

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

1

Make your submission:

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

Online: proposeddistrictplan.ccc.govt.nz

Email: dpreview@ccc.govt.nz

Deliver: Christchurch City Council
53 Hereford Street, Christchurch



2

Submitter Details (All details marked with an * must be provided)

Full name(s)* Valerie Sykes

Veitch Holdings ltd

I authorise the person below to represent my submission: ☐ (tick)

Submitter agent's name

Address for service (indicate your preference)*

Email* ☐ (tick) valerie at watford@gmail.com

Post* ☒ (tick) 129A Watford Street, Strowan
Christchurch 8052

Phone number* (03) 3544 313

Mobile number* 027 28 33244

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.

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.* ☐ Y ☐ N

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 ☐ Y ☐ N

4

Hearing (All details marked with an * must be provided)

I wish to be heard in support of my submission.* ☐ Y ☒ N

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* Valerie Sykes

Date* 16/3/16

Please use the guidelines to assist you to complete this form.

5

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): *01*

Reasons for my submission:

Watford Street is a quiet residential street made up of cared for homes and gardens. We value the trees, birdlife, and sunshine that the current layout of the sections allow. We do not want large roof structures inhibiting sunlight, nor established trees removed to allow for homes to be built close to the section perimeters and thus encroaching on the quality of the life we currently enjoy.

Please delete Watford Street from this proposed zone change.

10 and 129 and 129A Watford Street

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2

Submitter Details (All details marked with an * must be provided)

Full name(s)* STEPHEN FRANCIS CONNOR, MARY TERESE CONNOR

I authorise the person below to represent my submission: ☐ (tick)

Submitter agent's name

Address for service (indicate your preference)*

Email* (tick) 109 WATFORD ST

Post* ☒ (tick) CHRISTCHURCH ~~8052~~ 8052

Phone number* (03) 3523088

Mobile number* 0272385641

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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* 16/3/16

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My submission is: (please tick)

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The decision I seek is that the proposal: (please tick)

☐ Be retained ☒ Be deleted ☒ Be amended as follows (you must specify your amended wording):

Papanui to be excluded from the areas recommended 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.)

Reasons for my submission:

My wife and I have the follow reasons for opposing the Papanui area being included in the proposed increase in housing density.

- The designated area is a good example of 1920-40s NZ bungalows. They provide character and charm to the area. The increased density will inevitably eliminate many of these houses, nearing 100yrs of age, 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 Papanui residents is not proportion to the minimum gains given the area has close to the maximum infill housing.

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2

Submitter Details (All details marked with an * must be provided)

Full name(s)* Denis John McMurtrie.

I authorise the person below to represent my submission: ☐ (tick)

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) mmurtrie@extra.co.nz

Post* ☐ (tick) 81 Paparoa St Christchurch.

Phone number* (03) 3526547

Mobile number* 0211251920

Privacy Act 1993

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(b) does not relate to trade competition or the effects of trade competition ☐ Y ☐ N

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Hearing (All details marked with an * must be provided)

I wish to be heard in support of my submission.* ☒ Y ☐ N

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* *D.J. McMurtrie*

Date* 20/3/16



Please use the guidelines to assist you to complete this form.

5

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):

In particular the Ragburn, Perry, Dornier St
Stroman Area.

an accident waiting to happen

We must maintain green space in the area not reduce it. With increased commercial and industrial growth near the area we need to let the area "breathe".

The proposed proposal is an addition to the agreed district plan. Can this be done legally? without full consultation? Do we not already have a test case in Auckland??

Reasons for my submission:

Location - the map is out of date. There is now a lot more housing in the area - eg. Nightingale place. Also it gives little indication of the massive commercial developments on Harwood Rd (Mitre 10) and Langdens Rd (Bridgestone site).

Increased housing density will increase population and put a greater strain on an infrastructure which at present is barely coping! - ROADS in the area are already clogged with traffic especially at peak times eg 7.30 - 9.30, 2.45 - 3.30, 4 - 6.30. Cars divert through the area to avoid Papanui Rd and school pickup times from Paparua St and the Adventist school are horrific. Potential increased school rolls will exacerbate this problem especially Paparua St School which already has a restrictive zoning policy.

- It is difficult to get out of the area especially to head North. Mary St lights are often clogged with traffic down to Horner St. On street parking especially on our narrowed streets, while it fulfils its function of slowing traffic, is horrific during busy times -

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2

Submitter Details (All details marked with an * must be provided)

Full name(s)* Stuart John Crichton

I authorise the person below to represent my submission: ☐ (tick)

Submitter agent's name As above

Address for service (indicate your preference)*

Email* 1 (tick) stuartcrichton@gmail.com

Post* 2 (tick) 72 St James Avenue,
Papamui, Christchurch

Phone number* (03) 3529 276

Mobile number* 021-359997

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Hearing (All details marked with an * must be provided)

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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* [Signature]
S J Crichton

Date* 17/3/16

Please use the guidelines to assist you to complete this form.

5 The area that your submission relates to is: (please tick)

☐ Hornby ☐ Linwood ☒ Papanui

My submission is: (please tick)

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The decision I seek is that the proposal: (please tick)

☐ Be retained ☒ Be deleted ☐ Be amended as follows (you must specify your amended wording): 1

St James Avenue be zoned the same as '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.

Reasons for my submission:

Currently parking on the street is at a premium.
already therefore with rezoning "not all properties will
require garage space" will add to this existing issue.

Multi level housing will lower the existing property values
of those houses subject to rezoning

With more of the sections being able to be built on
not allowing or reducing the green area will cause
more drainage overflow

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

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2

Submitter Details (All details marked with an * must be provided)

Full name(s)* Lois M'Callum

I authorise the person below to represent my submission: ☒ (tick)

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) bismccallum29@gmail.com

Post* ☒ (tick) 26 Perry St

Phone number* () 352 7769

Mobile number* 02102030136

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If you answered Yes to the above statement please complete the following:

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Signature of submitter*

Date*

Please use the guidelines to assist you to complete this form.

5 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):

•1

Reasons for my submission:

This area is of special significance.

Perry Street is a "Papanui Memorial Ave
to the fallen 1939-1945

the ginkgo trees have already been threatened with
the street enhancement.

Parking at the west end of Perryst is already overloaded -
staff at Parklands park there.

your bullet point 6 is rather strange - if there are fewer
properties with requiring garage space, then more
car parks will be needed not fewer - or are
you presuming residents will not have cars...

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2

Submitter Details (All details marked with an * must be provided)

Full name(s)* Brent Andrew Ford

I authorise the person below to represent my submission: ☐ (tick)

Submitter agent's name

Address for service (indicate your preference)*

Email* ☐ (tick) 28 Rayburn Ave

Post* ☒ (tick) Papanui
Chick 8053

Phone number* (03) 3549154

Mobile number* 0272111977

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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*

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☐ 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):

Reasons for my submission:

object to the change in height restriction
& density increase.

Will spoil the neighborhood.

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2

Submitter Details (All details marked with an * must be provided)

Full name(s)* Ken + Lyndsay Baxter

I authorise the person below to represent my submission: ☐ (tick)

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) lyndsagabaxter.org.nz

Post* ☐ (tick)

Phone number* (03) 352 7677

Mobile number* 021 1616102

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Signature of submitter*

Date* 20.3.16

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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
Dorner St remain zoned as Residential
Suburban

fold

Reasons for my submission:

1. Erosion of unique character of the area/
loss of identity
2. Increased Traffic Volume / congestion / safety.
3. The current proposal will not achieve the desired
density Increase

(Please see attached)

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/shirleypapanui20th/perryvst.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*.

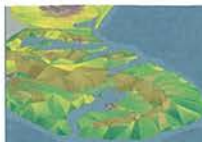
On street parking demand will further increase congestion and prevent 2-way traffic flow. We have concerns for the safety of cyclists and pedestrians including school children navigating roads at peak times.

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



The proposed
**Christchurch
Replacement District Plan**

Submission Form

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

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



1

Make your submission:

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

Email: dpreview@ccc.govt.nz

Deliver: Christchurch City Council
53 Hereford Street, Christchurch

Online: proposeddistrictplan.ccc.govt.nz

2

Submitter Details (All details marked with an * must be provided)

Full name(s)* Christine Diane Cook

I authorise the person below to represent my submission: ☐ (tick)

Submitter agent's name enbach C.D. Cook

Address for service (indicate your preference)*

Email* ☒ (tick) Cookiebear1@tra.co.nz

Post* ☐ (tick)

Phone number* (03) 3445 964

Mobile number*

Privacy Act 1993

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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.* ☐ Y ☐ N

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 ☒ Y ☐ N

4

Hearing (All details marked with an * must be provided)

I wish to be heard in support of my submission.* ☐ Y ☒ N

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* enbach

Date* 13-3-16

Please use the guidelines to assist you to complete this form.

5

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):

1

I have worked with this type of people
so know what they are like.

fold

Reasons for my submission:

If this social housing takes place next to me
I will if a two story house goes up on the
fence line I would get no sun in my unit there.
will be a lot of noise more cars. more crime
in the street. also I would need to put a net
curtains to block the view of people looking
in Brynley St. is a very nice quiet street
bring "Social housing" into the area. will
change the area. also if children are amonge.
the social housing where will they play on
the street I am very unhappy about
this plan, put it somewhere else

fold

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Christchurch
City Council



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Christchurch 8154

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53 Hereford Street, Christchurch



2

Submitter Details (All details marked with an * must be provided)

Full name(s)* MARILYN JOAN WILSON and Clive John Selwyn Wilson

I authorise the person below to represent my submission: ☐ (tick)

Submitter agent's name _____

Address for service (indicate your preference)*

Email* ☐ (tick)

Post* ☒ (tick)

Current temporary address 13 Aylmer St

Phone number* 03 3329919

Mobile number* 021 11 30 100

Privacy Act 1993

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Signature of submitter* _____

Date* _____

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1



22/3/16
N.M.G.

This is an area of the city that could be enhanced by well designed high density housing. North East Aldwins Rd for example could be L3 and fit in with over 60's building that has gone on. This would, with more people, provide commercial opportunity for the Linwood ave shopping area

Reasons for my submission:

as above.

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Free



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2

Submitter Details (All details marked with an * must be provided)

Full name(s)* My Pleah

I authorise the person below to represent my submission: ☒ (tick)

Submitter agent's name Rossophea Sim

Address for service (indicate your preference)*

Email* (tick) 30 Parker Street

Post* ☒ (tick) Hornby, CATCH
8042

Phone number* (03) 349 8569

Mobile number* 021 022 61314

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Signature of submitter*

Date*

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☒ 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):

fold

Reasons for my submission:

^{Should}
Hornby areas be developpe as it is one of the future working placement
in the community. I personally think people will be happy
about the rezoning.
~~If it is could possible.~~

fold

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