

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

101

2

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

Full name(s)* Roger Kilpatrick + Nola Kilpatrick

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) nola.k@extra.co.nz

Post* (tick)



Phone number* (03) 3525187

Mobile number* 027 2866 978

Privacy Act 1993

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3

Trade Competition (All details marked with an * must be provided)

If you are a person who could gain an advantage in trade competition through making a submission, your right to make a submission may be limited by Clause 6(2) Schedule 1 of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014.

I could gain an advantage in trade competition through this submission.*

Y ☒ N

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

I am directly affected by an effect of the proposal that -

(a) adversely affects the environment; and

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

Y N

4

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

I wish to be heard in support of my submission.*

Y ☒ N

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

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

Signature of submitter*

Date* 22/3/16

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:

We support the proposal for the notified Papanui area to be rezoned residential medium density for the following reasons: -

- it will enhance the Papanui business area with new businesses being attracted by an increased business viability,
- the location of services including retail, postal, recreational, entertainment and bus services, and their proximity to schools, will add to the appeal of the area as will the ability to access these walking or cycling,
- it will also increase the population living closer to the central city and hence support its revitalisation by providing a convenient location to access our central city.

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Christchurch
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2

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

Full name(s)* **LEAH SCALES**

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) **leah.scales@gmail.com**

Post* ☐ (tick)

Phone number* **(021) 309489**

Mobile number* **021 309489**



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

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(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*

[Handwritten Signature]

Date* **22/3/16**

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):

We request an amendment to the area being considered to be zoned as medium density.

to Remove St James Ave from plan

Reasons for my submission:

We live at 85 St James Ave. The oak trees planted in our street were as a memorial to those who served in WWII. It is a precious memorial avenue for Christchurch and the local community. The inclusion of this beautiful street into medium density risks the ruining of the street ~~with~~ as higher density living impacts on facilities. In addition the area being rezoned stops at our neighbours property, why are our properties singled out on this ~~85~~ tree lined street? (Hawwood ~~and~~) Also the impact on the local school 'Waimāori' as the zone would/could significantly increase vde would not be beneficial to the local community.

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The proposed
**Christchurch
Replacement District Plan**

Submissi 103

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)* MR BRIAN THOMPSON

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

Submitter agent's name RUTH DYSON (LOCAL M.P.)

Address for service (indicate your preference)*

Email* (tick) 33 Pauline Street

Post* (tick) Linwood

Christchurch 8062

Phone number* (03) 3597891

Mobile number* 027 245 1097

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

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

I am directly affected by an effect of the proposal that -

- (a) adversely affects the environment; and ☐ Y ☐ N
- (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* B. Thompson

Date* 20/3/2016

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

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

☐ Hornby ☒ Linwood ☐ Papanui

My submission is: (please tick)

☐ I support ☒ I oppose ☐ I seek an amendment

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

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

WE OBJECT TO BUILDING CLOSER TO BOUNDARY. CONCERNS INCLUDE IMPINGEMENT ON PRIVACY AND SHUTTING OUT SUN, ESPECIALLY IN REGARD TO TWO STORY BUILDINGS. IF HOUSES ARE TO BE BUILT ON SMALLER SECTIONS OR INFILL WITH NO GARAGES, IT WILL MEANS CARS WILL BE PARKED ON ROADSIDE WHICH CAN CAUSE TRAFFIC CONGESTION AND A HIGHER RISK OF THEFT. DESIGN CONTRROLS WILL NOT HELP TO ENSURE THAT NEIGHBOURHOOD CHARACTER IS MAINTAINED. SOCIAL HEALTH AND WELLBEING WILL BE ALL THE POORER.

Reasons for my submission:

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Christchurch City Council
PO Box 73001
Christchurch 8154

RESOURCE MANAGEMENT ACT 1991

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

Email: dpreview@ccc.govt.nz

SUBMISSION ON: Proposed Christchurch Replacement District Plan
- *Proposal for residential medium density zoning around
part of the Linwood (Eastgate) Key Activity Centre*

SUBMISSION BY: Hagley/Ferrymead Community Board

SUBMITTER ADDRESS: Sara Templeton
Chairperson, Hagley/Ferrymead Community Board
Christchurch City Council
PO Box 73 052
Christchurch 8154
Email: sara.templeton@ccc.govt.nz
Phone: 021 036 7672

1. INTRODUCTION

- 1.1 The Hagley/Ferrymead Community Board (the Board) is made up of seven representatives elected from an area extending from the Christchurch central city to Taylors Mistake.
- 1.2 The Board has a statutory role under section 52 of the Local Government Act 2002 to *"represent, and act as an advocate for, the interests of its community"*. It is in this capacity that the Board provides this submission to the Christchurch City Council on the Proposed Christchurch Replacement District Plan (the Plan).

2. SUBMISSION

- 2.1 The Board's submission is made in opposition to the proposed zoning change in its notified form.
- 2.2 From an assessment of the Linwood (Eastgate) location proposed, the Board's areas of concern relate to:
 1. **A loss of amenity values** - Smaller sections, two -storey buildings and multiple buildings on one property will mean that there is less green space for social and recreational purposes on residential properties. Smaller sections will mean houses are closer to each other resulting in less privacy.

Currently the proposed area for new residential medium density is serviced by Linwood Park, North Linwood Community Park, and Bromley Park. While the proposal is not to build on these parks and reserves, increase in housing density will mean an increase in demand for green space. We are concerned that the current green space is not sufficient for meeting the wellbeing needs of increased residents in the area.

2. **Parking** - Eastgate Shopping Centre is currently acting on plans to make the shopping centre bigger with fewer car parks than what would usually be permitted for a key activity centre of its size. The plans do not include car parking for staff. This will result in greater demand for on-road parking. The proposal for there to be no garage space and/or fewer car parks on properties will mean that Chelsea Street, Russell Street, Buckleys Road, and Linwood Avenue particularly, will not be able to support the parking needs of residents. Linwood Avenue is often crowded as on-road parking is used by sports groups and organisations that have regular use of the park.
3. **Urban design** – Intensive housing areas need to be well designed to promote a sense of place and help to reduce crime and the fear of crime. With the lack of urban design in the intensive housing area rules, it will not only result in loss of amenity, but may increase crime and fear of crime in the area, and may increase perceptions of Linwood as being unsafe.
4. **Schools** - The Board is also concerned that a growth in population already being experienced in the proposed new residential medium density zone, and in Phillipstown, part of which is included in the zone, will impact on local school rolls. These schools have nowhere to expand and some are already at capacity.

2.3 Relief Sought

The relief sought by the Board is for the proposal for Residential Medium Density Zoning in Linwood (Eastgate) as notified, to be deleted.

In this regard, a planning expert is assisting the Board in the preparation of supplementary information on the areas of concern raised in this submission.

3. HEARING ATTENDANCE

- 3.1 The Board **does** wish to be heard by the Independent Hearings Panel in support of its submission.
- 3.2 The Hagley/Ferrymead Community Board could not gain an advantage in trade competition through this submission.



Sara Templeton
Chairperson
Hagley/Ferrymead Community Board

22 March 2016

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2

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

Full name(s)* Maree Candish

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) maree.candish@gmail.com

Post* ☐ (tick)

Phone number* () 021 193 6006

Mobile number*

Privacy Act 1993

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

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

I am directly affected by an effect of the proposal that -

(a) adversely affects the environment; and

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

4

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

I wish to be heard in support of my submission.* ☒ Y ☐ N if necessary/if there is council interest

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*

Maree Candish

Date* 21/3/16

B. Forestry Science (1st Class Honours) University of Canterbury
M.Sc Forestry and its relation to land use. Oxford University
MBA Melbourne University

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 Council will create a specific and significant budget for the enhancement of council facilities and encouragement of private facilities in these residential medium density zones in order to promote a sense of community and well being and to maintain vegetative cover. Such enhancements may include street plantings and the creation of 'pocket parks'. Such encouragement of private facilities may include leasing council land for cafes or allowing cafes on residential land and the leasing of council land for small organic market gardens. The council will report annually to households in the affected areas on achievements and plans for this Medium Density Community Building budget.

Reasons for my submission:

- If residents see that the council is directing efforts to make these areas better, they will be more willing to accept higher density living.
- Maintaining vegetative cover is important for people's well being, maintenance of property values and controlling global and local climate warming.
- Higher density living will tend to reduce vegetative cover unless there is a specific strategy to maintain it.
- Small local cafes and other retail shops and businesses embedded in residential areas add vibrancy and contribute to a sense of community.
- Organic urban market gardens are working well elsewhere, helping to replace the food gardens of low density residential zones and contributing to a sense of sustainable community.

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810-15 21 MAR 16 CARRIED BY NEW ZEALAND POST <<<

>>> GOT A QUESTION? VISIT WWW.NZPOST.CO.NZ/HELP <<

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District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

Submission Form Guidelines

105

1 Make your submission

Make a submission on the attached form and return it to the Christchurch City Council using one of the options identified on the top of the form (e-mail, post, hand delivery).

2 Submitter Details

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

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

The address for service (either postal or e-mail, as selected by you) will be used by the Christchurch City Council and the Independent Hearings Panel (IHP) to send notices of any information relating to the hearings. **Email is the Christchurch City Council's preferred option.** The address for service can be your agent's address.

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

3 Trade Competition

Please ensure you complete the tick boxes in this section.

4 Hearing

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

If you select 'no' your submission will still be considered by the Christchurch City Council and the IHP but you will not be sent copies of this information. Your submission is just as valid if you choose not to be heard and you will be notified of the IHP decision. If you don't tick either box, the IHP will contact you at your address for service to ask whether you wish to be heard (if you don't respond within five working days, the presumption is that you don't wish to be heard).

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

5 Specific Area

This form is specific to the proposal identified on the front page of this document. For more detailed information on the proposal visit proposeddistrictplan.ccc.govt.nz or email dpreview@ccc.govt.nz

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

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

You need to make a separate submission for each point or map. If you lodge your submission on a hard copy form please ensure that you include all attachments.

Note

If you need assistance with completing the submission form, please contact the Christchurch City Council on 941 5986 to speak to a district plan review planner or email your query to dpreview@ccc.govt.nz

Addition:

The Council will set aside a specific budget for the enhancement of Council facilities in these three residential medium density zones in order to promote the development and maintenance of a sense of community and well being in these areas and to maintain vegetative cover. Such enhancement of council facilities may include street plantings including tall trees. Such enhancement of encouragement of private facilities may include the leasing of council land to cafes or the development of small organic market gardens on council land. Leases of council land for the council will report annually to households in the affected zones on achievements and plans for this Medium Density Community Building Budget.

and the creation of 'pocket parks'

or allowing cafes on private residential land

the development of small organic market gardens on council land

leases of council land for

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2

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

Full name(s)* Pamela Pahia Hui

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) pamhila@xtra.co.nz

Post* ☐ (tick)

Phone number* (03) 3889701

Mobile number* 021918803

Privacy Act 1993

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

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

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

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

Signature of submitter* Pamela Hui

Date* 21/3/2016

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☐ Hornby ☒ Linwood ☐ Papanui

My submission is: (please tick)

☐ I support ☒ I oppose ☐ I seek an amendment

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

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

Reasons for my submission:

- Linwood was targeted by property developers in 1960's-1980's with a large number of dwellings demolished and replaced by ownership flats. Sections were subdivided with the construction of cheap housing. As a result Linwood has become a lower socio economic suburb, with high crime rates and gang residences. To continue to intensify density will only accelerate the down hill slide of this suburb.
- the council has proposed Linwood for the following reasons
 - (1) Schools - attendance at all schools have dropped resulting in the closure of Linwood Intermediate and an unsure future for Linwood primary.

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Linwood High School's role has dropped by approx 75% in the last 20 years and a decision has yet to be made by the Govt on where this school will be built and to what size - further increases in ~~density~~ densification in this suburb has only resulted in reducing school roles.

② Suburban Commercial centre/key activity centre:

Eastgate is a food hall with a warehouse and a supermarket and Linwood Shopping Centre serves the fast food industry. The development of Stanmore Road Shopping Centre has been placed on hold for a bike lane. - so there is no community centre to support a strong community -

③ Public Open Spaces: There is little space in Linwood.

Linwood Park may be used for the location of a smaller Linwood High School. -

④ Bus Routes. any number of suburban areas in Christchurch are serviced by a bus route.

Looking forward 20 years and far beyond. we should be looking at upgrading suburbs close to the CBD as desirable places to live. with an assortment of housing options. we will need more open spaces. with communities based around what a community needs - community leisure centres, playgrounds, libraries etc. we should not be basing our future development on what is in place in these regions now. but look to what the needs of the youth today will require in the future. - not food halls and fast food outlets.

Paula Hur

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2

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

Full name(s)* ROBERT KEITH EDWARDS

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) bobb.edwards@gmail.com

Post* ☐ (tick)

Phone number* 03 9675000

Mobile number* (022) 348 5000

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

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

Signature of submitter* [Signature]

Date* 14/3/2016



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

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☐ Hornby ☐ Linwood ☒ Papanui

My submission is: (please tick)

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

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

Lined area for specifying amended wording.

Reasons for my submission:

Lined area for reasons for submission.

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22 MAR 2016

COUNCIL SERVICE CENTRE

108

2

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

Full name(s)* Karen Louise Edwards

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) Karenlouise@gmail.com

Post* ☐ (tick)

Phone number* (0) 967-5000

Mobile number* 021-050-6137

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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* Karen Edwards

Date* 14/3/2016

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29 MAR 2016

BY:

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): ∞ /

Lined area for specifying amended wording.

Reasons for my submission:

Lined area for reasons for submission.

FREEPOST Authority No.178

Christchurch City Council



Free



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

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

1

Make your submission:

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

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)* James Alexander Rouch

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

Submitter agent's name

Address for service (indicate your preference)*

Email* (tick) 36 St. James Avenue

Post* ☒ (tick) Papanui
Christchurch 8053

Phone number* ()

Mobile number* 027 3044407

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.

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Signature of submitter*

Date* 21-3-16

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

5

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☐ Linwood

☒ Papanui

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☒ I oppose

☐ I seek an amendment

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☒ Be deleted

☐ Be amended as follows (you must specify your amended wording): • 1

be affected by this change. I feel that the beauty of the street - the new houses being built the greenery the trees, will be worth protecting for the future.

- ① SAM
 - ② Memorial Avenue
 - ③ liquefaction problems
 - ④ High water table
 - ⑤ families move into this street because of low density
- ⑥ amenities will not cope with added population from high density.
- * Please do not do it.

Reasons for my submission:

I am against this proposal for a zone change because I feel it goes directly against the SAM which this street is covered by, the memorial to the fallen, the general "outlook and feel" of the street. There are families shifting into this street and over crowding with units will detract from this happening - the amenities will be overloaded and flooding will ensue - the water table is already higher now after the earthquake and we will have a have a Flaxton Basin Scenario happening here with flooding - already insurance companies rate this area as "flood prone". I purchased this property with my wife and children because of the low density housing in this street. Our value will

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The proposed
**Christchurch
Replacement District Plan**

Submission Form

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

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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)* DIANA MARY MCMURTRIE

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☒ (tick) mcmurtrie@stra.co.nz

Post* ☐ (tick) 81 Paparou St

Phone number* (03) 3528547

Mobile number* 0211729675

Privacy Act 1993

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Signature of submitter* Diana M McMurtrie

Date* 20.3.2016

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

5

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☐ Hornby ☐ Linwood ☒ Papanui

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The Papanui area already has a fair proportion of land that is zoned Residential medium density in the new plan.

I have been a resident of this area for 35 years and changes over that time have already put a strain on the community.

The local (Paparoa St) school has doubled in size and is at optimum size for the site.

Reasons for my submission:

1. Strain on infrastructure
Traffic densities producing congestion at peak times
Narrow streets, wide pavements and heavy traffic when school age children come & go but about parents & caregivers is dangerous and makes access & egress to residential properties dangerous also.
2. Location - the supplied maps are out of date and do not truly reflect the current demographic density.
3. Aesthetics - suburban green is disappearing in an area where once there was a Papanui bush!
Smaller sections, larger house area per section and reduced provision for parking requirement adds to visual & physical problems.

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