

Shirley/Papanui Community Board Submission to the Residential Medium Density Proposal for the District Plan

Contact: Judith Pascoe, Shirley/Papanui Community Board Adviser
Ext 5414, 027 8898101, Judith.pascoe@ccc.govt.nz

The Shirley/Papanui Community Board wishes to be heard in support of this submission.

The Shirley/Papanui Community Board does not support the proposed residential medium density zoning proposal in Papanui for the reasons given below.

The Board requests that the Hearings Panel decline the proposal in the Proposed District Plan to rezone areas of land at Papanui to Residential Medium Density.

The Board notes that clear and strong community feedback on the original proposal resulted in the Christchurch City Council reducing the area proposed for this rezoning in their final district plan review proposal.

The Board considers that the objections in the community feedback are still valid and asks that the community's concerns be listened to.

The Shirley/Papanui Community Board wishes to make the following points regarding this proposal:

- Areas of increased density should be concentrated in the central city to bring life and vibrancy back to the city.
- Encourage growth closer to the CBD, again to revitalise and catalyse the central city and should be within an appropriately zoned area that allows for multi-storey buildings.
- Higher density in suburban areas will result in increased traffic flows and parking on narrow suburban streets. The potential effects of this would be particularly significant in an area such as Papanui because of a large increase in traffic flows and congestion as the population has grown considerably to the north, with many more people commuting through the area into town for work. The amount of infrastructure repair work in our area (Richmond and Papanui) means that streets and access in and out of Papanui will be restricted for some time yet. Consideration needs to be given to the SCIRT timeframes for infrastructure repair.
- Effect on existing infrastructure - this proposal will require substantial improvement to roads, intersections, etc. to future-proof the amenity and efficiency of roading networks.
- Also to be considered is the impact on the special nature of the environment by the possible removal and/or damage of mature trees and de-greening of the area due to extensive site coverage.

This submission was endorsed at the Shirley/Papanui Community Board meeting of 16 March 2016.



Mike Davidson
Chairperson



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)* Patricia and David Ross

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

Submitter agent's name

Address for service (indicate your preference)*

Email* (tick)

Post* ☒ (tick)

8 Paparua Street
Christchurch 8053

Phone number* (03) 3541441

Mobile number*

Privacy Act 1993

Submissions are public information. Information on this form including your name and contact details will be accessible to the public on the Independent Hearings Panel (IHP) or the Council websites and at Council service centres and libraries. The Council is required to make this information available under the provisions of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014. Your contact details will only be used by the Council and IHP for the purpose of the district plan review process. The information will be held by the Council or IHP. You have the right to access the information and request any correction.

3

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

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

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

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

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

(a) adversely affects the environment; and

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

4

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

I wish to be heard in support of my submission.* ☐ Y ☒ N

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

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

Signature of submitter*

Date*



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

5

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

☐ Hornby ☐ Linwood ☒ Papanui

My submission is: (please tick)

☐ I support ☒ I oppose ☐ I seek an amendment

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

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

fold

Reasons for my submission:

Congestion in Papanui St is already great due to the number of businesses in Papanui Road as staff park in this side street. Our street during the day is down to one lane and also heavy vehicles also use this street as a thru road which is unacceptable. If allowed to go thru there will be a lack of privacy with smaller sections. We also believe that with smaller sections this will have an effect on property values downwards.

fold

FREEPOST Authority No.178

Christchurch City Council



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154



Free



2/2

tape here

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

63.

1

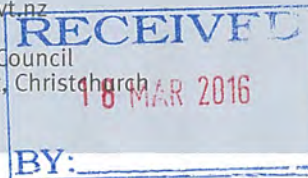
Make your submission:

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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)* Ross Houlston

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

Submitter agent's name

Address for service (indicate your preference)*

Email* ☐ (tick)

Post* ☒ (tick)

41 RONALDSAY STREET
PALMERSTON

Phone number* (03) 465 1289

Mobile number* 027 601 5513

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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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*

Date* 15/3/2016

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):

Reasons for my submission:

AREAS LIKE ILAM STROMAN FENDALTON MERRIVALE NOT CONSIDERED IN THE PLAN. AFFLUENT AREAS EXCLUDED FROM DISTRICT PLANS.

MOST PEOPLE HAVE CARS ETC EXCLUDING CARABING AND PARKING IS REDICULOUS, AND COULD LEAD TO CLASS DISTINCTION. NO PARKING NOW ON SUNDAYS DUE TO CHURCH GOERS. NOISE WILL INCREASE WITH LARGER DENSITY AND PRIVACY REDUCED. INCREASED EARTHQUAKE RISK FROM DEBRIS DUE TO INCREASED DENSITY. DEVALUATION OF PROPERTY. AREAS CLOSER TO THE SQUARE SHOULD BE FIRST IN LINE FOR DEVELOPMENT CHANGE TO ENCOURAGE MORE PEOPLE BACK INTO THE CITY. THERE HAS BEEN NO CONSULTATION AT ALL ON WHICH AREAS SHOULD BE DEVELOPED. LIKE AUCKLAND THE RATEPAYERS DON'T

COUNT. THIS PLAN IS WORKING IN FAVOUR OF THE OUTLYING MALLS AND NOT TOWARDS REVITALISING THE INNER CITY AS WAS PLANNED BY CERA AND THE CCC.

FREEPOST Authority No.178

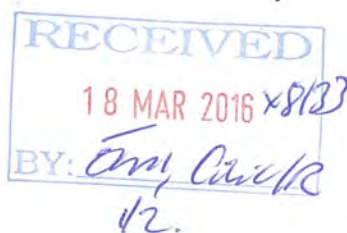
Christchurch
City Council



Free



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154



From: Christchurch City Council <noreply@ccc.tfaforms.net>
Sent: Sunday, 20 March 2016 6:46 p.m.
To: DPReview
Subject: Residential Medium Density Zoning Hornby, Linwood, and Papanui

64

Question	Response
Contact details	
Full Name(s)	Peter Jasper and Ruth Carson
I authorise the person below to represent my submission	
Submitter agent's name	Peter Jasper and Ruth Carson
Email	p.jasper23@hotmail.com
Post	9 Minaret Street, Mairehau, Christchurch 8013
Phone number	039805766
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

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From: Christchurch City Council <noreply@ccc.tfaforms.net>
Sent: Sunday, 20 March 2016 6:51 p.m.
To: DPReview
Subject: Residential Medium Density Zoning Hornby, Linwood, and Papanui

65

Question	Response
Contact details	
Full Name(s)	Neale Tomlinson and Ishwari Naidu
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

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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

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From: Christchurch City Council <noreply@ccc.tfaforms.net>
Sent: Sunday, 20 March 2016 6:39 p.m.
To: DPReview
Subject: Residential Medium Density Zoning Hornby, Linwood, and Papanui

66

Question	Response
Contact details	
Full Name(s)	Dean 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	
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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

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From: Christchurch City Council <noreply@ccc.tfaforms.net>
Sent: Sunday, 20 March 2016 6:35 p.m.
To: DPReview
Subject: Residential Medium Density Zoning Hornby, Linwood, and Papanui

67

Question	Response
Contact details	
Full Name(s)	Pravin Awadh Ram and Roselyn Mani
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	039805766
Mobile number	021 02246286
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

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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

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From: Christchurch City Council <noreply@ccc.tfaforms.net>
Sent: Sunday, 20 March 2016 10:49 p.m.
To: DPReview
Subject: Residential Medium Density Zoning Hornby, Linwood, and Papanui

68

Question	Response
Contact details	
Full Name(s)	Abelardo and Marichu Martin
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	
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My submission is:	I oppose
The decision I seek is is that the proposal:	Be deleted
Amended wording	
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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

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From: Christchurch City Council <noreply@ccc.tfaforms.net>
Sent: Sunday, 20 March 2016 10:54 p.m.
To: DPReview
Subject: Residential Medium Density Zoning Hornby, Linwood, and Papanui

69

Question	Response
Contact details	
Full Name(s)	Kimberley Black
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
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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

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Files

From: Christchurch City Council <noreply@ccc.tfaforms.net>
Sent: Friday, 18 March 2016 5:51 p.m.
To: DPReview
Subject: Residential Medium Density Zoning Hornby, Linwood, and Papanui

70

Question	Response
Contact details	
Full Name(s)	Graeme Montague Keeley
I authorise the person below to represent my submission	
Submitter agent's name	
Email	gmeak@xtra.co.nz
Post	
Phone number	+6433526552
Mobile number	+64274971498
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:	Papanui
My submission is:	I seek an amendment
The decision I seek is is that the proposal:	Be amended as follows:
Amended wording	Housing on both sides of St James Ave be excluded from the residential medium density zoning.
Reasons for my submission:	1. The Urban Conservation and Renewal Team of the CCC has already recognized the special characteristics of St James Ave and designated it as a special amenity area (SAM 16, Sept 2002). The new proposal would change the very features of the Avenue that give it the SAM 16 status. 2. An increased living density would place excessive pressure on the amenity

value with increased traffic and car parking at street level. There is already pressure on the mature trees and grass berms. Car parking between trees and adjacent to trees is already creating a hazardous situation and the increase to medium density housing will further exacerbate this situation. 3. The Avenue and its present character should be maintained as a green belt bordering the Papanui commercial zone with the two entrances to St. James Park, with its unique Linden Walk, rose plantings and recreational opportunities, making it a valuable amenity. Tour coaches still traverse the avenue bringing foreign tourists to the area. A comparison can be made with exactly what is being planned for the Christchurch CBD, an inner commercial core surrounded by green zones, albeit it in the local suburban situation. 4. Increased living density will inevitably decrease the greening of the area with the loss of tree cover and reduction in vegetation volume and size. This is counterproductive to maintaining the urban forest, the concept of Christchurch the garden city. 5. St James Ave. has significant historical significance with heritage architecture, war memorial trees, ANZAC parades and links to St James Church. These are likely to be lost with redevelopment afforded by an increased living density. 6. There is nearby unbuilt land available around the commercial zone where custom built development could occur with the necessary infrastructure incorporated without destroying an already built area with unique properties and pressure on existing services and infrastructure. 7. The Christchurch Replacement District Plan identifies a substantial portion of St James Ave that lies in a "Floor Level and Fill Management Area", (Natural Hazard Planning Map 24, Stage 3) where Dudley Creek traverses St James Ave, west and south of St James Park. It would seem inappropriate to zone such an area as medium density housing. 8. The maintenance of a green corridor, around St James Park and between the Papanui commercial zone and suburban housing provides a visual break, suitable amenity access and a desirable living zone for this increasingly busy area of Christchurch.

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/b76f34ac41e67f03c4dd8c718f1a3c55-Treerootdamage.JPG/4/9db8bf4744ce576854a117811cfb2231



The decision I seek is that the proposal be amended to exclude the housing on both sides of St James Ave, Papanui from the zone change to residential medium density

The reasons supporting this amendment are:

1. The Urban Conservation and Renewal Team of the CCC has already recognized the special characteristics of St James Ave and designated it as a special amenity area (SAM 16, Sept 2002). The new proposal would change the very features of the Avenue that give it the SAM 16 status.
2. An increased living density would place excessive pressure on the amenity value with increased traffic and car parking at street level. There is already pressure on the mature trees and grass berms. Car parking between trees and adjacent to trees is already creating a hazardous situation and the increase to medium density housing will further exacerbate this situation.
3. The Avenue and its present character should be maintained as a green belt bordering the Papanui commercial zone with the two entrances to St. James Park, with its unique Linden Walk, rose plantings and recreational opportunities, making it a valuable amenity. Tour coaches still traverse the avenue bringing foreign tourists to the area. A comparison can be made with exactly what is being planned for the Christchurch CBD, an inner commercial core surrounded by green zones, albeit it in the local suburban situation.
4. Increased living density will inevitably decrease the greening of the area with the loss of tree cover and reduction in vegetation volume and size. This is counterproductive to maintaining the urban forest, the concept of Christchurch the garden city.
5. St James Ave. has significant historical significance with heritage architecture, war memorial trees, ANZAC parades and links to St James Church. These are likely to be lost with redevelopment afforded by an increased living density.
6. There is nearby unbuilt land available around the commercial zone where custom built development could occur with the necessary infrastructure incorporated without destroying an already built area with unique properties and pressure on existing services and infrastructure.
7. The Christchurch Replacement District Plan identifies a substantial portion of St James Ave that lies in a "Floor Level and Fill Management Area", (Natural Hazard Planning Map 24, Stage 3) where Dudley Creek traverses St James Ave, west and south of St James Park. It would seem inappropriate to zone such an area as medium density housing.
8. The maintenance of a green corridor, around St James Park and between the Papanui commercial zone and suburban housing provides a visual break, suitable amenity access and a desirable living zone for this increasingly busy area of Christchurch.

I wish to be heard at the hearing for this proposal.

G M Keeley
29A St James Ave
gmeak@xtra.co.nz
Ph 352 6552



Question	Response
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Contact details

Full Name(s)	Graeme Montague 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	0274971498



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:	Papanui
My submission is:	I seek an amendment
The decision I seek is is that the proposal:	Be amended as follows:
Amended wording	
Reasons for my submission:	Supplementary photographs showing current issues with traffic in St James Ave (Note - I cannot attach multiple files so will email to dpreview@ccc.govt.nz)

Another Comment

The area that your submission relates to is:	
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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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Upload supporting document

Files	https://ccc.tfaforms.net/uploads/get/ed0cb9976e00b9e3a46a43d9fc2e6aa5-ParkingPassing2.JPG/4/663f67e9cc7fd43956065bcd6b9961bd
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