

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)* Robert Lewis

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☐ (tick) PO Box 14012

Post* ☒ (tick) Christchurch Airport
Christchurch 8544

Phone number* (3) 9800636

Mobile number* 021 226 0161

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* R Lewis

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)

☐ 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:

- ① Section sizes are small enough already and any redevelopment can be catered within existing plans/rules
- ② Eastgate Mall has not recovered to anywhere near it's pre 2011 earthquake size, both in the number/variety of shops and car parking spaces.
- ③ The number of shops outside the Mall have also reduced
- ④ There is no firm proposal from the CCC to rebuild the Linwood Library. The temporary library could be removed at any time. A library in a high density area is essential.
- ⑤ The Orbiter bus route has changed. The buses do not now stop at the Mall bus stop on Buckleys Rd making it less convenient particularly for older people and in inclement weather

FREEPOST Authority No.178

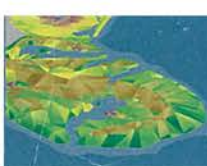
Christchurch
City Council



Free



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154



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2

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

Full name(s)* CHRIS ROBERT OUTRAM

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) couttram@ihug.co.nz

Post* ☒ (tick) 78 BUTTERFIELD AVE.

LINWOOD, CHRISTCHURCH

Phone number* (03) 381 7427

Mobile number* 0274 767 266

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Signature of submitter*

Date*

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

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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): • 1

Reasons for my submission:

THE AREA AROUND LINWOOD IS ALREADY FAIRLY DENSE,
ANY AMENDMENT TO INCREASE THE HOUSING DENSITY WOULD
DRASTICALLY CHANGE THE AREA NATURE OF THE AREA.
THE ONLY PEOPLE TO BENEFIT WOULD BE DEVELOPERS
AND OF COURSE THE INCREASE IN RATES REVENUE TO
THE COUNCIL FOR NO ADDED BENEFIT TO THE RESIDENTS.

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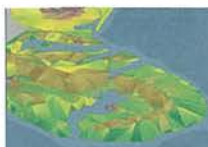
Christchurch
City Council



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

Free





The proposed
**Christchurch
Replacement District Plan**

Submission Form

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

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53 Hereford Street, Christchurch

2

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

Full name(s)* Islay McLeod

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) islay@xtra.co.nz

Post* ☐ (tick) 12 Chelsea Street, Linwood
Christchurch 8062

Phone number* (03) 389 0954

Mobile number* 0274 424 799

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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*

Islay McLeod

Date* 18/03/2016

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):*

Reasons for my submission:

(see attached)

FREEPOST Authority No.178

Christchurch
City Council



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District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

DISTRICT REPLACEMENT PLAN**LINWOOD RESIDENTIAL MEDIUM DENSITY ZONE PROPOSAL****SUBMISSION AGAINST**

Author: Islay McLeod

Date: Friday 18 March 2016

Housing

- The Google satellite map provided with the consultation documents provides a good indicator of the lack of available building space in the Linwood area. Linwood is a Decile 1 area where some choose to live, others don't have a choice. It's estimated more than 60% of dwellings are rentals, significantly older houses and strip flats. (Census figures have 415 dwellings owned and 619 rented) And Greater Linwood has the second highest population of any in the Hagley Ferrymead Ward next to Woolston.
- Since the earthquakes, however, a "gentrification" of Linwood is growingly evident as older, damaged rentals are demolished, making way for two-storied multi-flat complexes. Effectively, the intensification zone proposed is already happening.
- A leading real estate company forecasts a significant downturn in house sales and rental prices towards the end of this year owing to a glut of properties on the market. This will be as a result of the "recovery economy" downturn, with renting tradies moving on and completed EQ settlements and repairs allowing homeowners to do the same.
- While the community welcomes the cleaner, tidier, smarter appearance, the downside is that inevitable rental increases of newer flats meaning the traditional Linwood community, least able to afford it are forced out. Census figures show that, while Linwood has the highest population in full-time paid employment, it also has the highest unemployment and the second lowest median household income to Phillipstown.
- Linwood has a significant number of Housing New Zealand dwellings. Complexes are being rebuilt and intensified while others are notoriously not. A couple of streets in particular have consistently attracted the attention of Police in a bad way but, more recently, the Neighbourhood Policing team from Phillipstown has been working with MSD and Housing New Zealand to be more careful about referrals and placements.

- Hardly a week, certainly a month, goes by without Linwood hitting the headlines for crime. Police, working with CCC warrants have “cleaned up” the notorious Linwood Ave/Aldwins Road intersection window washers which were gang run. Maori Wardens patrol Eastgate Mall. (See Police crime statistic graphs attached)

The people of Linwood

- Linwood celebrates its cultural diversity but other than Linwood Park, there’s no facility to exhibit and share the various cultures – no community hall, no performance venue and the Linwood Community Arts Centre is outside the area and booked 100%.
- Greater Linwood is home to the highest Maori, Pacifica, Asian and Middle Eastern/Latin American/African populations in the HFCB Ward
- Linwood has the highest population of single parents in the HFCB Ward
- Linwood is home to several aged care, charity, CYF and IHC facilities contributing to a “whole” community that’s non-discretionary and a community that looks out for each other.
- Single storied strip-flats (the traditional 50’s/60’s units of four) have a little garden and parks close by but multi-unit high-rise flats are not conducive to the traditional kiwi upbringing for children and harmonious families. Closer in to the city, those units suit younger or older couples without children.
- This “childless” ideal may suit the Ministry of Education as Phillipstown Primary has closed, Linwood Intermediate merged into Linwood College and Avonside Girls’ High is about to move to North Brighton. Currently Linwood Avenue, Linwood North, Bromley and Christchurch East Primary schools are at capacity.

Amenity of Linwood

- The Linwood Village (known locally as the Stanmore Road shops) was designated a Suburban Master Plan area. Apart from the toilet block being replaced and a locally built, temporary coffee outlet, little has been achieved or delivered because of the economic uncertainty of the area. Closed buildings and vacant lots on the Stanmore/Worcester Street intersection bare witness. It’s outside the intensification boundary so won’t benefit because ...
- Eastgate has been designated a Key Activity Centre. Post EQ, Eastgate lost its anchor tenant, The Farmers and has struggled since. Technically, it’s a failed mall in the sense that American malls in the same struggle for tenants have turned to medical centres and social services, becoming a community hub for those clients and patients. Currently, the Linwood Library and Service Centre are also located within the Eastgate complex.

Eastgate has received Resource Management consent for expansion including a mini-strip mall along Chelsea Street and two stand-alone fast food outlets currently under construction on Linwood Avenue.

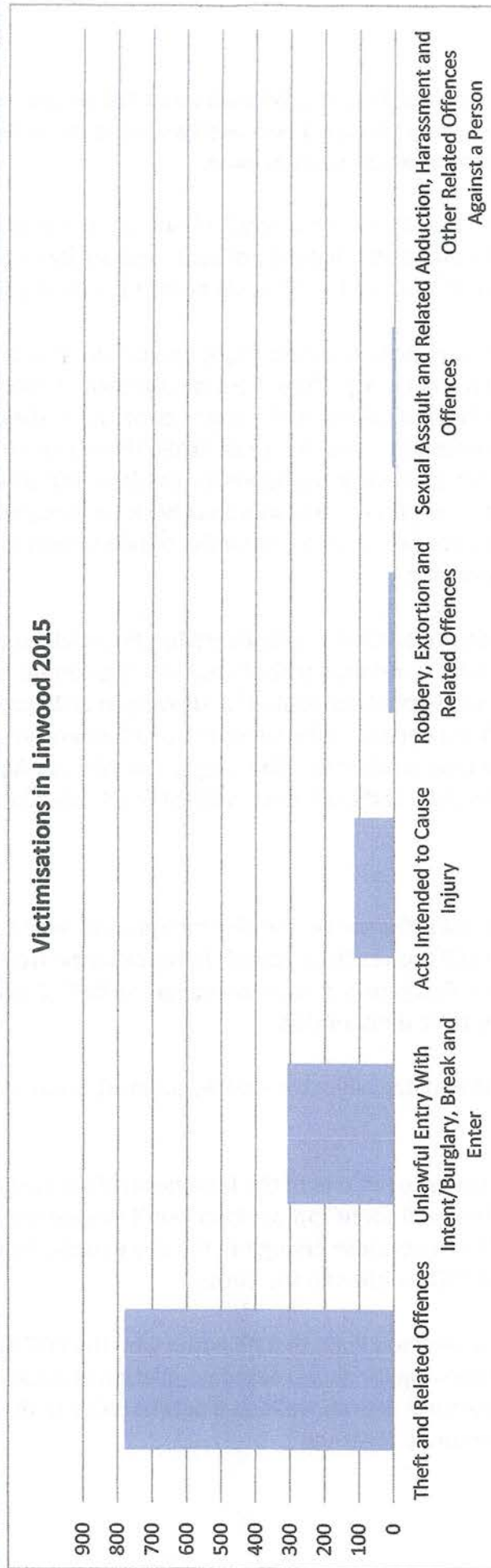
But other than the library (meantime), pharmacy, Countdown supermarket and Post Shop, Eastgate offers little amenity of value, especially to young people. Indeed, the march of the fast food outlets can only benefit the health services!

- Linwood Park is home to Linwood Rugby League but one of their 3 fields is currently occupied by an emergency village housing complex. (There's also a wide-spread rumour that Linwood College will relocate onto one of the others.) The LRL fields 17 teams but is reduced to one and a half fields. There's an intermediate-level skateboard area and two playgrounds for children. The smaller, for toddlers, will be moved to make way for the Rapanui Shag Rock Cycleway scheduled to run through Linwood Park and then ... onto a meander of side streets taking out on-street parking for residents.
- The Hagley Ferrymead Community Board has financially supported the opening of the Linwood Avenue primary school's pool for the community in Summer holidays but the community pool, scheduled for delivery in 2017 pre-EQ, is now pushed out to 2020. With the demise of the Woolston and Centennial pools, Linwood children have no swimming pool access. The suggestion they use AquaGym in Cashel Street is beyond the financial ability of most resident families in Linwood.

CONCLUSION

- Linwood technically fits the desirability for a zone change to medium density as the area is within 800 metres from schools (all at capacity) from a large suburban centre and bus routes. Eastgate is a bus interchange via its KAC status but the desired bus service/routes have deteriorated.
- Why change the zoning when the desired intensification is already happening to capacity?
- Linwood has always been one of the least desirable suburbs to live in. Even the "build it and they will come" proposition won't change that when there's nothing to attract people. It's not close enough to the city to walk. The cycleway doesn't go directly to the CBD, neither do the buses.
- Other than the Linwood Pool, there's nothing on the CCC books or plans to enhance Linwood and allowing for an increased population in future flies in the face of the residential downturn (see above) and a deterioration in the very diverse fabric that holds the community together.

Date Range - Jan 2015 - Dec 2015		Victimisations			
Offence Division		Linwood East	Linwood North	Linwood	Total
Theft and Related Offences		364	139	276	779
Unlawful Entry With Intent/Burglary, Break and Enter		77	86	145	308
Acts Intended to Cause Injury		58	15	42	115
Robbery, Extortion and Related Offences		4	5	8	17
Sexual Assault and Related Offences		3	0	5	8
Abduction, Harassment and Other Related Offences Against a Person		1	0	0	1
Total		507	245	476	1,228



	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Suburb	New Brighton	Shirley	Hornby	Woolston	Riccarton	Addington	Burnside	Dallington	Hilmorton	Mairehau	Linwood		
2	Victimisations	473	769	643	310	749	471	383	58	156	170	1,228		

