

From: Christchurch City Council <noreply@ccc.tfaforms.net>
Sent: Sunday, 20 March 2016 5:00 p.m.
To: DPReview
Subject: Residential Medium Density Zoning Hornby, Linwood, and Papanui

71

Question	Response
Contact details	
Full Name(s)	Evelyn Alice McIver-Keeley
I authorise the person below to represent my submission	
Submitter agent's name	
Email	gmeak@xtra.co.nz
Post	
Phone number	3526552
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	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 seek an amendment
The decision I seek is is that the proposal:	Be amended as follows:
Amended wording	To exclude the housing on both sides of St James Avenue, Papanui from the zone change to residential medium density.
Reasons for my submission:	1.The Urban Conservation and Renewal Team of the CCC has already recognized the special characteristics of St James Avenue and designated it as a Special Amenities area. (Sam 16. Sept. 2002) The new proposal would change the very features of the Avenue that give it the SAM 16 Status. It is particularly important to maintain this rich and significant heritage (well documented for this area in the CCC Public Library), given all that has been lost throughout the City post

earthquakes. 2. With intensified development, untenable pressure would be placed upon the amenity value, storm-water run-off and sewers and increased traffic. The recent increase of parked vehicles on both sides of the street has frequently made it difficult and dangerous to drive along the Avenue to our home. This would be exacerbated with the proposed medium density housing plan. There is already pressure on the mature trees and grass berms. 3. The Christchurch District Plan identifies a substantial portion of St James Avenue that lies in a "Floor Level and Fill Management Area" (Natural Hazard Planning Map 26, Stage 3) where Dudley Creek traverses St James Avenue, west and south of St James Park. It would seem inappropriate to zone such an area as 'medium density housing'. Residents already are concerned about the flooding of Dudley Creek. 4. The Avenue and its present character should be maintained as a green corridor bordering the Papanui commercial zone. A comparison can be made with exactly what is being planned for the Christchurch CBD. An inner commercial core surrounded by Green Zones. Smaller sections to enable higher density dwellings would inevitably result in the removal of mature trees and vegetation. This runs counter to the concept of Christchurch as the Garden City. The urban forest is vitally important for psychological well-being and physical health and will contribute to offset global warming. 5. St James Avenue has both historical and cultural significance with heritage architecture, and plantings of war memorial trees. The ANZAC Parade is held in this Avenue and it links to the St James Church. This heritage is likely to be lost with redevelopment afforded by increased living density. 6. We have recently built in St James Avenue and did so because of the characteristics of the area, its amenity value and cultural significance. We built under the current zoning requirements on a subdivided section. We have seven sections adjoining ours. Should the medium density housing be implemented, future developments which allows for multiple eight metre high dwellings/studio and apartments, close to the boundary (with the change in requirement for recession planes) would adversely impact upon our privacy, sunlight and noise levels. 7. Smaller sections, with multiple dwellings, without requirement for car parking or garage or a garden/ outdoor living, (an integral component of any new dwelling) would dramatically change the character of this special Avenue.

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

Question	Response
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Contact details

Full Name(s)	John Sun
I authorise the person below to represent my submission	
Submitter agent's name	
Email	54john@gmail.com
Post	
Phone number	+61 420 388 995
Mobile number	

Trade Competition

I could gain an advantage in trade competition through this submission	Yes
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	Yes
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	No

Submission

The area that your submission relates to is:	Hornby
My submission is:	I seek an amendment
The decision I seek is is that the proposal:	Be amended as follows: My house address is 60 Brynley Street, Hornby. It has 840 sqm2 land, and more than 500 sqm2 land in backyard are totally empty. From Additonal Areas Proposed for Residential Medium Density Zoning Information Sheet - Hornby
Amended wording	http://resources.ccc.govt.nz/files/policiesreportsstrategies/dpr_rm_d_info_hornbyv2.pdf), in this zone, each land allows for smaller section sizes and houses built up to two storeys. My house is not included but next to the proposed zone. Beside this, My neighbours

Reasons for my submission:	58, 62 and 64 Brynley Street all have similar size land and they all have their land split to have multiple houses/units. To follow the core proposed plan of Residential Medium Density Zoning in Hornby, 60 Brynley Street supposed to be part of it. It is not necessary to build two storeys house but at least its land should be allowed for smaller section sizes. The effect of this proposal will affect the price of my house in Hornby.
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Another Comment

The area that your submission relates to is:

My submission is:

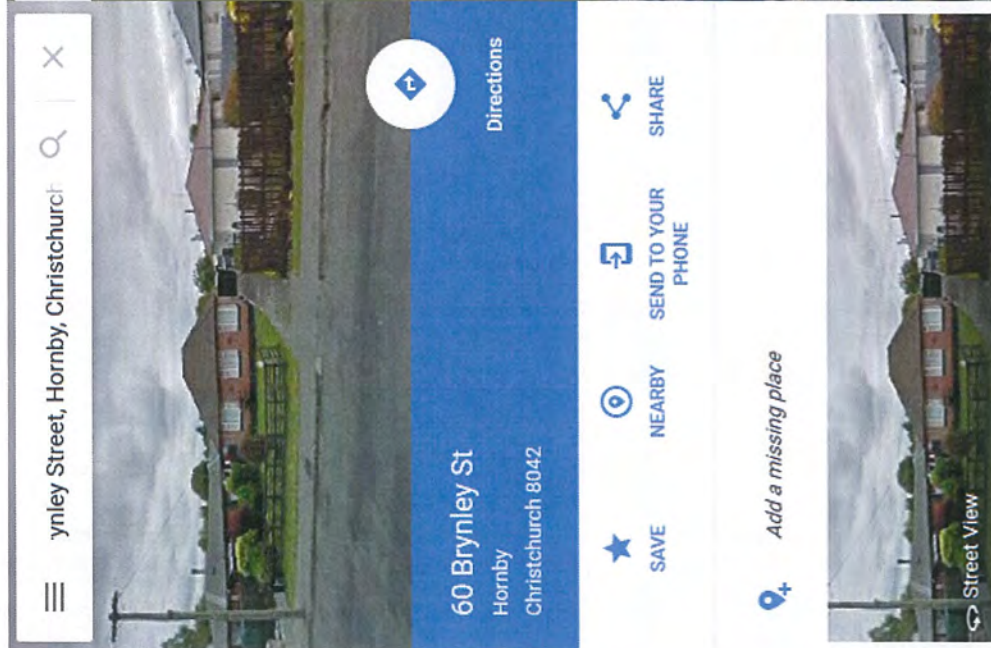
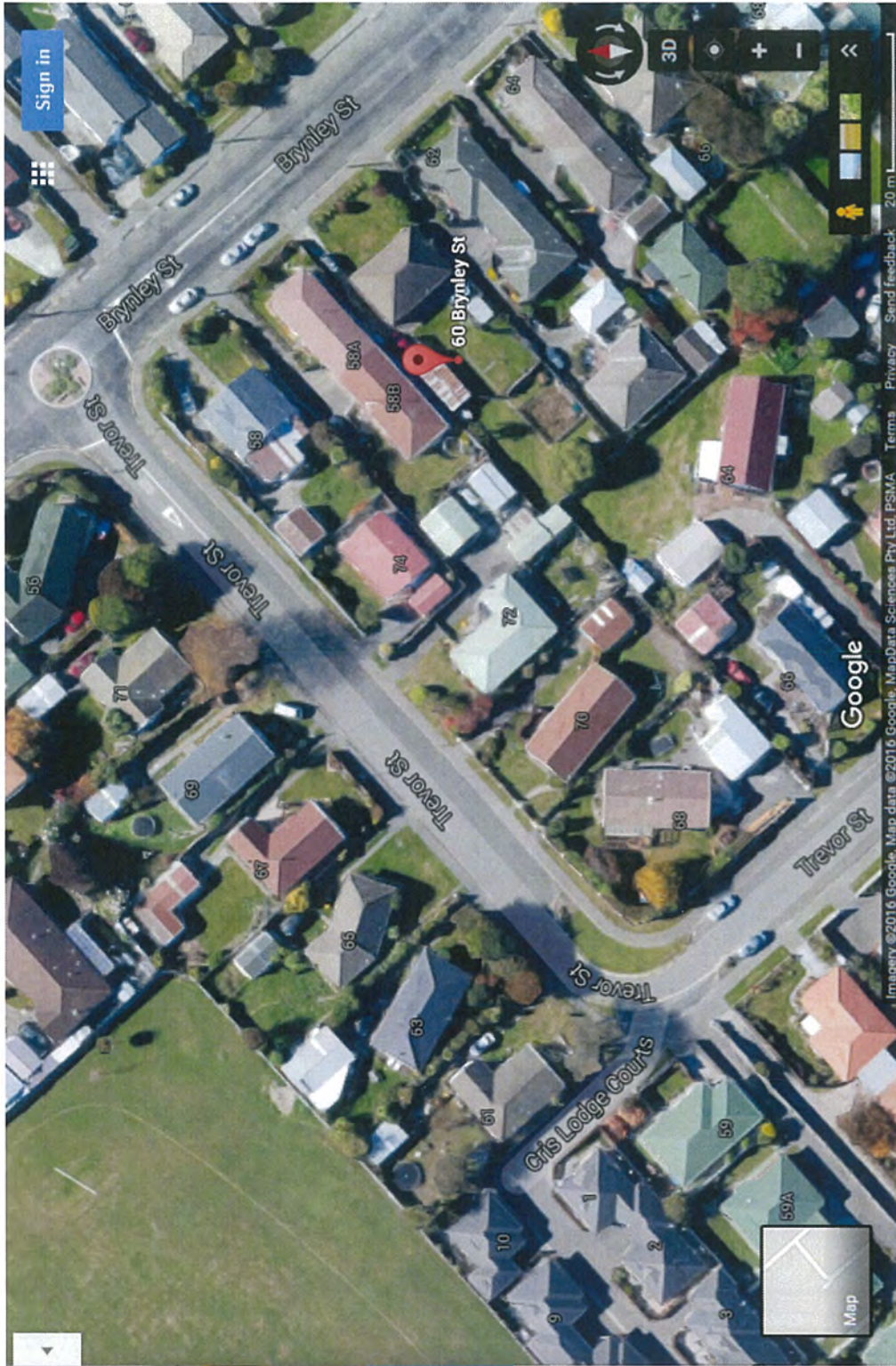
The decisions I seek is that the proposal:

(you must specify your amended wording)

Reasons for my submission

Upload supporting document

Files	https://ccc.tfaforms.net/uploads/get/6141e597b8063bdac315c23c6bd65e97-60BrynleySt_1.png/4/a9dd545db7951f304ef0849920039235
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From: Christchurch City Council <noreply@ccc.tfaforms.net>
Sent: Monday, 21 March 2016 8:51 a.m.
To: DPReview
Subject: Residential Medium Density Zoning Hornby, Linwood, and Papanui

73

Question	Response
Contact details	
Full Name(s)	Rob Isaacs and Mandy Holster
I authorise the person below to represent my submission	Yes
Submitter agent's name	Peter Jasper and Ruth Carson
Email	p.jasper23@hotmail.com
Post	
Phone number	980 5766
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:	Reason for submission. 1. Safety: The bus stop opposite the mall on Buckleys Rd is a safety hazard for motorists, pedestrians, bus patrons and in particular the occupants of the residential properties adjacent to the bus stop. With the number of routes and number of buses using this stop it has become increasingly difficult and dangerous for residents to enter and exit their driveways which they have to do on a daily basis. The outcome of the proposal, ie intensification of

housing in the area, would increase the amount of traffic and number of pedestrians, further aggravating an unsafe situation that is already out of control. 2. Adverse environmental and social affects for the residents adjacent to the bus stop: This includes but is not limited to, excessive noise (from buses accelerating from the stop into the line of traffic), litter (especially that being tossed over fences), graffiti, broken glass (including bottles) vandalism and people urinating and defecating on their properties. This "super-stop" is not in an appropriate location. Super stops such as this are provided as a service for key activity centres such as the mall. The mall is the primary beneficiary of bus patronage. It should also bear responsibility for the adverse social and environmental effects that we have highlighted. These adverse effects are currently being relegated from the commercial area that generates them, to a neighbouring residential area that is forced to put up with them. The proposal does not indicate plans to move the bus stop to the mall where it should be. The outcome of the proposal, ie intensification of housing in the area, would further aggravate these criminal and antisocial effects. 3. Residents personal safety: Due to the adverse social and environmental affects outlined above and in particular vandalism and drunkenness in and around the bus stop, some of the residents named in this submission feel unsafe in their own homes. The outcome of the proposal, ie more people, more buses, more daily intrusions on residents private property, more occasions of feeling unsafe is unacceptable. 4. Lack of Consultation: The council over the years has shown no inclination to consult residents on the location and intensification of the offending bus stop. Despite repeated requests from various residents to move the bus stop to a more appropriate location, residents concerns have been ignored.

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

From: Christchurch City Council <noreply@ccc.tfaforms.net>
Sent: Sunday, 20 March 2016 8:54 p.m.
To: DPReview
Subject: Residential Medium Density Zoning Hornby, Linwood, and Papanui

74

Question

Contact details

Full Name(s)	Darren Yaxley
I authorise the person below to represent my submission	
Submitter agent's name	
Email	yaxleyd@hotmail.com
Post	
Phone number	0211308615
Mobile number	

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.

No

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:	

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	https://ccc.tfaforms.net/uploads/get/884183ffa7c208d6cd3850a65a40389c-SubmissionfromDarrenYaxleyagainsttheproposaltoextendtheresidentialmediumc
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Submission From Darren Yaxley Opposing the Proposal to Extend the Residential Medium Density Zoning Around the Papanui Key Activity Centre.

I oppose the proposal to add to the previously notified Residential Medium Density zoning area around the Papanui key activity centre.

The plan to rezone the large area of Papanui bounded by Grants Road, Papanui Road, Rayburn Avenue and Paparoa Street to Residential Medium Density is the part of the proposal I object to most strongly. I own property in the area and I believe that the decision to rezone this area is near-sighted and fails to recognise the viewpoints that many residents expressed in the previous consultation round.

The previous consultation round showed that there was strong opposition to the rezoning proposal and this resulted in the Christchurch City Council scaling back the rezoning of the Residential Medium Density area as a result.

My reasons for opposing the rezoning are as follows.

The desktop report *"Factors that Facilitate High Quality Medium Density Residential Development"* (Environmental Management Services Ltd, 2015), commissioned by the IHP, states that the authors have not conducted a site visit to the affected areas. This is a major failure as the authors would recognise that the character and "feel" of the area relies on the style and density of the housing stock which, although of mixed age, is mainly of the older "character" style of early 20th century New Zealand construction. The failure to visit the affected areas personally has contributed to the report outlining arguments for densification based purely on a criteria matching exercise. The neighbourhood character will be adversely affected by the changes to housing density and the neighbourhood will lose the "family friendly" and "leafy green" feeling the area currently possesses.

The proposal also states that there will be a reduced requirement for medium density developments to have adequate off-street parking and garaging for occupants vehicles. This is a major oversight as the area of the proposed medium density extension already has parking problems. An example of this is that many vehicles owned by employees of the Bupa Parklands on Papanui Retirement Village park along the western end of Perry Street. Also with the post earthquake advent of shared living arrangements, there are many people flatting in the area and one only needs to look to see that for every occupant in a dwelling there are an equal number of vehicles. Any increase in housing density will only exacerbate the problem and add to the number of vehicles requiring parking spaces.

The desktop report commissioned by the IHP also fails to recognise the geotechnical ground and environmental conditions which were imposed as part of stage one of the proposed DPR. The floor level and fill management overlay which has been indicated on the proposed planning maps encompasses a large area of the proposed extension to the Residential Medium Density zoning area. These areas were introduced in the proposed DPR to control floor levels and filling due to flooding in the area. The area is linked to the Cranford Basin stormwater system and is traversed by Dudley Creek, and as such is subject to stormwater drainage issues. Further densification with increased site coverage will worsen the problem and put further pressure on the already overloaded stormwater network.

As outlined in the points above, the Papanui area will be adversely affected by the proposal to extend the Residential Medium Density zoning. The IHP should consider the viewpoint of residents and delete the proposal to extend the rezoning area.

Question	Response
Contact details	
Full Name(s)	Dyane and Richard Stokes
I authorise the person below to represent my submission	
Submitter agent's name	Dy Stokes
Email	dyrich@xtra.co.nz
Post	18 Walnut Avenue, Strowan, Christchurch 8052
Phone number	02102275040
Mobile number	as above
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.	No
Submission	
The area that your submission relates to is:	Papanui
My submission is:	I oppose

The decision I seek is that the proposal:

Be deleted

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Opposition to Proposed CCC Residential Medium Density Housing March 2016 Submissions on the proposal for residential medium density zoning in parts of Hornby, Linwood and Papanui. Log your submission online at <https://ccc.tfaforms.net/95> or download a submission form at <http://proposeddistrictplan.ccc.govt.nz/propertysearch/ContentContainer.html?page=submissions> Submission guidelines at http://resources.ccc.govt.nz/files/policiesreportsstrategies/stagethreesubmissionform_guidelines.pdf 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, more people moving into a suburb 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

Amended wording

Reasons for my submission:

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 reasons, I seek that the proposal is deleted. Additional sources: <http://www.newgeography.com/content/002409-high-density-housing-reflects-dense-government-thinking>

Opposition to Proposed CCC Residential Medium Density Housing March 2016 Submissions on the proposal for residential medium density zoning in parts of Hornby, Linwood and Papanui. Log your submission online at <https://ccc.tfaforms.net/95> or download a submission form at <http://proposeddistrictplan.ccc.govt.nz/propertysearch/ContentContainer.html?page=submissions> Submission guidelines at http://resources.ccc.govt.nz/files/policiesreportsstrategies/stagethreesubmissionform_guidelines.pdf 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, more people moving into a suburb 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 reasons, I seek that the proposal is deleted. Additional sources: <http://www.newgeography.com/content/002409-high-density-housing-reflects-dense-government-thinking>

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



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

76

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)* CATHERINE VERONICA CHRISTIE

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) cathy.christie@gmail.com

Post* ☐ (tick)

Phone number* () 3526-988

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* 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):

Reasons for my submission:

The Proposed Plan will cause adverse effects to the existing environment.

Allowing for medium density housing will be detrimental to the urban landscape.

FREEPOST Authority No.178

Christchurch
City Council



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154



The proposed
**Christchurch
Replacement District Plan**

Submission Form

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

77

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

77

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)* **Ki Lung LAU**

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) **caleb-lau@hotmail.com**

Post* ☐ (tick)

Phone number* **(03) 3587777**

Mobile number* **021 112 9999**

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* **15-03-2016**

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):*

Our property 66 Brynley Street is situated just behind the proposed Medium Density Zone.

I am seeking an amendment to extend the Medium Density Zone boundary to our property.

Reasons for my submission:

I wish to seek an amendment to extend the proposed Medium Density Zone to our property 66 Brynley Street.

Our property is situated behind the proposed Medium Density Zone (see attached Image 1).

Our adjacent neighbour properties 58, 62, 64 and 70 Brynley street already have 3-4 units town houses or multi-units built on site, and 68 Brynley Street is a pre-school (see attached Image 2).

It would be good to make our property 66 Brynley Street to Medium Density Zone so that we could develop similar type of town houses or multi-units. This will help to maintain neighbourhood character.

Our property has a large section and the back yard is currently unused. If we remove the existing house, it has huge potential to build 3-4 town houses or multi-units on site. This amendment will provide more households in the Hornby area and a greater choice of housing options to serve families, couples, professionals and single people.

FREEPOST Authority No.178

Christchurch
City Council



Free



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

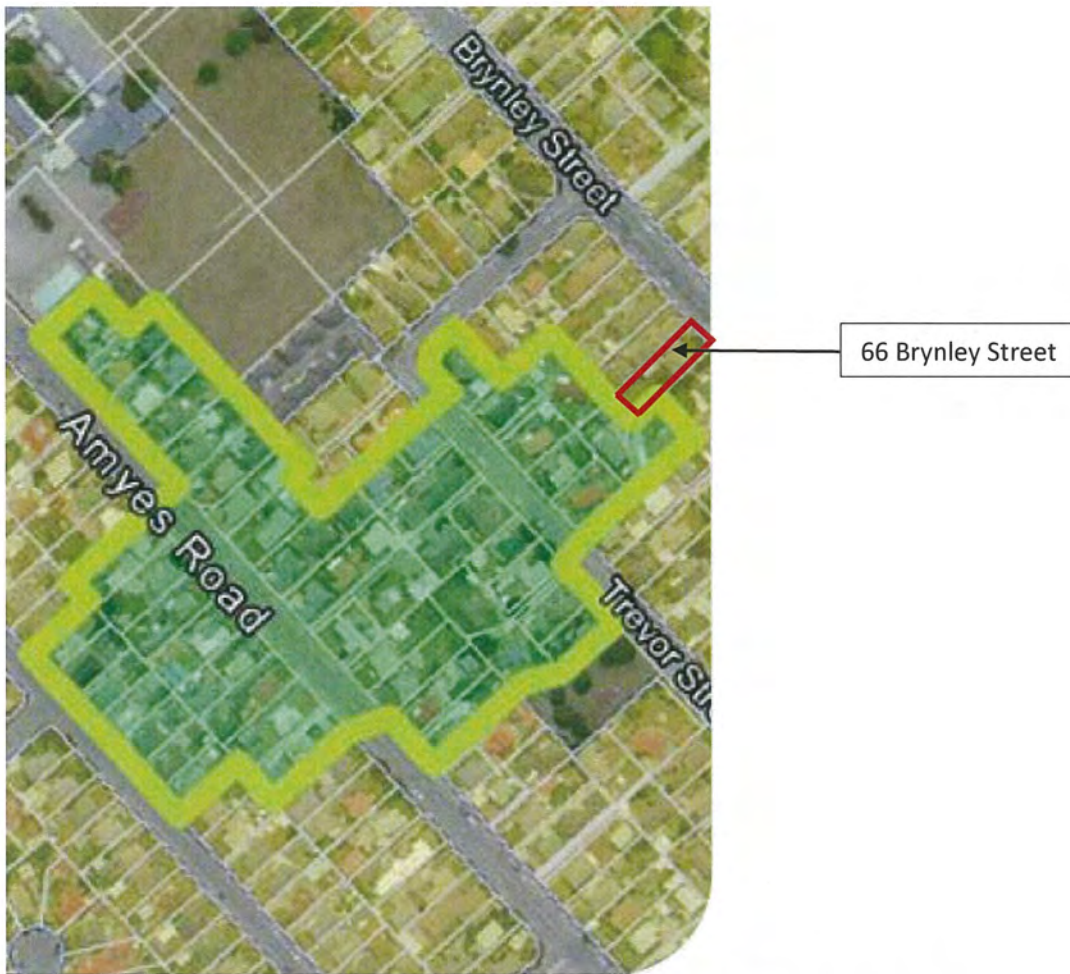


Image 1: Proposed Medium Density Zone and 66 Brynley Street Location

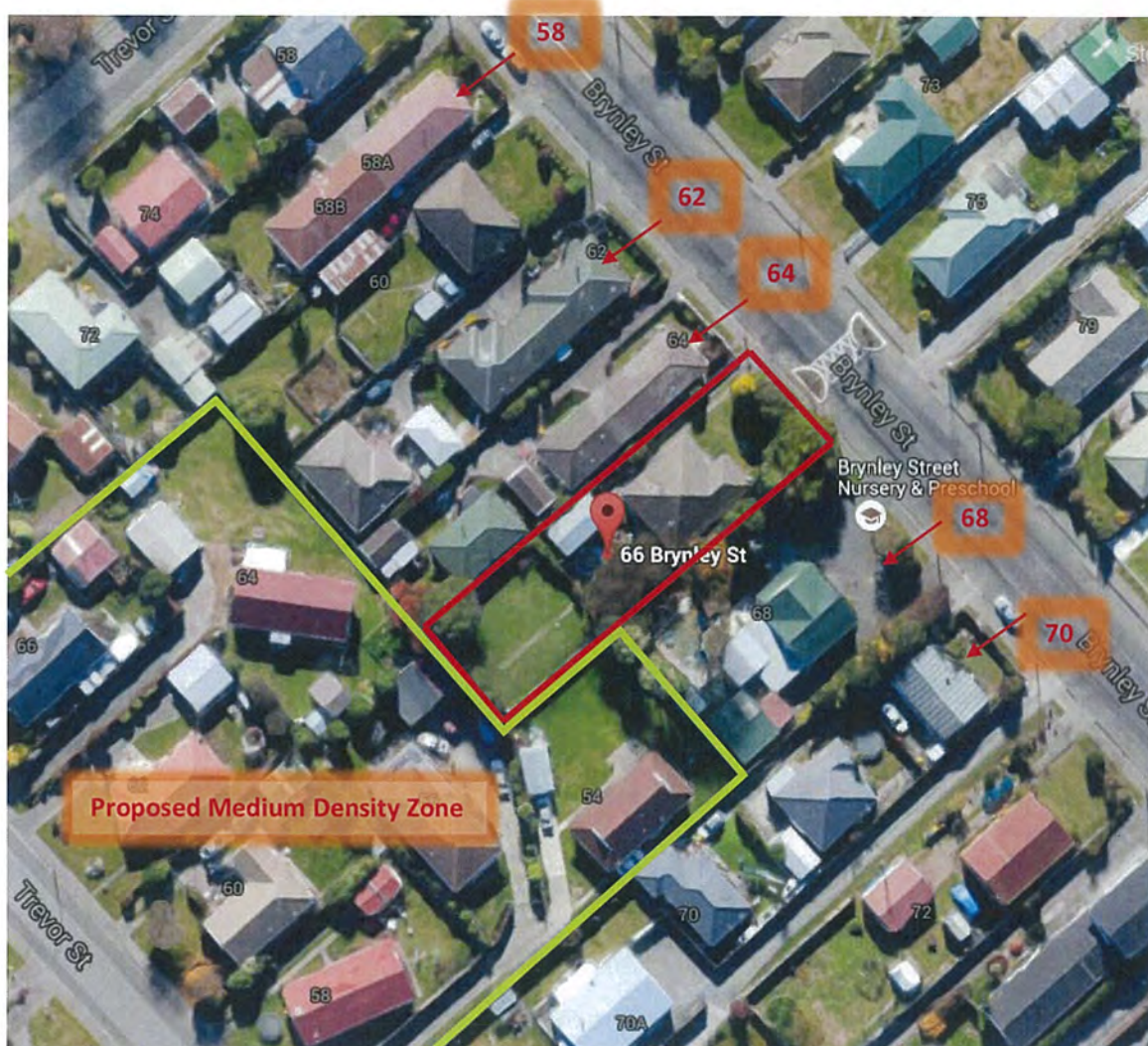


Image 2: Aerial Plan of 66 Brynley Street and Neighbours 58, 62, 64, 68, 70 Brynley Street

Question	Response
Contact details	
Full Name(s)	Gina Lorraine Beecroft
I authorise the person below to represent my submission	
Submitter agent's name	
Email	warren.gina@paradise.net.nz
Post	35 Norwich Street, Linwood, Christchurch 8062
Phone number	03 9801038
Mobile number	0210382381
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:	The proposed zone change in Linwood would adversely affect the physical environment of the neighbourhood and adversely affect the me personally and the community and area of Linwood on a social, economic and physical level. It has the potential to perpetuate the increasingly poor development that is happening in our area that is eroding our standard of living and location and the historic character of

the area. Development is frequently poor quality, eye sores and demeaning to both the people of Linwood and the environment. See attachment.

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

<https://ccc.tfaforms.net/uploads/get/b04503330f7428b362059275eefd11e0-SubmissionChristchurchReplacementDistrictPlanLinwood2016.docx/4/193f09c4e8475132dfcaccbd820d118f>

Re Proposed Christchurch Replacement District Plan

I would like to make a submission re the proposed Christchurch Replacement District Plan for zone change to residential medium density in the Linwood area. I oppose the zoning change and seek that zoning stays as is.

I realise that Christchurch like many new Zealand cities needs to look at increasing density of housing to accommodate growing populations. However I strongly oppose the proposed area of Linwood being targeted for this, as on number of fronts it would be extremely detrimental to the community and area of Linwood.

It is my understanding that incorporated into city planning along with land use is also consideration of community welfare. While the proposed zone change might fill a council or indeed government mandate to increase housing I feel this proposed zone change is harmful and not helpful to the area of Linwood particularly from a community welfare perspective.

I feel the short term gain that the proposed zone change in Linwood *may* achieve for the city is very short sighted and has the potential to cause long-term and costly problems for the community of Linwood.

I feel the change in zoning will:

Decrease quality of life aspects of the area

Further rescind the historic and botanical significance of an old established community

Erode physical and natural assets of the area.

Stop socioeconomic diversity

Impede community and social growth

Perpetuate poor quality housing

Create further traffic and curb side congestion

Create further noise pollution and community nuisances.

I do not feel this is speculation on my behalf but fact. These issues are now happening in the proposed zone change area without the housing intensification the zone change would bring.

Linwood as one of the lower socio economic areas of Christchurch already faces social and economic challenges not faced in other areas. The proposed housing intensification takes away the opportunity for socio-economic diversity and social growth. It allows for *further* poor infill development that is about a "quick buck" and not social responsibility. Further intensification will further compound some of the problems we already face in our community (that will have an impact on the larger community and resources) not alleviate them.

For Linwood as one of the older suburbs of Christchurch, to intensify housing density also means to further allow for "infill" housing. There are many well documented pitfalls of infill housing if not well designed or poorly integrated. Issues such as increased noise pollution, traffic and curb side congestion, reduction of privacy and light for neighbours, social, economic, and physical degradation of an area.

In the proposed area for zone changes in Linwood the process of "infill" has already begun, particularly after the earthquake. All the aforementioned problems we are now seeing in our area. We now have curb side congestion, physical degradation of the area, increasing lack of respect for the neighbourhood as evidenced by increased levels of neighbourhood street-side rubbish, vandalism, graffiti, noise, with "new rentals" housing far more workers or families than they are designed to contain. All of this with a level of redevelopment nowhere near level that could happen with the proposed zone change.

It is time to stop the problem, not multiply the problem by multiply the housing. To intensify housing in this area further, will further compound the situation not improve it and cause more social hardship and degradation of a community and area.

There is well documented evidence of the relationship between physical environment and behaviour and health. The proposed zone change will further erode the physical environment of a neighbourhood and create further future socially challenging problems.

Despite council planning literature containing words like "ensure development is integrated and sympathetic to existing neighbourhoods" this is not happening in our area and I have little faith of the council's ability to ensure this for our particular area and control the type of development with the "free market" and post-earthquake environment.

Actions speak lot louder than words and to date infill housing and development has clearly spoken. Developers and development has spoken of the direction it wishes to undertake in our area and how we are viewed. It is one of lack of respect for an area and the people that live in it. Development has been soulless, characterless, many of the new "flat" or "houses" are eyesores and demeaning to both the people of Linwood and the environment.

I feel Linwood is an easy target for intensification but it is the wrong area to target. Other areas may have the social and or economic resilience or standing to demand better quality of housing or development that will result in the growth of an area not the further degradation of an area. By this I mean as a lower socioeconomic area "a more roofs over the heads" philosophy of building is being undertaken in our area versus a more community orientated locality sensitive approach. Again, this is fact not speculation as evidenced by development to date.

Developers to date in our area are not investing in a city or a community they are investing in themselves. I am under no illusion this will change when we are calling out for more housing. The only protection we now have is that we don't compound it further in a socially fragile area such as Linwood by allowing more of it to happen on a more "intensified scale". To allow it to happen will be creating a future problem for the city on a social and environmental level. The only direction it will take the neighbourhood is downward with further degradation of people and place.

All this in an area that is very close to the heart of a city we are trying to rebuild. It is an area we should be looking out for economic and social growth. We are one of the most culturally diverse suburbs in Christchurch, but we are also one of the lower socioeconomic area. To attract socio economic diversity to help maintain and grow our area we need more than a community rentals or social housing only, which is what your proposed zone change is consigning us to. It will further damage the older character of our neighbourhood and also property values. We have more than our market share of mixed housing, rentals and social housing. We also need home owners (or to *keep* home owners) and young progressive people and families who want to come live in and help grow and sustain our community not frighten them away as an area of cheap rentals only.

We should not be further increasing housing density in this particular area of the city, we should be protecting and preserving or we will lose a community and heritage. Have we not already lost enough of that in the east?

It is to you we look toward for this by stopping further intensification in our area, help us grow but the way is not through this intensification a zone change would bring.

Thank you for consideration of my submission.

Gina Beecroft Home Owner Norwich Street Linwood

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Question	Response
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Contact details

Full Name(s)	Warren James Leslie
I authorise the person below to represent my submission	Yes
Submitter agent's name	Gina Beecroft
Email	warren.gina@paradise.net.nz
Post	35 Norwich Street, Linwood, Christchurch 8062
Phone number	03 9801038
Mobile number	021 0382 381



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:	The proposal for residential medium density zoning in Linwood will adversely affect myself, and the neighbourhood. Further ability to increase housing density will further compound some of the social problem we are currently experiencing in our neighbourhood with the current development that is occurring. It will result in further erosion of our physical environment and neighbourhood and have negative

impact on our lifestyle. A change in zone will damage the character of the area has the potential to adversely affect property values. Please see attachment for details of my submission.

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

<https://ccc.tfaforms.net/uploads/get/0cb274e559b46961b1d2f65d77947762-ChristchurchReplacementDistrictPlanSubmissionLinwood.docx/4/ad2692d6cfc0b09c33f085dae83ca787>

Christchurch Replacement District Plan

I would like to make a submission with regards to the proposed Christchurch Replacement District Plan for a zone change to residential medium density in the Linwood area. As a resident home owner that will be directly affected by the proposed zoning change, I oppose the zoning change and seek that zoning stays as is.

Our neighbourhood needs less of the development that is currently occurring and not more development that the proposed zoning change will bring. We are already feeling the direct impact on our lifestyle, quality of life, community wellbeing and safety with the infill housing that has been happening in our neighbourhood with the post-earthquake rush for more housing.

We are now experiencing more curb-side parking congestion, parking difficulties, neighbour noise and nuisance, disruptive street behaviours, curb-side rubbish and an overall physical and social deterioration in the neighbourhood with infill housing. To allow for further housing intensification with a zone change will only exacerbate the problems. It's time to stop the rot not compound the social and economic problems of a neighbourhood and community with further housing density.

No consideration is being given to the character of the neighbourhood. We are an old established neighbourhood and the proposed area for zone change still has a significant number of old villas and bungalows that have architectural merit and in any other area would be considered for preservation. They are part of our identity and heritage as a neighbourhood. This is the area of Linwood that needs protection and preservation being a small enclave that represents one of the last bastions of architectural significance in Linwood, an area that is fast developing into the rental capital of the city.

Our neighbourhood does not require any more poorly considered and unsympathetic development that will come with the proposed zone change and all the associated problems that poorly integrated building brings with it. We are now becoming surrounded with numerous examples of cheap, cheerless, ugly, and poorly integrated development that are eyesores and frankly an insult and demeaning to both the residents of Linwood and our environment. They are adversely affecting our physical and social environment.

We are a neighbourhood that cannot withstand this further without extremely detrimental effects to our physical environment and social and economic wellbeing. The type and rate of development that is currently occurring in our area reflects how developers view us and I can't foresee an imminent change to this with Linwood being one of Christchurch's lower socioeconomic suburbs. Their view of us is not sympathetic to our area and heritage or respectful of us as a community and this is reflected in the eyesores with little or no aesthetic consideration that are currently being constructed.

As a lower socio-economic area our neighbourhood is fast becoming the dumping ground for the city, with cheap and overcrowded rentals and entering our neighbourhood into a spiral of decay. It needs to stop, not be compounded with this proposed zone change. It may solve one problem "housing" for the growth and development of the rebuild. However this "development" it is at the expense of our neighbourhood and wellbeing.

I feel that the council will have little ability to control the type of further development in our area and reassurance that development will be sympathetic are frankly platitudes given our experience to date and the free market for development in this post-earthquake environment. But what the council can do is recognise that our area in Linwood is not the right area for further increases of housing density.

A zone change for us is not the right solution for creating more housing for Christchurch. It is merely creating a bigger and different problem for the city. A short-term fix creating a long term problem. This proposed zoning change consigns us to further erosion of the physical assets of our neighbourhood and further degradation of the Linwood area and community. This is why I strongly oppose the proposed zone change.

Thank you for the opportunity to make my submission. Warren Leslie Norwich Street Linwood

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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

Online: proposeddistrictplan.ccc.govt.nz

Email: dpreview@ccc.govt.nz

Deliver: Christchurch City Council
53 Hereford Street, Christchurch

RECEIVED

21 MAR 2016

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

Full name(s)* COLIN EDWARD MERCER

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

Submitter agent's name

Address for service (indicate your preference)*

Email* (tick) ☒ colmjack@xtra.co.nz

Post* (tick)

Phone number* ()

Mobile number* 00 974 3371 6340

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):

Reasons for my submission:

A PREVIOUS DISTRICT PLAN PROPOSAL HIGHLIGHTED FLOODING AND COASTAL INUNDATION CONCERNS FOR THE AREA. THIS PROPOSED CHANGE IS TO INCREASE THE NUMBERS OF RESIDENCES AND PEOPLE IN THE SAME AREA - MORE RESPONSE IN EMERGENCY? WHY WOULD SUCH INCREASE IN DENSITY NOT OCCUR IN MORE EXPENSIVE SUBURBS? - AUCKLAND TRIED THIS RECENTLY! THE AREAS PROPOSED FOR HIGHER DENSITY ALREADY HAVE HIGHER SOCIAL ISSUES SUCH AS CRIME AND ADDING MORE ~~THE~~ PEOPLE WILL FUEL THIS UNLESS THERE ~~IS~~ IS EQUAL ATTENTION GIVEN TO IMPROVING SERVICES. IS THIS ANOTHER 'SOCIAL EXPERIMENT' THAT WILL ~~BE~~ BE AT EXPENSE OF ANOTHER GENERATION - ARE THERE ANY SUCCESS STORIES?

FREEPOST Authority No.178

Christchurch
City Council



Free



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8140