

Punselie, David

From: Jeff Walker [walkerjeff@xtra.co.nz]
Sent: Thursday, 4 December 2014 8:31 PM
To: DPReview
Subject: MEMORIAL AVENUE BUSINESS PARK PROPOSAL
Follow Up Flag: Follow up
Flag Status: Red

**Memorial Business Park - Private Plan Change Request (Proposal)**

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

Full Name(s)* Jeff & Sandra Walker
Postal address* 503 Avonhead Road
Email Address* walkerjeff@xtra.co.nz
Phone number* (include area code) Mobile number* 0274369241
Contact person Jeff Walker

(If different from submitter)

Submission form

(For the Memorial Business Park Plan change)

Trade Competition

Note: 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.

Please complete the following.

I could gain an advantage in trade competition through this submission. Y NO

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

The specific provision that your submission relates to is:

Please identify the specific provision of the plan change request that your submission relates to by providing the clause number or

planning map number; eg provision 14.3.3.3 Site Coverage

Provision number and name Map Number

We live at 503 Avonhead Road directly opposite the proposed new Development and one of the new Roads planned come out on Avonhead Road directly opposite our house.

Will definitely devalue our home!!

My submission is:

I support oppose I seek to have the above provision amended

Reasons for my submission:

The decision I seek is that the provision:

We live at 503 Avonhead Road and have done for over 25 years. This is a RESIDENTIAL area not a Retail or Industrial area.

We oppose this Development strongly.

Primarily because it will devalue our property with increase public using the area, cars parked everywhere as no development ever have enough car parks that are required.

So more traffic, people will only cause noise, rubbish in the area and all the other bad things that come with having this type of development in our area..

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CARPARKING.

This is a major problem as no developments cater for all cars used by both staff and customers on the development. The cars all end up parked on the side streets etc which means outside our house and our neighbours.

NO ACCESS FOR VEHICLES ONTO AVONHEAD ROAD

I propose all access to and from any New Development in this area be from Memorial Avenue. Keep Avonhead Road as the Residential area that it is.

You need to give much much thought to this!!!

If retail/cafes serving alcohol brings another whole raft of problems.

Bars/Bottle Stores etc will only create problems in our area which we have never had ever as you know and if you want to destroy this residential area by introducing these places in our area you had better be prepared to be responsible for this because the problems you will cause this area will be enormous as you know.

The Developers only wish to make as much money as they can get out of the property and are not concerned about the residents in the area at all.

The professionals they use to try and tell you all how good these ideas will be for the area are all PAID WELL to come up with angles to make it all sound good for the Developers.

I am not against progress but I would prefer more residential housing in this block and cannot see why not this can be achieved. Industrial areas should go in a Industrial area this is pretty simple really.

There is a huge shortage of housing in Christchurch and the land out this way is very stable compared to the rest of Christchurch so is ideal for Residential development.

Retail there is plenty in Christchurch already especially out this way.

You have Hornby which has expanded hugely the last 12 months, Northlands Mall, Bush Inn Centre, Riccarton and now the Spitfire Centre going up by the Airport. But of course the Spitfire complex is going up in an area which will be fine as not bordering on any residential land.

I thought the City Council was trying to rebuild the City Of Christchurch and allowing retail/bars etc being built on this site is just defeating the purpose.

A decision like this to destroy a Residential Area just does not make sense. This development should not take place.

Be retained Be deleted Be amended as follows (please provide the details of the particular amendments you are seeking to the plan change):

If you have more than one submission point, please attach an additional sheet.

Your submission can be:

Emailed to: dpreview@ccc.govt.nz

Posted to: District Plan Submissions

Christchurch City Council

PO Box 73001 Christchurch 8154

Delivered to: Christchurch City Council

53 Hereford Street, Christchurch

Submissions on this plan change close Friday 30 January 2015fold fold
tape here

FREEPOST Authority No.178

District Plan Submissions

Christchurch City Council

PO Box 73001

Christchurch 8154

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Privacy Act 1993

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Submissions are public information. Information on this form including your name and contact details will be accessible to the public on the Council's website 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 the Independent Secretariat for the purpose of the District Plan Review process (for example to contact you about hearings and decisions on your submission). The information will be held by the Christchurch City Council. You have the right to access the information and request any correction.

Hearing

I wish to be heard in support of my submission Y NO

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

If you require further information about this plan change request please contact the Independent Hearings Panel,

Jeff & Sandra Walker
503 Avonhead Road,
Avonhead, ChCh.
0274369241

