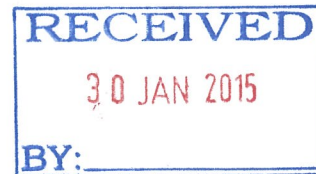


Punselie, David

From: N Perry [nperry@zoot.net.nz]
Sent: Friday, 30 January 2015 3:23 PM
To: DPReview
Subject: Submission on Memorial Business Park Plan Change Application

Importance: High



Submission on Memorial Business Park Plan Change Application

Name: Dr N Perry
Address: 15 Henridge Place, Avonhead, Christchurch 8042
Tel: 03 357 9093
Email: nperry@zoot.net.nz

Trade Competition:

I could gain an advantage in trade competition through this submission: No

The specific provision that your submission relates to is:

Application the land be rezoned as Industrial Park Zone (Memorial Avenue)

My Submission Is:

I Oppose

Reasons For My Submission:

This application should be rejected for many of the same reasons as the earlier application to construct an industrial park on land between Avonhead Cemetery, Russley Road (SH1 expressway), Hawthorden Road and extending towards Avonhead Road. My wife and I made detailed submissions to that earlier proposal and rather than repeat the relevant material here in detail you are referred to those submissions.

The land in question forms part of the green buffer between the residential areas of Avonhead and the SH1 expressway over which are the expanding business and industrial areas surrounding the airport. The proposed development will not only see the loss of the green buffer but it's industrial/business/retail mix will have a significant detrimental effect on the surrounding residential areas. In particular the significant negative impact of the nearby Airport Business Park on traffic and parking in the adjoining residential areas is already well known, the much larger proposed development would likely produce far worse detrimental effects.

Currently airport activities are largely confined to the west of SH1, where there are growing industrial, business, retail, hospitality, etc. developments appropriate to the location. The proposal firmly aims to break through the barrier and connect this industrial activity to the residential areas:

"2.4.a The site will comprise mixed business activities which are compatible with, consolidate and leverage off airport activities."

Like any break in a dam once such a crack appears it will undoubtedly widen, the green buffer will go, and the airport industrial complex will merge with the residential neighbourhoods producing a significant detrimental effect and reducing the quality of life in one of the areas of Christchurch left relatively unscarred by Nature's rumblings.

The proposal will also increase cross SH1 traffic as airport activities unnecessarily straddle the expressway.

While the preferred option is to maintain the green buffer, with its current use, should a convincing case be made that farming, recreational, or lifestyle use (like the rest of the buffer from Avonhead Park to Russley Golf Club) is no longer feasible due to LTNZ's "Western Wall" then residential or low impact "High Street" type activities aimed at servicing the surrounding residential areas and NOT the airport industrial complex could be considered. The current proposal makes it very clear that this is not its purpose, and the mix of activities they wish to support and the zoning requested is not what would be acceptable at the local shops.

The decision I seek is that the provision:

Be deleted