Council is required at Plan) Order 2014	d to make this 4. Your contact
3	If you are a pers submission ma Order 2014. I could gain an If you answered I am directly aff (a) adversely af	ition (All details marked with an * must be provided son who could gain an advantage in trade con y be limited by Clause 6(2) Schedule 1 of the cadvantage in trade competition through this so years to the above statement please complete ected by an effect of the proposal that fects the environment; and attention through trade attention or the effects of trade	npetition through Canterbury Eartho submission.* the following.		irch Replacement	
4	I wish to be hea	rd in support of my submission.* Yes to the above statement please complete a similar submission, I will consider presenting		n them at a hear	ing. 🕢	N
	Signature of su	omitter*	8	Dat	e* 16/3/	16



B	The area that your submission relates to is: (please tick)
U	Hornby Linwood Papanui
	My submission is: (please tick) I support oppose I seek an amendment
	The decision I seek is that the proposal: (please tick) Be retained
	Papanui to be excluded from the areas recommended for increasing the density to medium density
	for increasing the density to medium density.
	(Note my arguments below apply to all 3 areas in the proposal but I am not feeling qualified to be able to speak on their behalf.)
	the proposal but I am not feeling qualified to
	be able to speak on their behalf.)

My wife and I have the follow measons for opposing the penui area being included in the proposed increase in housing desily. The designated area is a good example of 1920-405 N2 bungalows. The provide character and charm to the area. The increased density will inevitably eliminate many of these houses, hearing 100yrs of agl, and with it the leafy suburban charm. The city's open spaces, particularly the green frame offer a much better chance for higher density housing without the disruption to well maintained neighbourhoods.

If providing more houses is the goal, then the pain to the affected paparnii residents is not proportion to the minimum gains given the area has close to the maximum inful housing.

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Submis	sions must	be received no later t	han Tuesday 22 A	March 2016.		TECET	113
1	Make your s Post: Online:	District Plan Submissions Christchurch City Council PO Box 73001 Christchurch proposeddistrictplan.ccc	ch 8154	Email: Deliver:	dpreview@ccc. Christchurch Ci 53 Hereford Str		TED)
2	Submitter I Full name(s)	Details (All details marked wit	th an * must be provided) Toha McMa	etria.			
	1 21 21						
		ne person below to represe	ent my submission:	(tick)			
	Submitter ag						
	Address for s	ervice (indicate your prefe	rence)*				
	Email* √ (tick) nemurtri.	e ortro.co.nz				
	Post* (tick) 81	Paparoa St	Christe	hurch.		

	Phone numb	er* (03) 3524 5	547	Mobile	number* 🎉	0211251920	•
Independe informatio details wil	ons are public i ent Hearings Pa on available un I only be used	nformation. Information on anel (IHP) or the Council wel der the provisions of the Ca by the Council and IHP for th access the information and	bsites and at Council so nterbury Earthquake (C he purpose of the distr	ervice centres an Christchurch Repl ict plan review pr	d libraries. The Co acement District	ouncil is required to m Plan) Order 2014. You	nake this ir contact
8	If you are a pe submission m Order 2014. I could gain ar If you answere I am directly a (a) adversely a	tition (All details marked with rson who could gain an advay be limited by Clause 6(2) advantage in trade competed Yes to the above statement of the puffects the environment; and late to trade competition of	vantage in trade comp c) Schedule 1 of the Ca etition through this sul ent please complete the proposal that - id	nterbury Earthquomission.* ne following.			
4	I wish to be he If you answere	etails marked with an * must be ard in support of my subm d Yes to the above stateme a similar submission, I wil	ission.* \(\sqrt{Y}\) ent please complete the loonsider presenting a				
	oignature of St	J. W	"mentro".		Date*	20/3/16	



Ь	area that your submission relates to is: (please tick)
	Hornby Linwood 🗸 Papanui
	submission is: (please tick) support I seek an amendment
	decision I seek is that the proposal: <i>(please tick)</i> Se retained Be amended as follows <i>(you must specify your amended wording)</i> :
	In particular the Rayburn, Perry, Dormer St
	Strewan Area.
	,
) av	a accident waiting to happen
te	de must maintain green space in the area not raduce it with increased Connerce
conc	I Endustrial growth near the area we need to let the crea breather
Th	e proposed proposed is an addition to the agreed district plan can this bedone Legall? without
ful	I consultation? Do we not already have a test case in Auckland??
Rea	sons for my submission:
1	ocation. The map is out of date. There is now a lot more housing in the area - ag
	phlingule place. Also it gives little indication of the massive commercial developments on
	rewood Rd (Nitre 10) and Langdons Rd (Bridgestone site)
	Increased sousing density will increase population and put a greater strain on an
ī,	Frantructure which at present is borely coping! - ROADA in the area one stream
	gged with traffic especially of peaktimes of 7.30-9.30, 245-2.30, 4-6.30. Grs
	vert through the area to avoid Papanui Rd and ochael pickup times trem Paparon St am
Cita	. Aventist school are horrific. Potential increased school rolls will enscend this
The	oblam especially Paparoa of School which already has a restrictive Zarring policy.
4.5	of the sidection is here as were much and the a restricted house
pr	1-00 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
en - It	egged with traffic down to Herner 91. On street parking especially on our nerrowed meth, while it for file its function of slowing traffic, is worrdie during busy times -

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2	Submitter Details (Full name(s)*	(All details marked with an * must be provided) Stuart Jahn Crichton
0017	I authorise the perso	on below to represent my submission: (tick)
	Submitter agent's na	ame As above
	Address for service ((indicate your preference)*
	Email* (tick)	Stuartcrichton 9 msn. com
	Post* 2 (tick)	72 St James Avenue,
		Papanui. Christchurch
	Phone number* (03 - 3 529 276 Mobile number* 021 - 359997

Privacy Act 1993

Submissions are public information. Information on this form including your name and contact details will be accessible to the public on the Independent Hearings Panel (IHP) or the Council websites and at Council service centres and libraries. The Council is required to make this information available under the provisions of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014. Your contact details will only be used by the Council and IHP for the purpose of the district plan review process. The information will be held by the Council or IHP. You have the right to access the information and request any correction.

	and the second of the second o
3	Trade Competition (All details marked with an * must be provided) If you are a person who could gain an advantage in trade competition through making a submission, your right to make a submission may be limited by Clause 6(2) Schedule 1 of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014.
	I could gain an advantage in trade competition through this submission.*
	If you answered Yes to the above statement please complete the following.
	I am directly affected by an effect of the proposal that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition
4	Hearing (All details marked with an * must be provided) I wish to be heard in support of my submission.* If you answered Yes to the above statement please complete the following: If others make a similar submission, I will consider presenting a joint case with them at a hearing. Y N
	Signature of submitter Date* 17 3 16
	S 1 Crichton



Annual S
The area that your submission relates to is: (please tick)
Hornby Linwood V Papanui
My submission is: (please tick) I support I oppose I seek an amendment
The decision I seek is that the proposal: (please tick) Be retained Be amended as follows (you must specify your amended wording):
5+ James Avenue be 20 ned the same on 'Residential of
Suburban - generally one house per original section
The areas subject to Additional new areas proposed
for residential medium density - allows for smaller section
Sizes and houses built up to two storeys' rezoning
proposal includes many properties currently rented in
St James Avenue.
sum of convot to all
Reasons for my submission:
Currently parking on the street is of a premium.
already therefore with rezony -notall properties will
require garage space will add to this existing issue.
Must level housing well lower the existing property values
of those houses subject to rezoning

br. th more of the section being cloke to be built on

Building can be higher closer to the boundary with neighbours and closer to the front boundary will decrease quality of life culture

not allowing or reducing the Green area will

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District Plan Submissions Christchurch City Council PO Box 73001 Christchurch 8154

more dramage overflow

The proposed Christchurch Replacement District Plan

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Post:

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District Plan Submissions

Christchurch City Council

Submission Form

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dpreview@ccc.govt.nz

	Online:		1 Christchurch 8154 trictplan.ccc.govt.nz		eliver: Chris 53 He	ereford Street, Christchurch	
2	Submitter I Full name(s)		ails marked with an * mus				
	I authorise th	e person bel	ow to represent my su	bmission: 🗸 (tid	(k)		
	Submitter ag	ent's name					
	/		te your preference)*				
	Email* V (tick) bis	snceallum 29 Perry S	@gmall.c	0M		
	Phone numb	er* () (3527769		Mobile numbe	er* 0210203013b	
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Email:



Transmission			
Hornby	Linwood		
	n is: (please tick)		
I support	oppose I seek an amendment		
The decision Be retained	seek is that the proposal: (please tick) Be deleted Be amen	ded as follows (you must specify your o	amended wording)
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Reasons for	ny submission:		
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This Perry He si Parkin staff	Street is a Papan to e gingto trees have reet enhancement. g at the west end of at Parklands park	in Memorial Ave the fallen 193 already been 4 med Peny tis already there.	
This Perry He si Parkin staff	Street is a Papan e gingto trees have reet enhancement. g at the west end of at Parklands park bullet point 6 is rother	in Memorial Ave the fallen 193 already been 4med Perry is already there.	are fewer
This Perry He si Parkin staff	Street is a Papan to e gingto trees have reet enhancement. g at the west end of at Parklands park	in Memorial Ave the fallen 193 already been 4med Perry is already there.	are fewer

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dpreview@ccc.govt.nz

		Christchurch City (PO Box 73001 Chri		Deliver:		urch City Council ord Street, Christchurch	
	Online:	proposeddistrictp	an.ccc.govt.nz				
2	Submitter Do Full name(s)*	etails (All details mo	nrked with an * must be provi	ided) For	d		
	I authorise the	person below to	represent my submission	n: (tick)			
	Submitter age	nt's name					
	Address for se	rvice (indicate you					
	Email* (ti	CK) 28	Rayburn A Papana Chil	tve			
	Post* /(ti	ck)	Papana	cc"			
			Chil	5073			
	Phone numbe	r* (03) 354			number*	0272111	477
details wi		y the Council and I	f the Canterbury Earthqua HP for the purpose of the				
			ion and request any cont	ection.	96		d by the Council or
3	If you are a persubmission ma Order 2014. I could gain an If you answered I am directly aff (a) adversely af	ition (All details ma con who could gain y be limited by Cla advantage in trade I Yes to the above ected by an effect fects the environm	rked with an * must be provident an advantage in trade couse 6(2) Schedule 1 of the competition through this statement please completed of the proposal that -	ded) competition through the Canterbury Earthq is submission.* ete the following.			o make a

Email:



Hornby Linwood Papanui			
My submission is: (please tick) I support			
The decision I seek is that the proposal: (please tick) Be retained Be deleted Be amended as follows	s (you must specify yo	ur amended wording):	:
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Reasons for my submission.			
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1	Make your s Post: Online:	District Pla Christchurd PO Box 730	: n Submissions th City Council too1 Christchurc istrictplan.ccc.	h 8154	Email: Deliver:	Christch	w@ccc.govt.nz urch City council ford Street, Christch	9 MAR 2016
2	Full name(s)*	* Ke	~ ~ L-		Baxter			A STATE OF THE STA
			low to represe	nt my submissio	n: (tick)			
	Submitter ag			14				
	NAME OF TAXABLE PARTY.	/	cate your prefe					
9	Email* /(t	tick) 14	ndsaga	, baxter.	org.nz			4
	Phone numb	er* (O3)	352 76	77	Mobil	e number*	0211616	102
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3	If you are a pe submission m Order 2014.	rson who co ay be limite	uld gain an ad d by Clause 6(2	h an * must be prov vantage in trade 2) Schedule 1 of t etition through th	competition throug he Canterbury Earth	h making a nquake (Chr	submission, your rig istchurch Replacem	ght to make a ent District Plan)
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4	I wish to be he	eard in supp	with an * must be ort of my subme above statem ubmission, I wil	ission.* Y ent please comp	N lete the following: nting a joint case wi	ith them at a	a hearing.	N
	Signature of s	ubmitter*	Mohn	L			Date* 20 3	3.16



6	The area that your submission relates to is: (please tick) Hornby Linwood Papanui
	My submission is: (please tick) I support I oppose I seek an amendment
	The decision I seek is that the proposal: (please tick) Be retained Be deleted Be amended as follows (you must specify your amended wording):
	Be amended so that the Northern side of Paparoa St, Perry St west, Rayburn Avenue and of Dorner St remain zoned as Residential
	Suburbay
fold	Reasons for my submission:
	1. Erosion of unique drawader of the area/ loss of emonity
	2. Increased Traffic Volume / congestion / safety.
	3. The coursed proposal will not adview the desired

fold

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Submitter Details

Names:

Rory and Susan Dawber (Joint Case - on behalf of residents of Paparoa, Perry, Dormer

and Rayburn as below)

Address:

12 Rayburn Avenue

Papanui

Christchurch 8053

Email:

rswd@xtra.co.nz

Telephone:

021355223

18th March 2016

District Plan Submission Christchurch City Council PO Box 73001 Christchurch 8124

BY EMAIL: dpreview@ccc.govt.nz

Dear Sir/Madam

Submission on the Replacement District Plan-For Proposal for residential medium density zoning around Hornby, Linwood, and Papanui

Trade Competition

We would gain an advantage in trade competition through this submission NO

Hearing

We wish to be heard in support of this submission. YES

The area your submission relates to

Papanui

Submission

We seek an amendment

The decision I seek is that the proposal

Be amended so that the Northern side of Paparoa St, Perry St West, Rayburn Avenue, and Dormer St remain zoned as Residential Suburban.

Reasoning

1. Erosion of the unique character of the area / loss of amenity

Implementing this proposal would erode the unique Residential Character and Amenity of this area. The city council has in the past, promoted the preservation of the character of this area with regulations on alterations to existing homes, new planting and the retention of established trees and shrubs when resource consents have been granted. This area would ideally be a special amenity area (SAM) with protected mature trees and well vegetated front gardens and front boundaries as in very similar areas in the city.

As examples, SAM 10a (Dudley) states that "The street is straight with mature street trees on both sides creating a canopy over the road" which is a description which exactly fits Rayburn Avenue, (http://www.ccc.govt.nz/consents-and-licences/resource-consents/forms-and-guides/special-amenity/sam-10a-dudley/) whilst SAM 15 (Severn/Massey) states that the character of the streets is created by three elements: mature street trees on both sides of the streets, large grass berms and the substantial distance that the houses are set back from the street. The mature deciduous street trees form a green canopy for the streets in summer while allowing penetration of sunlight during the winter. In combination with the well landscaped sites, this results in a very interactive and sheltered streetscape. The substantial and regular distance that the houses are set back from the street ensures openness which, with the adequate landscaping, determines the high level of amenity in this area (http://www.ccc.govt.nz/consents-and-licences/resource-consents/forms-and-guides/special-amenity/sam-15-severnmersey/). The character of Paparoa, Perry, Rayburn and Dormer is created by these exact same elements.

The style of buildings proposed in the residential medium density would be completely out of scale with existing dwellings in this area. New building could still comply with City Plan requirements but be visually dominating and intrusive in this area and create significant shading effect associated with the increased height and proximity to boundaries.

The area is well recognized for its unique characteristics with single dwelling, mostly single storey character homes with well vegetated and well maintained front yards for which it is valued. We feel strongly that rezoning the area to medium density has the potential to negatively change the character of the existing environment.

2) Increase in traffic volume /traffic congestion/safety

There has been a substantial increase in the volume of traffic over the last 5 years in Rayburn Avenue. Traffic is being diverted from high volume areas such as Papanui Road and Cranford St.

No traffic volume count has been made available on C.C.C record in Rayburn Avenue since 2010.

CCC recorded a traffic count of 2823 in 2010 which was a combined North and South bound 24hr 7-day average. Using approximately 100+ per year growth as a conservative figure based on 2003-2010 increases, we would estimate to the end of

2015 an approximate traffic count in excess of 3323. This would be expected to increase with the addition of more housing in the areas proposed.

Mary St (medium density) traffic count recorded in 2015 was 2228 which is considerably less volume and creates bottle necking both north and southbound in Mary and Rutland Streets with traffic delays at peak times and significant frustration for motorists and emergency services, notably the Police Station whose car park exits onto Mary Street.

The increase in estimated traffic volume in Rayburn Avenue resulting from the implementation of the proposed plan would create significant congestion. Paparoa, Perry and Dormer Streets, are also experiencing greater traffic volume as they are increasingly being used as through roads to avoid Papanui Rd congestion. Perry St is also used for rest home staff parking and a likely increase is expected from a proposed new child care facility.

The change to Perry Street, reducing the street to a single lane over Dudley Creek, would suggest that the area was not intended to be a through road. Minutes of a 2005 council meeting state that "The East Papanui NIP identified the issue of the street being used as a through route by nonlocal traffic short cutting into the Papanui cluster area. The Dudley Creek crossing was also identified as an area that could be an opportunity for special enhancement. This opportunity was also identified by the Greenspace Unit during internal consultation." (http://resources.ccc.govt.nz/files/thecouncil/meetingsminutes/agendas/2005/july/shirleypapanui2 Oth/perryst.pdf) The minutes of that same meeting also state that "Through the East Papanui NIP opportunities exist to enhance the neighbourhood culturally, socially and environmentally". Our view is that an increase in traffic through these streets will do the exact opposite and detract from the neighbourhood, culturally, socially and environmentally.

On street parking demand will further increase congestion and prevent 2-way traffic flow. We have concerns for the safety of cyclists and pedestrians including school children navigating roads at peak times.

We would question what measures the council will implement to minimize congestion and maximize safety if off street parking is not required with the proposed changes to medium density.

Emergency services (fire, police and ambulance) responding from Mary St and Cranford St frequently use Rayburn Avenue to avoid Papanui Rd and further traffic volume would potentially delay response times.

3) The current proposal will not achieve the desired density increase

Many of the larger sections are already subdivided off with infill housing, and there are many new houses already in the area, or major renovations and upgrades to the older housing stock. Therefore, it is highly unlikely the desired housing density will be achieved in this area if it moves to medium density in the foreseeable future. As such we question what is the point of re-zoning this area? The council is unlikely to achieve any significant increase in the volume of housing stock in the foreseeable



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The proposed Christchurch Replacement District Plan

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