

Question	Response
<b>Contact details</b>	9)
Full Name(s)	Christian Paul Jordan
I authorise the person below to represent my submission	
Submitter agent's name	
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Post	
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Mobile number	

RECEIVED  
22 MAR 2016  
BY:

### 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.	No

### 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	That in the proposed RMD zones to the south and west of Papanui (being Blighs/Watford/Dormer/Perry/Paparoa and St James/Windemere) that there be set: 1. A maximum height limit of 8m. 2. A minimum lot size of 250m2. 3. RSDT recession planes to apply.
Reasons for my submission:	With the recent changes to the RSDT zone allowing multi unit dwellings, the argument for requiring further land for building multi units is not strong. The capacity within the existing areas of RMD and RSDT for multi units plus the capacity within the RS zone for minor units will more than adequately cater for demand. The argument for converting the areas in south and west Papanui to RMD which



would allow 3 storey apartments and small unit sizes is therefore weak. South and west Papanui are currently leafy suburban streets predominantly filled with larger family homes medium sized suburban sections, together with infill town houses and a few older homes on smaller sections. Almost all housing is single or two storey. These are affluent streets with high land values. Total redevelopment opportunities are therefore likely to be scarce over the next 20 years as most homes are well maintained and of high value. Properties in these streets would tend to sell at a minimum of \$800/m<sup>2</sup> and often well over \$1000/m<sup>2</sup>. It is highly unlikely therefore that significant parts of this area would be redeveloped in the foreseeable future. What would occur if rezoning to standard RMD took place would be potentially singular isolated developments that significantly detracted from the overall amenity of the area without realistically increasing the density of households in the area. These potential 3 storey apartment blots on the landscape might occur on the handful sites which were economic to develop at a certain point in time, but the negative impact of this developments will have a significantly negative impact on both the immediate neighbours and the area as a whole. The solution: To realise that total redevelopment (or even a majority of redevelopment) of this area is extremely unlikely over even a 40 or 50 year period. Certainly within a 20 year period having more than 2 or 3% of the area redeveloped into medium density housing would be optimistic. Evidence of this is seen in the take up of land in L3 zones over the 20 years from 1995-2016 in similar areas eg Papanui and Merivale - virtually none over 2 storey in Papanui, and if Carlton Mill/Rhodes St/Tonbridge St area is excluded - virtually none over 2 storey in Merivale either (there are a few blocks in Merivale (eg Winchester St and Papanui Rd) that predate the 1995 rule change). Instead of prescribing a zoning that would encourage singular developments that would have a hugely negative impact, the zoning should accommodate what is most likely to occur and what is likely to be most compatible with the existing environment. A 250m<sup>2</sup> minimum in this area with a two storey maximum and RSDT recession planes would allow much greater density than existing, allowing both single storey retirement style house (as the market desires) and two storey stand alone or semi detached town houses (also as the market desires). These houses would be entirely compatible



with the existing neighbourhood as the area slowly evolves, and are in fact the most likely type of development that market forces would provide given an RMD zoning. All putting my suggested restrictions on this zone will do is prevent the possible very small handful of poor developments, thrown up by fly by night developers keen to pack in flats and apartments for rentals without consideration of the overall neighbourhood. There are already plenty of more appropriate locations closer to the city and amenities where such dense apartment style development can occur. Such restrictions, as I suggest, would not impact on the likely densification that could be achieved, but give more certainty and comfort to existing residents and owners as to the scale and form of new developments in the area.

### 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
<b>Contact details</b>	
Full Name(s)	Christian Paul Jordan
I authorise the person below to represent my submission	
Submitter agent's name	
Email	Christianpauljordan@hotmail.com
Post	
Phone number	027 2750 212
Mobile number	
<b>Trade Competition</b>	
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	
<b>Hearing</b>	
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
<b>Submission</b>	
The area that your submission relates to is:	Linwood
My submission is:	I seek an amendment
The decision I seek is is that the proposal:	Be amended as follows:
Amended wording	<p>Only the blocks between Eastgate and Pamela and Jollie Sts and the first 100m of Norwich and McLean Sts should be zoned standard RMD. The balance of the proposed area should have a: Maximum building height of 2 storey.</p> <p>The proposed area covers households that are predominantly in the lower quartile of incomes. There are a very large number of rental households in the area, and the standard of housing in the area is generally tidy but modest. Encouraging 3 storey apartments in streets that are almost entirely modest single storey homes, well away from the centre of the city and places of employment seems illogical. We already have a sprawl of singular</p>
Reasons for my submission:	

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c)



pseudo ghetto 3 storey apartment developments migrating through Linwood - along Mathesons Rd, Olliviers Rd, Hereford St, Cashel St etc. These developments (which should be well known to planners) do not provide good living environments and should have been avoided in such low income areas. Many of these developments which are much less than 20 years old are already highly undesirable places to now live. In an area like Linwood, only the streets immediately around the district centre should allow 3 storey housing. The balance of the area should allow for just two stories in order to blend with the existing single storey environment. It is unlikely development in these areas would be rapid, and allowing more 3 storey housing would create ghettoised blots in otherwise improving streets. Encouraging compatible and desirable housing environments should be the goal of any zoning. Extending the RMD zone in impoverished outer suburban locations that happen to be within walking distance of a shopping mall, but at a great distance from most places of employment will only create ghettoised housing. Limiting developments to two stories will go some way towards blending higher density housing into the predominantly single storey area whilst still allowing significantly higher densities.

### 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
<b>Contact details</b>	
Full Name(s)	Michael Eugene Hilliard, Jeanette Mary Spencer
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Submitter agent's name	
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Phone number	0212485485
Mobile number	
<b>Trade Competition</b>	
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	
<b>Hearing</b>	
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
<b>Submission</b>	
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:	To oppose the St James Ave, Papanui medium density zoning proposal - see attached document. Hilliard & Spencer Papanui Rezoning Submission March 2016
<b>Another Comment</b>	

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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

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Files	<a href="https://ccc.tfaforms.net/uploads/get/5f3afc4b62e1eeceec3b80146f6d6e48-HilliardSpencerPapanuiRezoningSubmissionMarch2016.docx/4/8a71c3600f41197db139533969652100">https://ccc.tfaforms.net/uploads/get/5f3afc4b62e1eeceec3b80146f6d6e48-HilliardSpencerPapanuiRezoningSubmissionMarch2016.docx/4/8a71c3600f41197db139533969652100</a>
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We oppose the proposal for medium density zoning in St James Avenue, Papanui.

### Vehicle Traffic and Parking

St James Ave is becoming increasingly congested with moving and parked cars. The street is being used as a thoroughfare as Blighs Road, Harewood Road and Papanui Road become more busy and choked up.

We have many people using St James Park who park in the street - people walking their dogs here, users of the Croquet Club, Northlands Mall and Papanui Village staff and customers who park and cross St James Park to get to the Mall and shops, summer and winter sports groups, school sporting events (parents and teachers), exercise groups and recreational users (family picnics are popular in the park).

With higher density housing and the increased number of vehicles there will be more traffic and parking issues, plus safety issues for the elderly, families, children and animals in the area.

Related to the traffic/parking concerns - why has the remainder of St James Ave on the Harewood Road side not been designated for rezoning as it is closer to bus transport, shopping areas and the 'Key Activity Centre' as shown on the map? If only half of St James Avenue is to be rezoned it would seem more appropriate to rezone the Harewood Road side.....

### Culture and Character

St James Avenue has character. We have lived here for 8 years and frequently have people comment as to how lovely the street and park are. Christchurch is the 'Garden City' and we feel it is important to retain the streets that reflect this. Higher density housing/occupants/vehicles will have a large impact on the existing character of our area.

With St James Ave present mix of housing options the area tends to attract young families, the elderly and couples who are looking for long-term housing options. Higher density housing/units would attract more transient occupants who may have less respect for neighbours and the area in general.

St James Ave is a quiet and comfortable area to live. The general characteristics of this neighbourhood are; spacious, leafy, tree lined, with space around and between dwellings, a relatively wide and open street space, and garden style vegetation, creating an attractive, tree-dominated landscape. We believe any future developments/changes where ever possible should be in keeping with this character type.

We are concerned that there is a significant risk that an increased number of dwellings/population would change our area and detract from its character.

Higher density housing/units will undoubtedly mean more noise and activity, increased demand on the infrastructure and negatively impact on our standard of living. We believe there is the potential for loss of privacy, increased noise and pollution, traffic issues and potential loss of property values as a result of the proposed change.





Question	Response
<b>Contact details</b>	
Full Name(s)	Rebecca Brinkhurst
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Mobile number	0278 142 071
<b>Trade Competition</b>	
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	
<b>Hearing</b>	
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
<b>Submission</b>	
The area that your submission relates to is:	Papanui
My submission is:	I seek an amendment
The decision I seek is that the proposal:	Be amended as follows:
Amended wording	Amendment to the Proposed Residential Medium Density to exclude northern Paparoa Street, Perry Street, Rayburn Avenue and Dormer Street and for these streets to be zoned Residential Suburban (existing L1).

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Reasons for my submission:

1. Erosion of the unique character of the area / loss of amenity  
Implementing this proposal would erode the unique Residential Character and Amenity of this area. The city council has in the past, promoted the preservation of the character of this area with regulations on alterations to existing homes, new planting and the retention of established trees and shrubs when resource consents have been granted. This area would ideally be a special amenity area (SAM) with protected mature trees and well vegetated front gardens and front boundaries as in very similar areas in the city. As examples, SAM 10a (Dudley) states that "The street is straight with mature street trees on both sides creating a canopy over the road" which is a description which exactly fits Rayburn Avenue, (<http://www.ccc.govt.nz/consents-and-licences/resource-consents/forms-and-guides/special-amenity/sam-10a-dudley/>) whilst SAM 15 (Severn/Massey) states that the character of the streets is created by three elements: mature street trees on both sides of the streets, large grass berms and the substantial distance that the houses are set back from the street. The mature deciduous street trees form a green canopy for the streets in summer while allowing penetration of sunlight during the winter. In combination with the well landscaped sites, this results in a very interactive and sheltered streetscape. The substantial and regular distance that the houses are set back from the street ensures openness which, with the adequate landscaping, determines the high level of amenity in this area

(<http://www.ccc.govt.nz/consents-and-licences/resource-consents/forms-and-guides/special-amenity/sam-15-severnmersey/>).

The character of Paparoa, Perry, Rayburn and Dormer is created by these exact same elements. The style of buildings proposed in the residential medium density would be completely out of scale with existing dwellings in this area. New building could still comply with City Plan requirements but be visually dominating and intrusive in this area and create significant shading effect associated with the increased height and proximity to boundaries. The area is well recognized for its unique characteristics with single dwelling, mostly single storey character homes with well vegetated and well maintained front yards for which it is valued. We feel strongly that rezoning the area to medium density has the potential to negatively change the character of the existing environment. 2) Increase in traffic volume /traffic congestion/safety There has been a substantial increase in the volume of traffic over the last 5 years in Rayburn Avenue. Traffic is being diverted from high volume areas such as Papanui Road and Cranford St. No traffic volume count has been made available on C.C.C record in Rayburn Avenue since 2010. CCC recorded a traffic count of 2823 in 2010 which was a combined North and South bound 24hr 7-day average. Using approximately 100+ per year growth as a conservative figure based on 2003-2010 increases, we would estimate to the end of 2015 an approximate traffic count in excess of 3323. This would be expected to increase with the addition of more housing in the areas proposed. Mary St (medium density) traffic count recorded in 2015 was 2228 which is considerably less volume and creates bottle necking both north and southbound in Mary and Rutland Streets with traffic delays at peak times and significant frustration for motorists and emergency services, notably the Police Station whose car park exits onto Mary



Street. The increase in estimated traffic volume in Rayburn Avenue resulting from the implementation of the proposed plan would create significant congestion. Paparoa, Perry and Dormer Streets, are also experiencing greater traffic volume as they are increasingly being used as through roads to avoid Papanui Rd congestion. Perry St is also used for rest home staff parking and a likely increase is expected from a proposed new child care facility. The change to Perry Street, reducing the street to a single lane over Dudley Creek, would suggest that the area was not intended to be a through road. Minutes of a 2005 council meeting state that "The East Papanui NIP identified the issue of the street being used as a through route by nonlocal traffic short cutting into the Papanui cluster area. The Dudley Creek crossing was also identified as an area that could be an opportunity for special enhancement. This opportunity was also identified by the Greenspace Unit during internal consultation."

(<http://resources.ccc.govt.nz/files/thecouncil/meetingsminutes/agendas/2005/july/shirleypapanui20th/perryst.pdf>) The minutes of that same meeting also state that "Through the East Papanui NIP opportunities exist to enhance the neighbourhood culturally, socially and environmentally". Our view is that an increase in traffic through these streets will do the exact opposite and detract from the neighbourhood, culturally, socially and environmentally. On street parking demand will further increase congestion and prevent 2-way traffic flow. We have concerns for the safety of cyclists and pedestrians including school children navigating roads at peak times. We would question what measures the council will implement to minimize congestion and maximize safety if off street parking is not required with the proposed changes to medium density. Emergency services (fire, police and ambulance) responding from Mary St and Cranford St frequently use Rayburn Avenue to avoid Papanui Rd and further traffic volume would potentially delay response times. 3) The current proposal will not achieve the desired density increase. Many of the larger sections are already subdivided off with infill housing, and there are many new houses already in the area, or major renovations and upgrades to the older housing stock. Therefore, it is highly unlikely the desired housing density will be achieved in this area if it moves to medium density in the foreseeable future. As such we question what is the point of re-zoning this area? The council is unlikely to achieve any significant increase in the volume of housing stock in the foreseeable future, thus not practicably achieving one of the stated outcomes and purposes of this proposed re-zoning to help create an additional 23,700 homes in Christchurch.

Additional questions that arise include:

- Can the smaller sections be practicably developed without having to develop multiple adjacent sections at the same time? Several of the 'full size' sections are just under 600 square metres and not suitable for infill housing. Many of the sections on Perry Street specifically are quite narrow.
- Consequently, in order to accumulate sufficient property to develop, will the existing properties have to be land banked? The anticipated outcome of this could be a change in the demographics from owner-occupied, well-maintained family homes to rentals that will be allowed to be run down until they are demolished and rebuilt with medium density. This would lower the existing standard of housing stock, and destroy the amenity of



the area. This would have an adverse effect on the remaining owner-occupiers. Relief Sought In order to mitigate the extensive detrimental effects, as detailed above, of the proposed new district plan zoning scheme, the relief we seek is to remend to residential suburban the area bounded by Rayburn Avenue, Dormer Street, Perry Street (Western Block) and the northern side of Paparoa Street. Relief Sought In order to mitigate the extensive detrimental effects, as detailed above, of the proposed new district plan zoning scheme, the relief we seek is to remend to residential suburban the area bounded by Rayburn Avenue, Dormer Street, Perry Street (Western block) and the northern side of Paparoa Street.

### 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

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supporting  
document**

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The proposed  
**Christchurch  
Replacement District Plan**

Submit

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For more information go to: [proposeddistrictplan.ccc.govt.nz](http://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](http://proposeddistrictplan.ccc.govt.nz)

Email: [dpreview@ccc.govt.nz](mailto:dpreview@ccc.govt.nz)

Deliver: Christchurch City Council  
53 Hereford Street, Christchurch

Delivered to Ground Floor  
reception 22.3.16  
RECEIVED  
23 MAR 2016  
B: on Level 2

2

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

Full name(s)\* **GAVIN MILVERTON & BRONWYN ALEXANDER**

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

Submitter agent's name

Address for service (indicate your preference)\*

Email\* ☒ (tick) **uhuandsuperglue@gmail.com**

Post\* ☐ (tick)

Phone number\* ( )

Mobile number\* **0272766643**

**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\*

**Gavin Milverton & Bronwyn Alexander**

Date\* **18/3/16**

**Christchurch  
City Council**



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

5

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

☐ Hornby☒ Linwood☐ Papanui

My submission is: (please tick)

☒ I support☐ I oppose☐ I seek an amendment

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

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

Reasons for my submission:

We are happy for Medium density zoning to happen in Linwood.

FREEPOST Authority No.178

Christchurch  
City Council



Free



District Plan Submissions  
Christchurch City Council  
PO Box 73001  
Christchurch 8154

73013



Question	Response
<b>Contact details</b>	
Full Name(s)	Hannah Clarke
I authorise the person below to represent my submission	
Submitter agent's name	
Email	yaxleyd@hotmail.com
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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.	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:	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 which needs to be deleted. 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. 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 will make the existing parking issues in the area worse. Further densification with increased site coverage will worsen the stormwater problem in the area and put further pressure on the already overloaded stormwater network.

### 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
<b>Contact details</b>	
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Mobile number	

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### 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	I wish to remove St James Ave from the proposed plan for medium density zoning St James Ave is a memorial avenue, with its oak trees planted in memory of those that fought in the WWII. The change to medium density has the potential to directly impact on the street due to over population and specifically the ability for people to build properties with no offstreet parking will allow for congestion on an already busy, low visibility street. This will take away from the character of the street, and will adversely impact the value of our property. I also struggle to understand why only part of the street is included in the proposal, our property at 85 st james is directly impacted as is our neighbours, but then
Reasons for my submission:	

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the plan stops. I do not believe any of this street should be included. The local school is an amazing asset to this area, when the last medium density rezoning was done in this local area, the school zone numbers doubled. Doing this again will impact severely on the ability for the school to service this area.

### 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
<b>Contact details</b>	
Full Name(s)	Anne-Marie Rose
I authorise the person below to represent my submission	
Submitter agent's name	
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Mobile number	0220401397

98



### 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 housing intensification is already happening in the area A residential downturn is predicted for the area towards the end of this year The diversity of the area could be negatively affected by the proposed zone changes There are no spaces on the existing school rolls to accommodate more children There are no plans to enhance the area to make it more attractive to people

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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**

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## Submission against the Linwood residential medium density zone proposal to the District Replacement Plan

From Anne-Marie Rose, Linwood

### Linwood Community

- I moved to Linwood late last year for a number of reasons, one of those being the diversity of people in the area. I appreciate living in a mixed neighbourhood where there is a wide range of people. Just in a few hundred meters from my place, there are families with young children, families with teenagers, older retired folks, single people, single couples, young people living in flats and tradespeople sharing accommodation. I am concerned that this change as proposed would influence this mix. Families need space for their children and many of my neighbours use their garden areas extensively for children to play, to entertain friends and family and to exercise dogs and the like. I am concerned that a change in zoning would mean many people would choose not live where there is no section space for their activities and so the neighbourhood would become more homogenous. Single storied strip-flats (the traditional 50's/60's units of four) have a little garden and parks close by and multi-unit high-rise flats are not favoured by kiwi folks bringing up children. Those units may suit younger folks or older couples without children.
- There is also a wonderful cultural mix in my neighbourhood but there's no facility for them to exhibit and share their various cultures – no community hall, no performance venue. The Linwood Community Arts Centre is outside the area and booked 100%. There seems to me no "heart" to the area.
- Greater Linwood is home to the highest Maori, Pacifica, Asian and Middle Eastern/Latin American/African populations in the HFCB Ward
- Linwood has the highest population of single parents in the HFCB Ward
- Linwood is home to several aged care, charity, CYF and IHC facilities contributing to a "whole" community that's non-discretionary and a community that looks out for each other.
- Currently Linwood Avenue, Linwood North, Bromley and Christchurch East Primary schools are at capacity so this needs to be addressed by the Ministry of Education to meet the needs of those living in the area and retain the diverse population.

## Housing

- Since the earthquakes, a “gentrification” of Linwood is evident as older, damaged rentals are demolished, making way for two-storied multi-flat complexes so effectively, the intensification zone proposed is already happening.
- Some older style homes have been repaired and updated which adds to the mix in the community. I know of two unrepaired homes in my immediate area which have been bought by developers to demolish and replace. The current zoning allows them to develop the buildings they have proposed, so there is no need for the zoning change. Your proposal says there will be a greater choice of housing options, however there is already a range of housing options and more are coming as some older places have been demolished. The site where I reside was previously occupied by a very old house in four flats. There are now 3 family homes on this site with small but ample outside areas.
- Linwood is a Decile 1 area where some choose to live, others don’t have a choice. It’s estimated more than 60% of dwellings are rentals, significantly older houses and strip flats.  
(Census figures have 415 dwellings owned and 619 rented) And Greater Linwood has the second highest population of any in the Hagley Ferrymead Ward next to Woolston.
- A leading real estate company forecasts a significant downturn in house sales and rental prices towards the end of this year owing to a glut of properties on the market. This will be as a result of the “recovery economy” downturn, with renting tradies moving on and completed EQ settlements and repairs allowing homeowners to do the same. There are a number of rentals close to me occupied by tradies and I would hope these would be available for families who need them in the future.
- While the community welcomes the cleaner, tidier, smarter appearance, the downside is that inevitable rental increases of newer flats meaning the traditional Linwood community, least able to afford it are forced out. Census figures show that, while Linwood has the highest population in full-time paid employment, it also has the highest unemployment and the second lowest median household income to Phillipstown.
- Linwood has a significant number of Housing New Zealand dwellings. Complexes are being rebuilt and intensified while others are notoriously not. A couple of streets in particular have consistently attracted the attention of Police in a bad way but, more recently, the Neighbourhood Policing team from Phillipstown has been working with MSD and Housing New Zealand to be more careful about referrals and placements.
- Hardly a week, certainly a month, goes by without Linwood hitting the headlines for crime. Police, working with CCC warrants have “cleaned up” the notorious Linwood Ave/Aldwins Road intersection window washers which were gang run. Maori Wardens patrol Eastgate Mall. (See Police crime statistic graphs attached)



## Amenities in Linwood

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

Eastgate has received Resource Management consent for expansion including a mini-strip mall along Chelsea Street and two stand-alone fast food outlets currently under construction on Linwood Avenue. There is already an abundance of fast food outlets in the area, so little benefit will come from more. Some diversity of eating places could be encouraged by the council so that there were some better sit down restaurants with outdoor eating areas to cater for different dining needs.

Other than the library (meantime), pharmacy, Countdown supermarket and Post Shop, Eastgate offers little amenity of value, especially to young people.

- Linwood Park is home to Linwood Rugby League but one of their 3 fields is currently occupied by an emergency village housing complex. (There's also a wide-spread rumour that Linwood College will relocate onto one of the others.) The LRL fields 17 teams but is reduced to one and a half fields. There's an intermediate-level skateboard area and two playgrounds for children. The smaller, for toddlers, will be moved to make way for the Rapanui Shag Rock Cycleway scheduled to run through Linwood Park and then ... onto a meander of side streets taking out on-street parking for residents.
- The Hagley Ferrymead Community Board has financially supported the opening of the Linwood Avenue primary school's pool for the community in summer holidays but the community pool, scheduled for delivery in 2017 pre-EQ, is now pushed out to 2020. With the demise of the Woolston and Centennial pools, Linwood children have no swimming pool access and AquaGym in Cashel Street is beyond the financial ability of most resident families in Linwood.
- The planting in the area is minimal, "tired" and poorly maintained so looks unattractive. There is virtually no green space around the mall, which is a central meeting point. An attractive green sitting area on the site of the old library could attract people to eat their lunch outdoors and be a place for children to play while one caregiver or family member did some shopping. Apart from the supermarket the mall is a "dead" area after hours.

## CONCLUSION

- Linwood technically fits the desirability for a zone change to medium density as the area is within 800 metres; from schools (all with full rolls at present); from a large suburban centre; and from bus routes. However, is there a need to change the zoning when the intensification is already happening? It seems like an unnecessary expense the city can hardly afford.
- Linwood is not seen as the most desirable suburb and this proposal does not seem the best way to change that, when there is little to attract people to the area. It is too far to walk to the city and the cycleway and buses do not go directly to the city centre.
- Other than the Linwood Pool, there's nothing on the CCC books or plans to enhance Linwood to make it more attractive to any increased population. Since there is forecast of significant downturn in house sales and rental prices, it seems that moves to rezone the area may be unnecessary and could result in a deterioration in the very diverse fabric that holds the community together.



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**Notice of Submission on the Proposed  
Christchurch Replacement District Plan**  
*Clause 6 of Schedule 1, Canterbury Earthquake (Christchurch Replacement District  
Plan) Order 2014*

**To:** Christchurch City Council  
District Plan Team  
PO Box 73013  
Christchurch Mail Centre  
Christchurch 8154



By email: [dpreview@ccc.govt.nz](mailto:dpreview@ccc.govt.nz)

**Submitter:** Kiwi Income Property Trust and Kiwi Property Holdings Ltd

**Address:** c/- Planz Consultants Ltd  
PO Box 1845  
Christchurch 8140

**Contact:** Jonathan Cleese

**Telephone:** 03 964 4630 or 022 170 0204

**Email:** [jonathan@planzconsultants.co.nz](mailto:jonathan@planzconsultants.co.nz)

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1. Kiwi Income Property Trust and Kiwi Property Holdings Limited ('Kiwi') are the owners of Northlands Mall.
  2. Kiwi could not gain an advantage in trade competition through this submission.
  3. Kiwi wishes to make a submission on the Additional Proposal as part of the Proposed Christchurch Replacement District Plan (**PCRD**). Specifically these submissions relate to the Residential Chapter and the additional proposal to create further Residential Medium Density zoned areas around Northlands Mall. This Additional Proposal was notified on 9 February 2016.

**Introduction/Background**

4. Kiwi Income Property Trust is New Zealand's largest publicly listed property trust with property assets currently valued at approximately \$2billion. Kiwi Property Holdings is the legal entity that owns most of the Trust's assets.

**General Submission Points**

5. Kiwi supports the Additional Proposal to rezone residential land near the Mall to Residential Medium Density zone. An increase in opportunity for further residential development in close proximity to a Key Activity Centre with a wide

range of services and facilities and a focal point for public transport is supported as a sustainable method for enabling the recovery of the City and supporting a centres-based urban form.

6. The Additional Proposal is considered to be consistent with the higher order strategic planning documents including the Land Use Recovery Plan and the Canterbury Regional Policy Statement that both support increased residential opportunities close to Key Activity Centres, with such centres themselves also being a focal point for increased residential density.
7. Kiwi is neutral on the specific location of the proposed Residential Medium Density zone boundary, noting that such definition needs to be determined following detailed street analysis and the feedback of the communities residing in those areas.
8. Kiwi **do** wish to speak in support of their submission on the Additional Proposal for the Commercial and Industrial Chapter (Part).
9. If others make a similar submission they will consider presenting a joint case with them at the hearing.

**Signed:**



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Jonathan Cleave, Planz Consultants Ltd

*As authorised agent on behalf of Kiwi Income Property Trust and Kiwi Property Holdings Ltd*

22 March 2016



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## **SUBMISSION ON CHRISTCHURCH REPLACEMENT DISTRICT PLAN (Residential Medium Density Proposal)**

**To:** Christchurch City Council ("Council")

**Name of Submitter:** NPT Ltd ("NPT")



1. **Christchurch City Council**

Strategy and Planning

PO Box 73012

Christchurch 8154

Via Email [dpreview@ccc.govt.nz](mailto:dpreview@ccc.govt.nz)

2. **Submitter Details: NPT Limited (NPT)**

**Address for Service:**

C/- Greenwood Roche

P O Box 139

Christchurch 8140

Attention: Lauren Semple/Hannah Marks

Telephone: 03 353 0574

Email: [lauren@greenwoodroche.com](mailto:lauren@greenwoodroche.com)/[Hannah@greenwoodroche.com](mailto:Hannah@greenwoodroche.com)

3. **Trade Competition**

- 3.1 The submitter could not gain an advantage in trade competition through this submission.

4 **Hearing**

- 4.1 The submitter does wish to be heard. The submitter will consider presenting a joint case with other submitters at hearing.

5 **Area**

- 5.1 The area that this submission relates to is Linwood.

## 6 The Submission

### *Background*

- 6.1 NPT Ltd (NPT) is a property investment company listed on the NZX which manages a portfolio of retail, commercial and industrial properties located in Auckland, Hawkes Bay and Christchurch. Its Christchurch property portfolio includes the Eastgate Shopping Centre ("Eastgate"). NPT was previously known as The National Property Trust and has owned Eastgate for many years and considers itself a long-term, committed owner of the shopping centre.
- 6.2 Eastgate is located in a block bound by Linwood Avenue, Buckleys Road, Chelsea Street and Russell Street. The site incorporates the Shopping Centre buildings, housing key anchor tenants Countdown Supermarket and The Warehouse, as well as a range of retail and food and beverage tenants. More recently (post-earthquakes), Eastgate has also become the home for the City Council's Linwood Library. The site also has resource consent for the location of a medical centre and offices on the first floor of the main Shopping Centre buildings, and a new block of retail outlets on its Chelsea Street frontage.
- 6.3 Eastgate is identified as a Key Activity Area in the Regional Policy Statement (RPS) and in the Proposed Christchurch Replacement District Plan. It is an important community hub in southeast Christchurch. The role of Eastgate as a community focal point has become more pronounced post-earthquakes. It is critical for the wellbeing of the wider community that Eastgate continue to thrive and that planned future investment at Eastgate is enabled. Increased housing density around Eastgate will assist with the viability and success of Eastgate.

### *Scope of Submission*

- 6.4 This submission relates to the Proposal for Residential Medium Density zoning of areas around the Linwood (Eastgate) key activity centre ("the Proposal").

### *Nature of the Submission*

- 6.5 NPT supports the Proposal to provide for further Residential Medium Density zoning around Linwood (Eastgate).

### *Reasons for the Submission*

- 6.6 NPT supports the Proposal for the following reasons:



- i. With the many challenges faced in east Christchurch post-earthquakes, including the loss of a portion of the residential population, Eastgate has struggled to retain its customer base from prior to the earthquakes. In the immediate aftermath of the earthquakes, Eastgate lost one of its anchor tenants and re-letting some of its available floor space has subsequently been challenging. Although Eastgate's position has more recently been improving and strengthening, with new developments planned at the mall, its long term viability and vitality is dependent to a large degree on the socio-economic health and proximity of the residential population that supports it; and
- ii. Any increase in residential density in the vicinity of Eastgate can therefore only assist with maintaining the viability of the mall and strengthening its role as a community focal point and key activity centre.

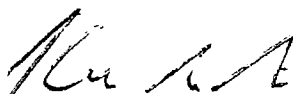
*Relief Sought*

- 6.6 NPT seeks the following decisions from the Council on the provisions of the Proposal:
- a. To accept the Residential Medium Density rezoning proposals at Linwood (Eastgate), as identified on Planning Maps 32, 33, 39 and 40.
  - b. Such further or other consequential relief, to the identified provisions or to other provisions under the Proposal as may be necessary to give full effect to the relief sought in this submission.

**NPT LIMITED**

**Date:** 22 March 2016

**Signature:**



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**(for the submitter) Kim Seaton, Senior Planner,  
Novo Group Ltd**

