



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

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

41

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)* Derek, August, Spooner

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) Spooner august 9 @ gmail . Com

Post* (tick)

Phone number* (03) 3818314

Mobile number* 021 2133297

RECEIVED
- 4 MAR 2016
BY:

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

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* 28/02/16

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):

More retail outlets, less urban sprawl.

fold

fold

Reasons for my submission:

Seek amendment; Reduce density population plans in favor of commercial zoning, more business, less people concentrate.

fold

fold

FREEPOST Authority No.178

Christchurch
City Council



Free



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

tape here



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

42

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)* HASMUKH CHHAGAN

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

Submitter agent's name _____

Address for service (indicate your preference)* _____

Email* ☐ (tick) _____

Post* ☒ (tick) 321 LINWOOD AVE, LINWOOD, 8062

Phone number* (03) 389-7824
03-365 8979 - WORK.

Mobile number* 021 082 00980



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* Jb. Chhagan

Date* 22/2/2016

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):

of

fold

fold

Reasons for my submission:

- Beneficial to us to be able to subdivide our section, & build a home for our children
- Affordable to first home for our children

fold

fold

FREEPOST Authority No.178

Christchurch
City Council



Free 



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

tape here

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

43.

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)* WONG KEE UNG

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) tku Wong@gmail.com

Post* ☐ (tick) 114, MAIN NORTH ROAD, PATANUI, CHRISTCHURCH
8052

Phone number* (3) 3540098

Mobile number* 6019826520



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* 28.2.16

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):*

Handwritten text in the first section:

1. I support the proposal for the Papanui area to be retained.

2. I support the proposal for the Papanui area to be retained.

3. I support the proposal for the Papanui area to be retained.

4. I support the proposal for the Papanui area to be retained.

5. I support the proposal for the Papanui area to be retained.

6. I support the proposal for the Papanui area to be retained.

7. I support the proposal for the Papanui area to be retained.

8. I support the proposal for the Papanui area to be retained.

9. I support the proposal for the Papanui area to be retained.

10. I support the proposal for the Papanui area to be retained.

fold

fold

Reasons for my submission:

Handwritten text in the second section:

1. I support the proposal for the Papanui area to be retained.

2. I support the proposal for the Papanui area to be retained.

3. I support the proposal for the Papanui area to be retained.

4. I support the proposal for the Papanui area to be retained.

5. I support the proposal for the Papanui area to be retained.

6. I support the proposal for the Papanui area to be retained.

7. I support the proposal for the Papanui area to be retained.

8. I support the proposal for the Papanui area to be retained.

9. I support the proposal for the Papanui area to be retained.

10. I support the proposal for the Papanui area to be retained.

fold

fold

FREEPOST Authority No.178

Christchurch City Council



Free



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

tape here



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)* John and Fiona Hunter

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* ()

Mobile 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*

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 traffic is just as bad on Amyes Rd is every bit as bad following earthquakes 2011. There is a build-up of traffic from 3.30pm - 6.30pm Mon-Fri bumper to bumper. Heavy trucks and trailers start their day 7.15 AM even though we were assured trucks would use Halswell Junction road Springs Road and Shand's Rd plus Dunbars Road. We had a "dip" in the road outside our house which shook the house after the earthquakes which was fixed really good but is broken again. Not good enough. We pay rates which includes roading. We don't need more traffic.

Reasons for my submission:

We need to respect neighbours' privacy. They have rights and double-story houses infringing on their health through lack of sunshine and blocking out natural daylight is not desirable. Therefore, high-density housing at 51 AMYES ROAD is a decided NO-NO! We are surrounded by stand-alone town-houses.

FREEPOST Authority No.178

Christchurch
City Council



Free



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

Question	Response
Contact details	
Full Name(s)	Dr John William Pickering
I authorise the person below to represent my submission	
Submitter agent's name	
Email	dr.john.pickering@gmail.com
Post	134A Matsons Avenue, Papanui, Christchurch 8053
Phone number	3541424
Mobile number	0212537877
Trade Competition	
I could gain an advantage in trade competition through this submission	No
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	
Hearing	
I wish to be heard in support of my submission	No
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	Yes
Submission	
The area that your submission relates to is:	Papanui
My submission is:	I oppose
The decision I seek is is that the proposal:	Be deleted
Amended wording	
Reasons for my submission:	I oppose because: 1. More dense housing in the area will inevitably increase traffic and off road parking in residential areas already affected by the estimated 2600 per day increase in vehicles with the building of a Mega-Mitre10 on Harewood Road. Matsons Ave, Windemere Road, St James Road are all likely to be majorly adversely affected. Already it is difficult to turn right from St James Road and Matsons Ave onto Harewood Road. The new Mega-Mitre10 can only adversely

affect this. More intense housing will just add to the problem. Access to Northlands and Papanui shops is a necessary "several times a week" activity for us. Another "crunch point" for traffic is turning right from Blighs Road to Papanui Road. This can be very busy with long "tail backs" as it is. More intensive housing can only make it worse. With respect to off road parking, please note that on Windermere road this already necessitates pulling over and acting as if the road is "one lane". There is a proposed bike lane for Windermere Road, which I support, that if built well should limit off road parking (otherwise it is unlikely to be a safer option for cyclists). More intensive housing is incompatible with this. 2. More intensive housing means more people backing (usually) out of driveways. Even currently this practice is dangerous with the total lack of visibility to what is on the pavement, including children. I have demonstrated the physics of this at: <http://sciblogs.co.nz/kidney-punch/2016/02/03/the-physics-of-maiming-a-child-repost-because-of-another-close-encounter/> More intensive housing without appropriate safeguards, raises the chances of injury. 3. The notification was misleading suggesting that the proposal meant two-story housing. This is already possible within the current zoning. It is only from investigating online that one sees that it is not a second story, per se, that is being proposed, but other factors which may lead to more two story houses with greater populations.

Another Comment

The area that your submission relates to is:

My submission is:

The decisions I seek is that the proposal:
(you must specify your amended wording)

Reasons for my submission

Upload supporting document

Files

Question	Response
Contact details	
Full Name(s)	Brian William Mills
I authorise the person below to represent my submission	
Submitter agent's name	
Email	brianisme62@hotmail.com
Post	
Phone number	0273606236
Mobile number	
Trade Competition	
I could gain an advantage in trade competition through this submission	No
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	No
Hearing	
I wish to be heard in support of my submission	Yes
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	Yes
Submission	
The area that your submission relates to is:	Linwood
My submission is:	I oppose
The decision I seek is is that the proposal:	Be deleted
Amended wording	
Reasons for my submission:	Every household sale in this proposed area will hold the risk of a multi unit development to be undertaken. This will encourage the building of low cost, poorly constructed housing, including the building of multistorey flats. This in turn encourages more people occupying smaller sections, leading to overcrowding, increased noise, less sunlight to properties, lack of privacy, and more traffic congestion and pollution. It has the potential to decrease the value of surrounding

properties. Low cost buildings lead to cheaper rents and promotes an increase in a low socioeconomic population in the area, which is currently up and coming. It will increase pressure on current amenities such as local schools and services such as internet, power, sewage and water. With a low socioeconomic population dominating the area we can expect to see an increase in petty crime and a potential for gang activity to move into the area. Buildings will not be required to have garages which will lead to the cluttering of sections with items and junk that may not fit inside the buildings. Unwanted items are likely to be left on the footpath, leading to the street being untidy. We can also expect to see an increase of numbers of cars parked on the road due to an increase of residents with vehicles and a lack of parking available on properties as they are developed into smaller sections.

Another Comment

The area that your submission relates to is:

My submission is:

The decisions I seek is that the proposal:

(you must specify your amended wording)

Reasons for my submission

Upload supporting document

Files

Question	Response
Contact details	
Full Name(s)	Cassandra Tucker
I authorise the person below to represent my submission	
Submitter agent's name	
Email	dasscass@hotmail.com
Post	
Phone number	0212665625
Mobile number	
Trade Competition	
I could gain an advantage in trade competition through this submission	No
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	
Hearing	
I wish to be heard in support of my submission	Yes
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	Yes
Submission	
The area that your submission relates to is:	Linwood
My submission is:	I oppose
The decision I seek is is that the proposal:	Be deleted
Amended wording	
Reasons for my submission:	Every household sale in this proposed area will hold the risk of a multi unit development to be undertaken. This will encourage the building of low cost, poorly constructed housing, including the building of multistory flats. This in turn encourages more people occupying smaller sections, leading

to overcrowding, increased noise, less sunlight to properties, lack of privacy, and more traffic congestion and pollution. It has the potential to decrease the value of surrounding properties. Low cost buildings lead to cheaper rents and promotes an increase in a low socioeconomic population in the area, which is currently up and coming. It will increase pressure on current amenities such as local schools and services such as internet, power, sewage and water. With a low socioeconomic population dominating the area we can expect to see an increase in petty crime and a potential for gang activity to move into the area. Buildings will not be required to have garages which will lead to the cluttering of sections with items and junk that may not fit inside the buildings. Unwanted items are likely to be left on the footpath, leading to the street being untidy. We can also expect to see an increase of numbers of cars parked on the road due to an increase of residents with vehicles and a lack of parking available on properties as they are developed into smaller sections.

Another Comment

The area that your submission relates to is:

My submission is:

The decisions I seek is that the proposal:

(you must specify your amended wording)

Reasons for my submission

Upload supporting document

Files

48.

Question	Response
Contact details	
Full Name(s)	CGS Family Trust
I authorise the person below to represent my submission	Yes
Submitter agent's name	Greg Smith
Email	gregb.smith@gmail.com
Post	
Phone number	3524766
Mobile number	
	
Trade Competition	
I could gain an advantage in trade competition through this submission	No
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
Hearing	
I wish to be heard in support of my submission	No
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	Yes
Submission	
The area that your submission relates to is:	Papanui
My submission is:	I oppose
The decision I seek is is that the proposal:	Be deleted
Amended wording	
Reasons for my submission:	I oppose the proposal on residential medium density on zoning around Hornby, Linwood, and Papanui. The proposed changes will result in: 1. Reduction in overall physical and mental health – higher density housing will give rise to noise fatigue, increased stress, sleep deprivation, and reduction in quality of life and physical wellbeing. This will place additional strain on community health facilities and increase the workload at primary healthcare providers that are currently

under financial pressure and struggling to meet demand. 2. Loss of privacy - higher density housing closer to property boundary lines will result in a greater likelihood of pernicious eavesdropping and breaches of privacy. If a two-story dwelling is built next to a single story dwelling, the options available for families in single story dwellings to negate this imposition are limited. 3. Reduction in vegetation – higher density housing will use more of the available land on a residential section for a dwelling, thereby resulting in less land for vegetation and consequential negative effects on the balance of the ecosystem. Trees and plants are critical for providing oxygen, reducing carbon dioxide, and helping to stabilise soil. 4. Increased strain on utilities – higher density housing requires significant expenditure to enhance capacity for water, drainage, electricity, and sewerage in areas originally designed for lower density housing. Most infrastructure and utility rebuild projects in Christchurch following the earthquake have been either “like-for-like” or improved to the absolute minimum standard needed. 5. Increased congestion – higher density housing with insufficient off-street parking results in more vehicles parked on streets, a reduction of visibility, and more street congestion. Paradoxically, this will result in a greater reliance on the use of motor vehicles, as parents will drive their children to school to reduce their vulnerability to road traffic accidents. Parental concern about traffic is a major barrier to children having opportunities for active free play. 6. Lower neighbourhood awareness and increased crime – higher density housing means that residents are less likely to know their neighbours resulting in lower community awareness. Strangers would be less likely to stand out in an area which has higher density and residents would be less likely to challenge and/or report suspicious activity. 7. Juxtapositions of housing styles – new houses will be significantly different to existing homes, built with different materials, and be out of character with the area. Visually conspicuous and contrasting housing developments reduce the aesthetic appeal of suburbs and are unsympathetic to existing streetscape character. 8. Decrease in overall housing affordability in residential suburbs - council enforced infill policy causes land scarcity, thereby locking out an entire generation of young people from the housing market. Competition from medium density housing developers increases house prices as developers have to compete to buy land. Even if more land is made available, it is in the interest of developers to not over-supply the market as this would cause prices to fall and adversely affect their viability. Based on the above justification, I seek that the proposal is deleted.

Another Comment

The area that your submission relates to is:

My submission is:

The decisions I seek is that the proposal:

RMD49

Question	Response
Contact details	
Full Name(s)	Bryce John Paul
I authorise the person below to represent my submission	
Submitter agent's name	
Email	brycep635@gmail.com
Post	71 Jollie Street, Linwood, Christchurch 8062
Phone number	9809985
Mobile number	0211525054

RECEIVED

11 MAR 2015

BY: _____

Trade Competition

I could gain an advantage in trade competition through this submission

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

No

Hearing

I wish to be heard in support of my submission

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

Yes

Yes

Submission

The area that your submission relates to is:

Linwood

My submission is:

I oppose

The decision I seek is is that the proposal:

Be deleted

Amended wording

Reasons for my submission:

Two primary reasons: First, the increased number of cars and subsequent traffic flow in the area would be very problematic. Increasing the number of houses will increase the number of cars making the problem worse. The roads are narrow and congested and two storey housing would further restrict vision for cars. Secondly, the area has a very high water table and floods regularly. Increased houses and

therefore rain captured by roofs would make the flooding even worse. The land is not good quality (liquified).

Another Comment

The area that your submission relates to is:

My submission is:

The decisions I seek is that the proposal:

(you must specify your amended wording)

Reasons for my submission

Upload supporting document

Files



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

RECEIVED

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

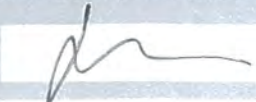
4

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

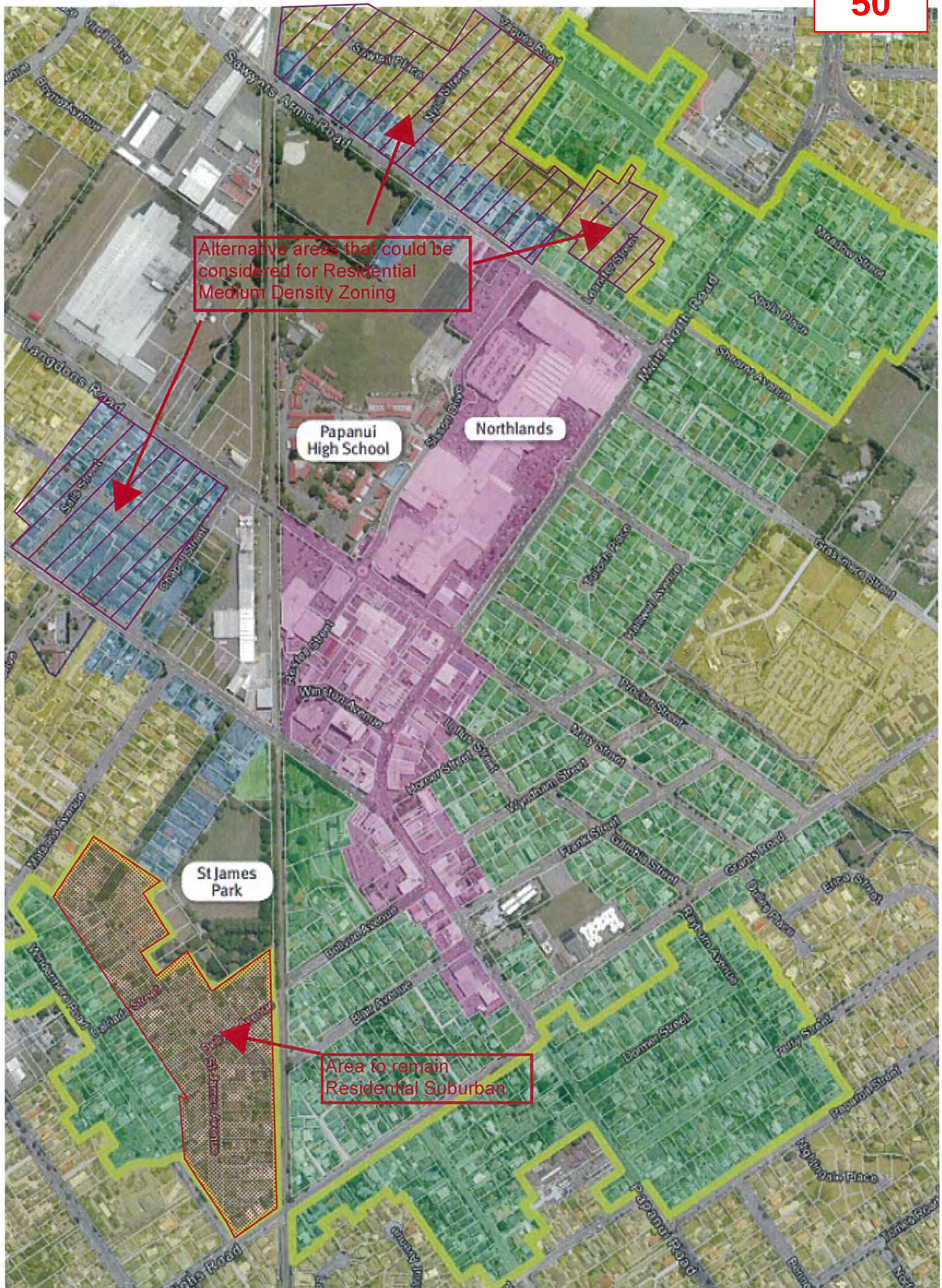
Christchurch
City Council



Free



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.