



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.

50

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

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14 MAR 2016

BY: _____

2

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

Full name(s)* **Jenny Fisher**

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

Submitter agent's name _____

Address for service (indicate your preference)*

Email* ☒ (tick) **Jenny Fisher 75@gmail.com**

Post* ☐ (tick) **75 St James Ave, Papanui
Christchurch 8053**

Phone number* **(03) 550 3604**

Mobile number* **0274555689**

This is my preferred daytime contact number.

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

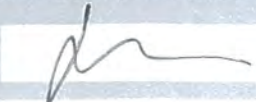
4

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* 

Date* **12 March 2016**



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):

Revise the additional new areas proposed for residential medium density so that St James Avenue and Bellvue Avenue (off St James Avenue) remain as residential suburban, i.e. they are NOT zoned residential medium density. •1

Refer to the attached plan.

Alternative areas that could be considered for residential medium density are marked on the attached plan •2

Reasons for my submission:

The reasons for my submission are outlined in the attached document. They include:

1. St James is a Character Area
2. Restrictions on increased density that can be achieved.
3. Adverse impact on established residences
4. Street parking
5. Risk to Memorial Trees

REFER TO ATTACHED DOCUMENT

FREEPOST Authority No.178

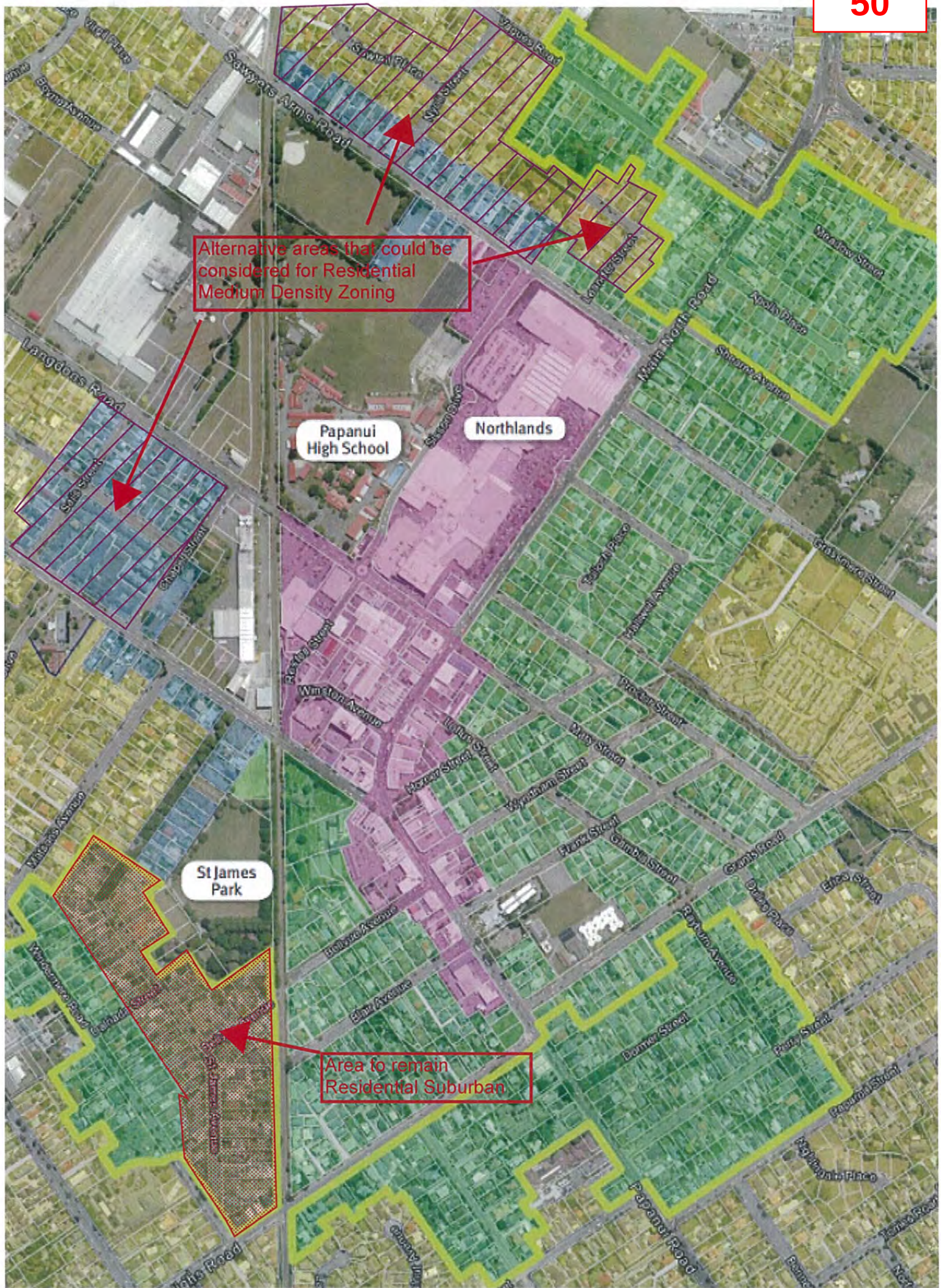
Christchurch
City Council



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District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154



Proposed District Plan - Proposal for Residential Medium Density Zoning around Hornby, Linwood and Papanui key activity areas.

Submission by Jenny Fisher relating to Papanui.

Reasons for my Submission

1. Character Area - War Memorial Ave

St James Ave is a "War Memorial Avenue" and is planted with oak trees as a memorial to those who died in World War II. St James Ave is currently a Special Amenities Area (SAM) due to the oak trees and the number of pre-World War II wooden bungalows and has a 6m road setback requirement.

The proposed District Plan specifies St James Ave as a Character Area (Category 2) with a 6m road setback to maintain the streetscape which is good as it is important to maintain the character of the street particularly considering it is a War Memorial Avenue.

Christchurch lost a lot of heritage in the Canterbury Earthquake Sequence and I believe that it is important to retain the heritage and character that is left in the city where possible. The proposed change to Residential Medium Density on St James Ave will encourage the demolition of the character wooden homes.

The change to residential medium density will allow the construction of residences that are 8m tall with steeper recession planes and with greater site coverage. This will have an adverse effect on the character of the street and work against maintaining the street scape which is the goal of the Character Area designation.

2. Limited Increase in Density can be Achieved on the Street

There are several aspects of the nature of St James Ave which reduce the density that can be achieved including:

- a. The character wooden homes - if they are maintained
- b. The number of modern houses which will be uneconomic to demolish and redevelop
- c. The multiple unit dwellings currently on the street – multiple owners and cross lease titles will limit the development opportunities
- d. The number of sections that have been subdivided already– smaller sections will restrict what can be developed.
- e. The 6m road setback – will significantly limit the number of residences that be achieved on the sections
- f. Presence of Dudley Creek – will restrict what can be achieved on the sites

There are other streets in the area where a change in the zoning will be more effective in achieving the goals of the Draft City Plan. Some other areas that could be considered as an alternative have been outlined on the attached plan.

3. Impact on Existing Established Residences

There are a large number of modern homes for which it will be uneconomic to demolish and redevelop. There are also be a large number of existing single and two-storey storey multi-unit/cross leased dwellings and smaller already subdivided sections that will be uneconomic to redevelop. The steeper permitted recession plane and the change in type of occupancy in the new developments will have an adverse impact on the amenity value of the established residences.

4. Increase Requirement for Street Parking which is Already in High Demand

In the residential medium density zone there is a reduced requirement for on-site parking and not all properties will required garage space.

Parking on St James Ave is already limited by the memorial oak trees. Parking on St James Ave is currently in high demand due to:

- The Mitre 10 development on Harewood Road, Northlands and the business development on Langdons Road
- St James Park – especially at the weekend due to the sport being played in the park.

The photo below was taken at approximately 10.30am on a Saturday 5 March 2016 and shows the high demand for parking which we currently have on the street – this would be made significantly worse with the residential developments that would occur if the street was rezoned to Residential Medium Density.

It should be noted that just after I took the photo, two cars who were searching for parks did three point turns adjacent the 90 degree blind corner. If the demand for parking was to get worse, these incidences of dangerous driving on the street would increase.



5. Risk to Memorial Trees

The memorial trees are an important part of the street scape and city heritage. Recently one of the trees was badly damage by a moving truck and had to be felled. The increased construction and the scale of developments that will occur due to the implementation of the residential medium density will increase the risk of damage to the trees.

51.



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2

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

Full name(s)* James Arthur LAWSON

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) lawson.family@actrix.co.nz

Post* (tick)

Phone number* (03) 940 0990

Mobile number* 021 525 380

Privacy Act 1993

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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*

Date* 13/03/16



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):

Reasons for my submission:

My wife Robyn and I live in Marblewood Estate, Papanui close to the area proposed for Residential Medium Density Zoning. We oppose the proposal for the following reasons.

1. An increased population without increased services will create strain on the sewage and storm water facilities in an area that has a high water table and was severely affected by liquifaction in the 2010 and 2011 earthquakes.
2. The proposal not to supply garaging or other off street parking will result in an increase in the number of vehicles parked in the local streets. Such parking is already significant during the day given the number of people from outside the area who work at Northlands. The density of traffic in the area already increases in June when the

Reasons for my submission:

new Mitre10 Mega opens in Harewood Road. This will include both customer and trade vehicles.

3. We cannot assume that new residents will use public transport or will work locally and walk. Only 2 buses travel down Harewood Road; the Orbiter and the Hornby Bus. Residents have to walk to Northlands to catch a bus to the CBD. An example of this issue is the university in Ilam. It is well served by public transport and car parks but there is still a significant number of vehicles parked in the street during term time.
4. The character of the area will be negatively affected by the 8 metre high multiple tenancy dwellings proposed. The majority of existing houses, notably in St James Ave, are character homes with sections. The proposal clashes with the current environment.

In summary we believe that the proposal is inappropriate. If approved the occupancy of medium density buildings would result in negative impacts for both existing and new residents.

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Christchurch
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Christchurch 8154



The proposed
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2

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

Full name(s)* GRAEME MICHAEL FARRANT

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) g.far@clear.net.nz

Post* ☐ (tick)

Phone number* ()

Mobile number* 027 6344 602

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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.

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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*

G. Farrant

Date* 12 February 2016

**Christchurch
City Council**



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

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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 agree that residential density should be intensified. It is an ideal time that this should occur as with rebuilding happening post quake combined with natural replacement due to the age of the buildings (mine is over 100 years) all combine to render this a most appropriate time.

Reasons for my submission:

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2

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

Full name(s)* ATT+BI Peckie Family Trust.

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

Submitter agent's name _____

Address for service (indicate your preference)* _____

Email* ☐ (tick) _____

Post* ☒ (tick) PO Box 5407

Papanui Christchurch

Phone number* 03 3545276.

Mobile number* 021987124

Privacy Act 1993

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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* [Signature]

Date* 9/3/2016.

**Christchurch
City Council**



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):

The area of Papanui is already subjected to heavy traffic volume from motorists travelling into the city. By changing the zone to allow for smaller section size / multi-unit style developments the density of population & traffic will increase further. Papanui is historically an area for families & children and changing the zone will impact the culture of the community that existing homeowners

Reasons for my submission: (as above)

have intentionally chosen to live in.

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Christchurch
City Council



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154



tape here

tape here

Submission form: For the proposal on residential medium density zoning around Hornby, Linwood and Papanui key activity centres

54.

1. Submitter details

Full Name(s) * Cheryl Hogarth + attachment

I authorise the person below to represent my submission

☐ Yes

Submitter agent's name

Address for service

Email * cheryl.hogarth@xtra.co.nz

Post 142 Matsons Avenue Papanui Ch Ch 8053

Phone number * 03 3524753

Mobile number 021 039 5661

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14 MAR 2016

BY: _____

Notes

In the full name(s) box write the name(s) you want to be used in relation to your submission. If the submission is being made on behalf of an individual this should be the individual's name. If it is the name of a company or organisation that name must be registered.

If you appoint an agent or representative to represent your submission, write your agent's full name (including company name, if they work for a company) and tick the box authorising them to represent you.

Please provide a day time telephone number where you are most easily contactable for hearing time or schedule changes.

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Submission form: For the proposal on residential medium density zoning around Hornby, Linwood and Papanui key activity centres

2. Trade Competition

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 *

- ☐ Yes
☒ No

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

- ☐ Yes
☐ No

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Submission form: For the proposal on residential medium density zoning around Hornby, Linwood and Papanui key activity centres

3. Hearing

I wish to be heard in support of my submission *

- ☒ Yes
☐ No

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.

- ☐ Yes
☒ No

Notes

By lodging a submission on the proposal, you are entitled to attend the relevant hearing and to be heard by the IHP in support of your submission. If you indicate you wish to be heard you will be sent all of the relevant information from the Christchurch City Council, IHP, and/or other submitters (via your address for service).

If you select 'no' your submission will still be considered by the Christchurch City Council and the IHP but you will not be sent copies of this information. Your submission is just as valid if you choose not to be heard and you will be notified of the IHP decision.

Submitters who make similar submissions are encouraged to present a joint case at the hearings.

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Submission form: For the proposal on residential medium density zoning around Hornby, Linwood and Papanui key activity centres

4. The area that your submission relates to is:

- ☐ Hornby
- ☐ Linwood
- ☒ Papanui

My submission is:

- ☐ I support
- ☐ I oppose
- ☒ I seek an amendment

The decision I seek is that the proposal: *

- ☐ Be retained
- ☐ Be deleted
- ☒ Be amended as follows:

(you must specify your amended wording)

The additional areas proposed for medium density zoning in Papanui EXCLUDE the area bordering Matsons Avenue/Windermere Road/Dalriada Street/Bellvue Avenue/St James Avenue/Railway Line.

Notes

If you would like the proposal to be changed, it is important to clearly state the changes you seek.

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Submission form: For the proposal on residential medium density zoning around Hornby, Linwood and Papanui key activity centres

Reasons for my submission:

See attached submission.

See attached list of residents supporting the submission.

Notes

Clearly state the reason(s) for your submission, for example how the proposal would affect your day-to-day activities or your experiences of the environment.

Include an attachment

[Browse...](#) No file selected.

maximum 20MB per submission. To submit larger files, please email dpreview@ccc.govt.nz

Include another comment:

☐ Yes

☒ No

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Since the 2010/2011 earthquakes it is well known there has been a significant movement of population across the city from the East to the Northwest. This movement is particularly noticeable when using the main roads in the area (Harewood Road, Blighs Road, Papanui Road) especially during peak travel periods at the beginning and end of each working day. Bumper to bumper traffic is the norm.

The proposed zoning in part includes an area incorporating Matsons Ave, Dalriada St, Bellvue Ave, St James Ave, and also bordering the railway line.

This area is already facing a challenge of further very significant activity from the City Councils recent approval of Resource Consent (limited notified) for the construction of a new Mitre 10 store on the former Sanitarium Factory site. The local residents still cannot accept that resource Consent was given by the Council with no community consultation.

This site is on Harewood Road and directly opposite the end of Matsons Ave opening onto Harewood Road.

This business differs greatly from the former Sanitarium operation that involved very little traffic volume. The Mitre 10 store is 13,518 sq metres in size, the largest I am aware of in the South Island and the only one outside of a business park environment. The operation will create significant traffic volumes from customers and also the need to service the store with the necessary in/out of goods.

When fully operational the site will contain 340 car parking spaces and is expected to generate a weekday traffic volume of approx. 2330 car trips daily and 4160 car trips daily on Saturday during peak trading (as per the report/decision to the City Council on how the Resource Consent should be processed).

My understanding from a leaflet drop by Mitre 10 to local residents is that the store will be open 7 days per week from early morning to mid evening.

I have endeavoured to get hard data from the Council on the traffic flow effects of this significant development in the Papanui area to little effect. The attitude seems to be let's wait and see and then deal with it.

Now a medium density zoning proposal has arisen. Wouldn't it be prudent for the impact of the Mitre 10 store, in the immediate area, to be measured and considered before yet another major change to the once pleasant residential area.

Once this medium density zoning has been changed I appreciate it will take a few years for its impact to be felt but once in place and exercised it will not be able to be withdrawn. Better to wait, reduce the proposed change to zoning in this area and reconsider in 2-3 years time.

Christchurch residents in the Northwest are still reeling from the dramatic increase in population, traffic and the like.....The Mitre 10 store is a huge development with little real fact as to its true impact on the area. Having lived here for 35 years I can only imagine its effect on traffic flows particularly Harewood Road which already has congestion problems.

 Hoggan
9/3/16

Residents in Support of an Amended Proposal for Papanui Medium Density Zoning

C Hogarth 142 Matsons Ave

G Erickson 181 Matsons Ave

J Berry 199A Matsons Ave

P Lane 199B Matsons Ave

Nicola brown 70A Windermere Rd

K & C Fry 87 Windermere Rd

D & M Coburn 193B Matsons AVE

B Lewis 105 Windermere Rd

E Scullion 15 7A Matsons Ave and adjoining neighbour

B Szydlowska-Pickering 134A Matsons Ave

A & D Percy Kemp Lane (off Matsons Ave)

D Smith 4 Kemp Lane

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2

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

Full name(s)* Karen Stephens

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

Submitter agent's name Who we? Karen Stephens

Address for service (indicate your preference)*

Email* (tick)

Post* ☒ (tick) 154 Buchanans Road

Hei-Hei

Phone number* (0) 0220105696

Mobile number* 0220105696

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I could gain an advantage in trade competition through this submission.* ☐ Y ☒ N

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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):

No more delete if! Take this away!!

We don't want it!

Reasons for my submission:

Hornby has grown too fast over the past 4 years.
 Earthquakes has made this area bigger with
 traffic flow grown & increased since 2011.
 It will continue to grow with density housing.
 No to this!! No room, no schools,
 Soon there might be no downtown park.
 Where will people go to play their sport?
 Where will their children go to school?
 More traffic flow in and out of Hornby,
 making this area over crowded. It is also
 State highway 1 traffic in & out of Christchurch
 Busy area! No more density housing - There are no room left!

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Christchurch
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BY:

2

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

Full name(s)* J. KENNEDY

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☐ (tick)

Post* ☒ (tick)

137 Estuary Rd

Phone number* ()

Mobile number*

Privacy Act 1993

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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*

J. Kennedy

Date*

21/2/16



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

Hornby

 Linwood

Papanui

My submission is: (please tick)

✓ 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:

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District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

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

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BY:

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

Full name(s)*

Erin Kennedy

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☐ (tick)

617 Worcester st

Post* ☒ (tick)

Phone number* ()

Mobile number* 0272662791

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Signature of submitter*

E. Kennedy

Date*

7.3.16

5



My



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Corrupt	1
Not corrupt	1

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53 Hereford Street, Christchurch



2

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

Full name(s)* BRETT PAINTER / TRACEY COLLINS-PAINTER

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

Submitter agent's name BRETT PAINTER

Address for service (indicate your preference)*

Email* ☒ (tick) BRETT@CREATIVEEDGE.NET.NZ

Post* ☒ (tick) PO Box 76234

NORTHWOOD CHCH 8548

Phone number* ()

Mobile number* 021 649 709

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

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Signature of submitter* [Signature]

Date* 7/3/2016

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):*

Handwritten: 0.1

Blank lined area for specifying amended wording.

Reasons for my submission:

Blank lined area for reasons for submission.

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2

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

Full name(s)* Theresa Chow

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) 32 Meadow Street poojita@extra.co.nz

Post* ☒ (tick) Paparua
Christchurch 8052

Phone number* ()

Mobile number* 021 153 4888

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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:

All roads surrounding my street i.e. Main North Rd, Grandford St, Northgate Rd & Papanui are heavily congested during Peak and off Peak times and even Saturdays. Council should look into improving the infrastructure of the area instead of wanting to increase density.

Our area is soon becoming another Riccarton constantly checker blocked with traffic and nothing has been done for years to ease traffic that end.

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60

2

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

Full name(s)* Ngairi Athera Kenny

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☐ (tick)

Post* ☒ (tick)

Phone number* (03) 3523600

Mobile number*

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If others make a similar submission, I will consider presenting a joint case with them at a hearing. ☐ Y ☒ N

Signature of submitter*

N. A. Kenny

Date* 9/3/16

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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):

fold

Reasons for my submission:

1. Increasing housing density creates poverty & crime, it is not a solution, just a dependency.
2. Traffic is already horrendous, especially near Northlands. Our No Exit street is impossible to leave. The only way out is if another human extends kindness and lets us in - some days there is no kindness.
3. These 3 districts will be degraded even further, our future tenement slums. Even now once-loved family homes are being sold & rented, as those that can, build new houses in places like Lincoln, West Melton, the outskirts of town. Degrees of separation.
4. The answer lies in the land & a way of life that enables people to be more self-sufficient. Find pleasure in the beauty of gardens & growing food, not working all hours for a pay-cheque that will never sustain them. Such wicked manipulation.
5. I was born in Amberley 91 years ago. I've watched dairying destroy Canterbury, our rivers & streams and now I'm watching Government destroy Christchurch. Awareness can stop it.

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