
**FURTHER SUBMISSION ON CHRISTCHURCH REPLACEMENT DISTRICT PLAN
(RESIDENTIAL MEDIUM DENSITY)**

F1-4.

TO: **Christchurch City Council**
District Plan Submissions
53 Hereford Street
Christchurch
dpreview@ccc.govt.nz

SUBMITTER: **Housing New Zealand Corporation (Submitter RMD126)**

Housing New Zealand Corporation authorises the persons below to represent its further submission:

FIRM: Greenwood Roche
Lauren Semple/Hannah Marks
Lauren@greenwoodroche.com/hannah@greenwoodroche.com
03 353 0571

Housing New Zealand Corporation's preferred address for service is the email addresses above.

Scope of Further Submission

1. This is a further submission filed in respect of primary submissions on the Proposed Christchurch Replacement District Plan ("the Proposal").
2. This further submission relates to Residential Medium Density Zoning at Hornby, Linwood and Papanui.
3. Housing New Zealand Corporation ("Housing New Zealand") can make a further submission under schedule 1 clause 7(3) of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 because:
 - Housing New Zealand has an interest in the Proposal that is greater than the interests of the general public, noting that it is the largest residential land owner in Christchurch; and
 - Housing New Zealand represents a relevant aspect of the public interest, in that it provides subsidised rental homes to people in need.

The further submissions filed by Housing New Zealand on other's primary submissions are made in this context.

Submissions Supported or Opposed

4 The submissions supported and opposed are set out in the table attached as Schedule 1.

Reasons for Further Submission

5 The reasons for Housing New Zealand's further submission are set out in Schedule 1. For the submissions that Housing New Zealand supports or opposes, those submissions should be allowed or disallowed as requested, noting:

- (a) The requirement to give effect to the RPS;
- (b) The requirement to ensure consistency with the Strategic Directions objectives;
- (c) The requirement to have particular regard to the Statement of Expectations in the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 ("Order");
- (d) The degree of consistency with the purposes and provisions of other relevant planning documents, including the Land Use Recovery Plan ("LURP");
- (e) The purpose of the Resource Management Act 1991 ("RMA") and its provisions, including Part 2;
- (f) The social, economic and cultural wellbeing of the Christchurch community;
- (g) The reasonably foreseeable needs of future generations; and
- (h) The efficiency and effectiveness of the provisions relative to other means, and the Council's duty under section 32 of the RMA.

6 Without limiting the generality of the above, further specific reasons for Housing New Zealand's submission are set out in the table attached as **Schedule 1**.

Relief

- 7 Housing New Zealand seeks the following relief:
- (a) That the submissions opposed in Schedule 1 be disallowed (either in full or in part).
 - (b) Such further, alternative or other consequential amendments as may be necessary to fully address Housing New Zealand's further submissions.
- 8 Housing New Zealand wishes to be heard in support of this further submission. If others make a similar submission Housing New Zealand will consider presenting a joint case.

Housing New Zealand Corporation

Date: 15 April 2016

Signature:



A handwritten signature in cursive script that reads "L J Semple". The signature is written in black ink and is positioned above a solid horizontal line.

L J Semple (for the Submitter)

SCHEDULE 1: SUBMISSIONS SUPPORTED OR OPPOSED

SUBMISSION #	SUBMITTER	DECISION SOUGHT BY SUBMISSION (REFERENCE/PARAGRAPH #)	SUPPORT/ OPPOSE	REASONS	DECISION SOUGHT
RMD05	Elmarie Grublys	Amend the proposal for Papanui by making provision for a dedicated car park space for each property even when garage space is deemed unnecessary (submission 5.1).	Oppose	<p>The Independent Hearings Panel's decisions on Proposal 7 – Transport have determined the minimum number of car parks to be provided for residential activity (outside of the Central City), and those decisions are now operative.</p> <p>The Panel's decisions have set appropriate minimum levels of parking for residential activity based on the nature and scale of different residential typologies, including a reduced requirement for social housing units with 1 bedroom.</p> <p>An increased parking requirement may affect the ability to develop sites to medium densities in the proposed zone.</p>	Reject submission.
RMD40	Linda Mary Kirk	Amend the proposal for Hornby by providing for single storey buildings only.	Oppose	<p>The restriction in the permitted height to single storey buildings for the Hornby RMD proposal is unnecessary and would inappropriately limit housing capacity and choice of housing type. It would not give effect to the intent of the Independent Hearings Panel's Stage 1 decision on Proposal 14.</p>	Reject submission.

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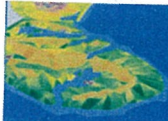
FS 1-4

RMD91	Christian Paul Jordan	<p>Amend the proposal for Papanui by imposing rules that require:</p> <ul style="list-style-type: none"> - a maximum building height limit of 8 metres - a minimum lot size of 250m² and - the recession plane requirements for the Residential Suburban Density Transition zone to apply in the proposed RMD zones to the south and west of Papanui (being Blighs/Watford/Dormer/Perry/Paparoa and St James/Windermere). 	Oppose	<p>The restriction in the permitted height to 8 metres, minimum lot size of 250m², and more restrictive recession plane requirements for the Papanui RMD proposal are unnecessary and would inappropriately limit housing capacity and choice of housing type. It would not give effect to the intent of the Independent Hearings Panel's Stage 1 decision on Proposal 14.</p>	Reject submission.
RMD92	Christian Paul Jordan	<p>Amend the proposal for Linwood by requiring that only the blocks between Eastgate and Pamela and Jollie Streets, and the first 100 metres of Norwich and McLean Streets should be zoned standard RMD. The balance of the proposed area should have a maximum building height of 2 storeys.</p>	Oppose	<p>The restriction in the permitted height to 8 metres across the balance of the Linwood RMD proposal is unnecessary and would inappropriately limit housing capacity and choice of housing type. It would not give effect to the intent of the Independent Hearings Panel's Stage 1 decision on Proposal 14.</p>	Reject submission.

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The proposed Christchurch Replacement District Plan

Further Submission Form

Further submissions must be received no later than Friday 15 April 2016

1 Make your further 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

2 Further submitter details (All details marked with an * must be provided)

Full Name(s)* Lyn Wilson

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

Submitter Agent's name _____

Address for service (indicate your preference)* _____

Email* (tick) lynaoteaaroa@yahoo.co.nz

Post* (tick) 7 Dix Street

Phone number* 03 942 9897 Mobile number* 021 065 4848

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 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 Council, IHP or IHP Secretariat. You have the right to access the information and request any correction.

3 Further submitter status (All details marked with an * must be provided)

I can make a further submission under schedule 1 clause 7(3) of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 because (please tick one of the following):

I am a person representing a relevant aspect of the public interest*

I am a person who has an interest in a proposal that is greater than the interest the general public has*

The reason I have status to make a further submission is:

I live in the vicinity and am already aware of the large volumes of traffic in the area. The proposal would only add further to the traffic volumes.

4 Service

You must serve a copy of your further submission on the original submitter within five working days after you lodge it with the Council.

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

I wish to be heard in support of my further 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 further submitter* L Wilson Date* 15/4/2016

6 This further submission relates to: (All details marked with an * must be provided)

Proposal for:

Residential Medium Density Zoning at: Hornby Linwood Papanui

Corridor Protection Setback Rules

Office Tenancy GLFA

(The submission name and number can be found on the Council's website: proposeddistrictplan.ccc.govt.nz or on hard copies at any Council service centre or library).

Submission number:*

Submission name:*

Submission address:*

The specific submission point my further submission relates to:

Submission point reference:*

My submission is:*

I support I oppose

the above mentioned submission point

F 5

Reasons for my support or opposition:

I support Robert John Perry's opposition to the proposal on the basis that multi-story dwellings in close proximity to boundaries will compromise privacy or quality of life of existing residents. I agree that multi-story dwellings have the potential to degrade the quality of the neighbourhood. I also agree that traffic volumes on Amys Road and adjoining Springs Rd, at peak times, are very heavy. Traffic volumes have increased markedly in the last 2 years with development in Wigram. Changing to medium density zoning would only add to the problem. Trying to cross Springs Rd to get to the bus stop near the corner of Amys Rd is a challenge + also dangerous. School students negotiate this traffic each morning when getting to the bus stop.

FREEPOST Authority No.178



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

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FURTHER SUBMISSION ON CHRISTCHURCH REPLACEMENT DISTRICT PLAN (RESIDENTIAL MEDIUM DENSITY)

E 6-15

TO: Christchurch City Council
District Plan Submissions
53 Hereford Street
Christchurch
dpreview@ccc.govt.nz

SUBMITTER: Christopher Soutar

Contact Details:

101 Hawthorne Street, Strowan, Christchurch
chris.soutar@gmail.com
021 158 6616

The Submitter's preferred address for service is the email address above.

Scope of Further Submission

1. This is a further submission filed in respect of primary submissions on the Proposed Christchurch Replacement District Plan ("the Proposal").
2. This further submission relates to Residential Medium Density Zoning at Papanui.
3. The Submitter can make a further submission under schedule 1 clause 7(3) of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 because the Submitter has an interest in the Proposal that is greater than the interests of the general public, noting that the submitter owns and resides in the immediate vicinity of land proposed for rezoning.

Submissions Supported or Opposed

- 4 The submissions supported and opposed are set out in the table attached as Schedule 1.

Reasons for Further Submission

- 5 The reasons for the submitter's further submission are set out in Schedule 1. For the submissions that the submitter supports or opposes, those submissions should be allowed or disallowed as requested, noting:
 - (a) The requirement to give effect to the RPS;
 - (b) The requirement to ensure consistency with the Strategic Directions objectives;
 - (c) The requirement to have particular regard to the Statement of Expectations in the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 ("Order");

- (d) The degree of consistency with the purposes and provisions of other relevant planning documents, including the Land Use Recovery Plan ("LURP");
- (e) The purpose of the Resource Management Act 1991 ("RMA") and its provisions, including Part 2;
- (f) The social, economic and cultural wellbeing of the Christchurch community;
- (g) The reasonably foreseeable needs of future generations; and
- (h) The efficiency and effectiveness of the provisions relative to other means, and the Council's duty under section 32 of the RMA.

6 Without limiting the generality of the above, further specific reasons for the submitter's submission are set out in the table attached as **Schedule 1**.

Relief

7 The submitter seeks the following relief:

- (a) That the submissions opposed in Schedule 1 be disallowed (either in full or in part).
- (b) Such further, alternative or other consequential amendments as may be necessary to fully address the submitter's further submissions.

8 The submitter wishes to be heard in support of this further submission. If others make a similar submission the submitter will consider presenting a joint case.

Christopher Soutar

Date: 15 April 2016

Signature:



Christopher Soutar

SCHEDULE 1: SUBMISSIONS SUPPORTED OR OPPOSED

SUBMISSION #	SUBMITTER	DECISION SOUGHT BY SUBMISSION (REFERENCE/PARAGRAPH #)	SUPPORT/ OPPOSE	REASONS	DECISION SOUGHT
RMD01	Xu Zhao	Opposes the rezoning of the Papanui area as traffic on Papanui Road is already very busy.	Support	Traffic at the northern end of Papanui Road (and surrounding roads) is highly congested on a frequent basis. Increasing the density of housing will only serve to increase this problem.	Accept submission
RMD03	William Francis Bland	Opposes the rezoning of the Papanui RMD area on the basis that there will be a loss of sunlight and privacy due to multi-storey buildings. Opposes rezoning of the Papanui area because the high volumes of on street parking already experienced will increase.	Support	The Papanui area that is proposed to be rezoned is in large characterised by single storey houses with large sections. An increase in multi storey buildings on smaller sections will adversely impact on neighbouring properties and on the character of the area. On street parking is already heavy in this area, an increase in properties with no off street parking will increase an existing problem and result in safety concerns where side streets are difficult to navigate.	Accept Submission
RMD09	Joanne Pearson	Seeks RMD zoning for the other side of Hawthorne Street.	Oppose	Hawthorne Street is characterised by single houses on large sections, increasing the density will have a negative impact on the amenity of the area and on the parking and traffic problems already experienced in the area.	Reject Submission
RMD18	Christopher Peter Steiner.	Opposes RMD zoning in Papanui due to: Increase in traffic on Papanui Road;	Support	Traffic on Papanui Road (and surrounding roads) is frequently very congested. Increasing density will exacerbate this problem.	Accept Submission

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			<p>Increase in on street parking; and It will impose on the visual aesthetics of Papanui.</p>		<p>Side streets in this area are already utilised for parking to such an extent that the safety of road users and pedestrians is often compromised. Increasing housing density will result in a further increase in on street parking.</p> <p>The Papanui area that is proposed to be rezoned is in large characterised by single, or at most 2, storey houses with large sections. An increase in multi storey buildings on smaller sections will adversely impact on neighbouring properties and on the character of the area.</p>			
RMD27	Susanne Patricia Trim		<p>Opposes RMD zoning in Papanui. The market garden area currently being developed between Cranford Street and Paparoa School be considered for RMD as an alternative to the areas proposed, particularly the 2 proposed off Papanui Road.</p>	Support	<p>Alternative and more appropriate areas exist where higher density zoning will not impact on long established low density residential activities.</p>		Accept Submission	F10
RMD45	Dr William Pickering	John	<p>Opposes RMD zoning in Papanui. A crunch point for traffic is turning right from Blighs Road to Papanui Road. This can be very busy with long "tail backs" as it is. More intensive housing can only make it worse.</p>	Support	<p>Traffic on Blighs Road during rush hours, particularly where Blighs Road meets Papanui Road, is very congested. This already impacts on surrounding streets and will only become worse if a higher density zoning is applied in the surrounding area.</p>		Accept Submission	F11
RMD48	CGS Trust	Family	<p>Opposes all rezoning because:</p> <ul style="list-style-type: none"> • Loss of privacy resulting from higher density housing; • Reduction in vegetation; • Increased strain on utilities – higher 	Support	<p>Traffic and parking are already issues of concern in the area of Papanui, increasing the RMD zoning will only exacerbate the issues already experienced.</p> <p>Increasing the density of housing will result in a loss of privacy and amenity for existing residents in an</p>		Accept Submission	F12

RMD51	James Arthur Lawson	<p>density will require significant expenditure to enhance capacity for water, sewerage, drainage and electricity;</p> <ul style="list-style-type: none"> Increased congestion. <p>Opposes the RMD zoning in Papanui because:</p> <ul style="list-style-type: none"> An increase population without increased services will create strain on the sewerage and stormwater facilities in an area that already has a high water table; and The proposal will result in an increase in on-street parking – this is already considerable during the day. 	Support	<p>area which is valued for larger sections, the presence of greenery and character houses.</p>	
RMD53	Peddie Family Trust	<p>Oppose the RMD zoning in Papanui. The area of Papanui is already subjected to heavy traffic volumes from traffic travelling into the city. The rezoning will result in traffic increasing further.</p> <p>Papanui is historically an area for families and children. Changing the zoning will impact on the culture of the community that existing landowners have chosen to live in.</p>	Support	<p>Appropriate consideration has not been given to how an increase in density will impact on infrastructure.</p> <p>The high amount of on street parking already occurring will be increased by RMD zoning meaning the safety of road users, residents and pedestrians is further compromised.</p>	Accept Submission
RMD61	Shirley/Papanui Community Board	<p>Opposes the RMD zoning in Papanui because:</p> <ul style="list-style-type: none"> Clear and strong community 	Support	<p>The character of the areas proposed to be rezoned in Papanui is a significant part of the reason that people seek to live there. The area is characterised by larger sections, houses built in the early 1900's and a safe quiet environment for families with a supportive community. Rezoning the Papanui area to RMD will adversely impact on these values.</p>	Accept submission

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		<p>feedback opposing the rezoning:</p> <ul style="list-style-type: none"> • Higher density should be concentrated closer to the central city; • Rezoning will result in increase traffic flows and parking on narrow suburban streets; • This proposal will require substantial improvement to infrastructure including roads and intersections; • The special nature of the environment has not been considered, particularly the removal of trees and de-greening. 		<p>is undermined when the clear and overwhelming views of the community are ignored.</p> <p>Already high traffic volumes on Papanui and Blighs Roads will increase with higher density zoning with adverse effects.</p> <p>The impact on infrastructure has not been adequately considered.</p> <p>These areas of Papanui are chosen by residents because of their high amenity values and special character. Rezoning the proposed areas will have a negative impact on that character and will adversely impact on amenity values.</p>	
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RESOURCE MANAGEMENT ACT 1991

**SUBMISSION ON THE PROPOSED CHRISTCHURCH REPLACEMENT DISTRICT PLAN
STAGE THREE**

F16-22

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

Email: dpreview@ccc.govt.nz

SUBMISSION ON: Further Submission:
Proposal for Residential Medium Density Zoning

SUBMISSION BY: Hagley/Ferrymead Community Board

SUBMITTER ADDRESS: c/- Joe Davies
Hagley/Ferrymead Community Board
Christchurch City Council
PO Box 73 052
Christchurch 8154
Joe.Davies@ccc.govt.nz

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 Proposal for Residential Medium Density Zoning.

2. SUMMARY OF SUBMSISION

- 2.1 The Hagley/Ferrymead Community Board provided a submission the Proposal for Residential Medium Density Zoning.
- 2.2 Attachment 1 to this document is a table that outlines the Boards further submissions. This table identifies the relevant original submissions and states the reason for the Board's further submission.

3. HEARING ATTENDANCE

- 3.1 The Hagley/Ferrymead Community Board wishes to be heard in support of its submission.
- 3.2 The Hagley/Ferrymead Community Board could not gain an advantage in trade competition through this submission.
- 3.3 The Hagley/Ferrymead Community Board has an interest in the proposal that is greater than the interest the general public has.
- 3.4 All further submissions made by the Hagley/Ferrymead Community Board are limited to matters of support or opposition to relevant submission made on the proposal.

Joe Davies

**Community Board member, Hagley/Ferrymead Community Board
On behalf of the Hagley Ferrymead Community Board**

15 April 2016

**Attachment 1:
Hagley/Ferrymead Community Board Further Submission on submissions to Proposal for Residential Medium Density Zoning**

Submitter	Submitter Number	Part of Original Submission to which FS relates	Further Submission	Reason for further submission
Brian William Mills	46	Proposal will increase pressure on current amenities such as local schools, and services such as internet, power, sewage and water.	Support	The board supports this submission insofar as RMD zoning will increase the demands on local schools and infrastructure.
Cassandra Tucker	47	Proposal will increase pressure on current amenities such as local schools, and services such as internet, power, sewage and water.	Support	The board supports this submission insofar as RMD zoning will increase the demands on local schools and infrastructure.
CGS Family Trust	48	Point 4 of submission relating to Increased strain on utilities	Support	The board supports this submission in that it is of the view that increased RMD Zoning will have an effect on existing utilities services, including demand on stormwater/drainage.
Shirley/Papanui Community Board	61	Effects of increase traffic flows and demand for on-street parking	Support	The board supports this submission insofar as RMD zoning will increase the demand for on-street parking, resulting in effects on traffic safety and amenity.
Shirley/Papanui Community Board	61	Effect on existing infrastructure, proposal will require substantial improvements.		The board would like to submit on whether they support or oppose this point once further evidence has been provided that will enable the board to take a view on this.
Housing New Zealand	126	.5 and .6 - Adding of other properties not initially included in the Proposal.	Oppose	The Board opposes the submission as this is out of scope of the Proposal and had not been considered by the Board and other submitters.
Colin Edward Mercer	80	Flooding and coastal inundation.	Support	The board is concerned that further densification is proposed in an area where flooding and coastal inundation raised in the Tonkin and Taylor Coastal Hazards report, 2014 may occur.

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FS 16-22

Further submissions must be received no later than Friday 15 April 2016

1 Make your further submission

You can return your completed further submission form to the Christchurch City Council using one of the options identified on the top of the form (e-mail, post, hand delivery).

2 Further submitter details

In the "Full name(s)" box write the name or names you want to be used in relation to your further submission. This name must be a name that is registered (if it is the name of a company / organisation), or if the further submission is being made on behalf of an individual this should be the individual's name.

You may wish to appoint an agent or representative to represent your further submission. If so, write your agent's full name (including company name, if they work for a company) and tick the box to authorise that agent to represent you.

The Address for service (either postal or e-mail, as selected by you) will be used by the Christchurch City Council, the Independent Hearings Panel, and the Independent Secretariat to send notices of any information relating to the hearings. The address may also be used by other submitters for that purpose. Please provide an address where you are happy to receive this information. Email is the Christchurch City Council's preferred option. The Address for service can be your agent's address.

There are occasions when you will be contacted by telephone to advise you of hearing times or schedule changes (you will only be contacted by telephone if you state that you wish to be heard - see note [5] below). Please provide a daytime telephone number where you are most easily contactable.

3 Further submitter status

To make a further submission you must be either a person who represents a relevant aspect of the public interest or a person whose interest in a proposal is greater than that of the public generally.

Tick the box that applies to you and provide the reasons why you have this status.

4 Service

Once you have lodged your further submission with the Council you must serve a copy within five working days on the submitter whose submission you either support or oppose. You should do this by delivering or sending your further submission to the address for service provided on the submission your further submission relates to.

Notes

If you need assistance completing the further submission form, please contact a District Plan Review planner at the Christchurch City Council on 941 8999 (0800 800 109 for Banks Peninsula callers), or email your query to dpreview@ccc.govt.nz

5 Hearing

By lodging a further submission you are entitled to attend the relevant hearing(s) and to be heard by the Independent Hearings Panel in support of your further submission. Please tick one of the boxes to indicate if you wish to be heard. If you select 'yes' you will be served (via your Address for service) all of the relevant information from the Christchurch City Council, independent Hearings Panel, Independent Secretariat, and / or other submitters. If you select 'no', you will not be served with copies of this information to your Address for service. However your further submission will still be considered by the Christchurch City Council and the Independent Hearings Panel. Your further submission is just as valid if you choose not to be heard and you will be notified of the Independent Hearings Panel decision. If you do not tick either box, the Christchurch City Council will contact you at your Address for service to ask whether you wish to be heard (if you do not respond within five working days, the presumption is that you do not wish to be heard).

6 What your further submission relates to

Hard copies of the submissions to the additional proposals are available to be viewed at all Council libraries and service centres or on the Council website at proposeddistrictplan.ccc.govt.nz

Please provide the submission number, name and address of the submission that your further submission relates to (Example: Submission Number: 3723; Submission Name - Christchurch City Council; Submission Address - 53 Hereford Street, Christchurch).

You also need to identify and enter the "specific submission point" of the submission and the "proposal" that your further submission relates to. To find the specific submission point and proposal, you need to refer to the right hand margin of the submission. Council has added hand written coding identifying first, the specific submission point (1., 2., 3 etc) and second the proposal to which the submission point relates.

You must also indicate whether your further submission is in support of or in opposition to the submission you identify and the reasons for your support or opposition.

You need to make a separate further submission for each submission point or map you wish to support or oppose. Please ensure that you attach and complete a separate copy of the second page of the further submission form for each submission point or planning map you wish to support or oppose.

1 Make your further 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

2 Further submitter details (All details marked with an * must be provided)
 Full Name(s)* GERRY BROWNLEE MP (I AM)
 I authorise the person below to represent my submission: (tick)
 Submitter Agent's name
 Address for service (indicate your preference)*
 Email* (tick) gerryb96@gmail.com
 Post* (tick)
 Phone number* 0274 983 506
 Mobile number: 033990582

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 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 Council, IHP or IHP Secretariat. You have the right to access the information and request any correction.

3 Further submitter status (All details marked with an * must be provided)
 I can make a further submission under schedule 1 clause 7(3) of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014, because (please tick one of the following):
 I am a person representing a relevant aspect of the public interest*
 I am a person who has an interest in a proposal that is greater than the interest the general public has*
 The reason I have status to make a further submission is:
 I AM THE MEMBER OF PARLIAMENT FOR THE AREA

4 Service
 You must serve a copy of your further submission on the original submitter within five working days after you lodge it with the Council.

5 Hearing (All details marked with an * must be provided)
 I wish to be heard in support of my further 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 further submitter* [Signature]
 Date* 16/4/2016

6 This further submission relates to: (All details marked with an * must be provided)

Proposal for:

- Residential Medium Density Zoning at: Hornby Linwood Papanui
- Corridor Protection Setback Rules
- Office Tenancy GLFA

(The submission name and number can be found on the Council's website: proposals.districtplan.ccc.govt.nz or on hand copies at any Council service centre or library).

Submission number: *

Submission name: *

Submission address: *

The specific submission point my further submission relates to:

Submission point reference: *

My submission is: * support oppose
the above mentioned submission point

Reasons for my support or opposition:

ST JAMES AVENUE IS A MEMORIAL AVENUE WITH MATURE TREES FORMING A SUMMER CANOPY OF TREES. AS SUCH THE STREET HAS THE SPECIAL AMENITY STATUS WHICH SHOULD ENFORCE WITH THE SAME DEVELOPMENT RULES AS THE CURRENT PLAN.

FREEPOST Authority No. 178



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

Additional Proposals

Further submission form and guidelines

The proposed
Christchurch Replacement District Plan



1201



The proposed
**Christchurch
Replacement District Plan**

Further Submission Form

Further submissions must be received no later than Friday 15 April 2016

1 Make your further 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

2 Further submitter details (All details marked with an * must be provided)

Full Name(s)* **PAUL EDWARD PHILIP SCOTT & LINDA JEAN SCOTT**

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

Submitter Agent's name **MARGARET ANN HOWKEY**

Address for service (Indicate your preference)*

Email* (tick) **paul.scott@xtra.co.nz**

Post* (tick) **27 ST JAMES AVENUE, PAPANUI
CHRISTCHURCH 8053**

Phone number* **(03) 352-7694** Mobile number* **022-163-8931**

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 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 Council, IHP or IHP Secretariat. You have the right to access the information and request any correction.

3 Further submitter status (All details marked with an * must be provided)

I can make a further submission under schedule 1 clause 7(3) of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 because (please tick one of the following):

I am a person representing a relevant aspect of the public interest*

I am a person who has an interest in a proposal that is greater than the interest the general public has*

The reason I have status to make a further submission is:

WE LIVE IN THE PROPOSED RMD ZONE AND HAVE ONLY RECENTLY FULLY APPRECIATED THE IMPACT THIS WILL HAVE ON ST JAMES AVENUE AND THE SURROUNDING AREA

4 Service

You must serve a copy of your further submission on the original submitter within five working days after you lodge it with the Council.

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

I wish to be heard in support of my further 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 further submitter* **P.E.P. Scott & L.J. Scott** Date* **17-06-2016**

175 27

6 This further submission relates to: (All details marked with an * must be provided)

Proposal for:
Residential Medium Density Zoning at: Hornby Linwood Papanui
 Corridor Protection Setback Rules
 Office Tenancy GLFA

(The submission name and number can be found on the Council's website: proposeddistrictplan.ccc.govt.nz or on hard copies at any Council service centre or library).

Submission number:* RMD 130
Submission name:* MARGARET ANN HOWLEY
Submission address:* 111 ST JAMES AVENUE, PAPANUI, CH CH 8053

The specific submission point my further submission relates to:
Submission point reference:* ALL

My submission is:*
 I support I oppose
the above mentioned submission point

Reasons for my support or opposition:
See Attachments:-
3x Page Submission

FREEPOST Authority No.178



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

tap: here

**SUBMISSION AGAINST ST JAMES AVENUE, PAPANUI, CHRISTCHURCH
TO BE REZONED FOR MEDIUM DENSITY HOUSING AS PROPOSED IN
THE CHRISTCHURCH REPLACEMENT DISTRICT PLAN 2016.**

**THIS SUBMISSION IS MADE BY PAUL EDWARD PHILIP SCOTT
27 St JAMES AVENUE, PAPANUI, CHRISTCHURCH,
JOINTLY with my wife, LINDA JEAN SCOTT of the same address.**

My wife and I have resided at the above address since April 1970 prior to which I lived for some years in a similar house in Perry Street, Papanui. I have therefore lived in Papanui continuously for the last 53 years. The dwellings in St James Avenue are predominantly California Bungalow-type houses of the 1920s & 1930s i.e. the "Between-the-Wars" Art Deco Era. St James Avenue also contains early 20th Century Character Villas and some modern homes. Established trees and gardens are a feature of St James Avenue and as well as the obvious beauty these bring to the area they also bring a huge amount of bird-life. The Avenue is also home to St James Park which borders the historic St Paul's Anglican Church and Churchyard.

1. In 2002 the Christchurch City Council designated St James Avenue a Special Amenities Area known as "SAM 16" recognizing the street's special character:

This acknowledged the character of the street's homes, trees and gardens. To allow the proposed rezoning of St James Avenue to Medium Density Housing would sanction the building of multiple dwellings of multiple height on land which now holds character homes, and established trees and gardens. Some of these established trees and gardens - like my own - are in excess of eighty years of age; some of the original ones in this street nearer to one hundred. Since the Canterbury Earthquakes of 2010 & 2011 fewer of these character areas now exist within the Christchurch City; notably the suburb of Avonside which has been practically wiped out. It is therefore unthinkable that a character street which survived the earthquakes without being declared a Red Zone should be ruined by allowing Medium Density Housing to eventually swallow up its character homes, trees and gardens.

2. St James Avenue is unique in that it has two separate pedestrian entrances to St James Park which are well-used by the local Public:

It is well-known that ANZAC Parades convene at the Park every year to begin their March-Past which takes in part of St James Avenue. Like Windermere Road, Dormer Street & Perry Street, St James Ave is also a Memorial Avenue to Fallen Servicemen. The street is known for its Memorial Oak trees; character houses; long-established gardens and roadside grass berms- all of which complement the Park setting. The Memorial Oaks and grass berms are already being damaged by motor vehicles continually being driven over them; and by the long-term "free" parking of these vehicles upon and over the tree roots and grass berms.

Clause 2 cont: To allow the proposed rezoning of St James Avenue to Medium Density housing will further exacerbate this problem by bringing more and more vehicles into the street at the same time as less and less land is available for private off-street parking. The end result will be the inevitable slow desecration of the Memorial Oak trees, some of which are already showing signs of damage. In my opinion this Cavalier attitude towards these Oaks is disrespectful to the Servicemen in whose memory they were originally planted.

3. Increased Public Car Parking All Over the Grass Berms and Around the Memorial Oaks in St James Avenue:

To allow St James Avenue to be rezoned for Medium Density Housing will further exacerbate a serious problem which already exists [as set out in 2. above] as it will bring more and more motor vehicles into the street which will result in even more on-street parking. This will occur because there will be a higher density of housing per residential section in the street, bringing with it more residents who will in turn bring more motor vehicles - but who will have little space available to them for private off-street parking. They will therefore resort to parking in the street, continuing to obstruct residents driveways as they vie for spots close to where they live. This situation will be on top of an existing one which is already particularly bad at the Harewood Road end of St James Avenue. This has been caused by allowing the construction of the gargantuan Mega Mitre 10 in Harewood Road in such close proximity to a residential area. [It should be noted that at the time of writing this Submission this complex is not even officially 'open'.] Any suggestion that future occupants of the proposed "Medium Density Housing" will forego their motor vehicles and travel around on foot is ludicrous. It is time to halt any further action which will cause further detrimental effects to St James Avenue.

4. Existing Vacant Land and Land Already Owned by the Government in the Papanui Area should be used to create Medium Density Housing:

A considerable block of Government Housing already exists in the Papanui Area beginning on the North side of Harewood Road. A high percentage of Government Houses built after World War Two sit on large sections which could be successfully subdivided and redeveloped. An opportunity also exists for developers to make use of vacant land on the North side of Papanui. It doesn't all have to be used for commercial or industrial purposes. Vacant land exists in the Langdons Road area and in Grassmere Street.

5. Existing "Green" Areas in Papanui should be retained:

As already mentioned, "green" and "leafy" areas of Christchurch have been seriously compromised since the Canterbury Earthquakes. Those already in existence should be left alone and not tampered with. It is my understanding that even the Central City Rebuild is calling for "green" areas to be established within its boundaries to soften the effect of Medium Density Housing which will be included in the Rebuild. There is little point in allowing Medium Density Housing in an already "green" area of Papanui when such a decision will ultimately result in the destruction and loss of this area, given time.

6. Application by Housing New Zealand to have the 8 metre height limit changed to 11 metres for Medium Density Housing Areas in Christchurch:

This is yet another reason why St James Avenue should not be included in the Medium Density Housing areas. This seems to be something which has been suggested by Housing New Zealand at virtually the last minute towards the end of the consultation process. We strongly oppose the application by Housing New Zealand to have the 8 metre height limit changed to 11 metres. There is no place in a suburban area for buildings 11 metres high.



.....
P.E.P. Scott

.....
14-06-2016



.....
L.J. Scott

.....
14-06-2016

27 St James Ave
Papanui
paul.scott@xtra.co.nz
Ph 352 7694

The proposed **Christchurch Replacement District Plan** Further Submission Form

Further submissions must be received no later than Friday 15 April 2016

1 Make your further 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

2 Further submitter details (All details marked with an * must be provided)

Full Name(s)* WILLEM CORNELIS VAN DEN ENDE

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

Submitter Agent's name Margaret Ann Howley

Address for service (indicate your preference)*

Email* (tick) vandenende@xtra.co.nz

Post* (tick) 5 St James Ave
CH CH 8053

Phone number* 03-3528219 Mobile number* 027-669-4046

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 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 Council, IHP or IHP Secretariat. You have the right to access the information and request any correction.

3 Further submitter status (All details marked with an * must be provided)

I can make a further submission under schedule 1 clause 7(3) of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 because (please tick one of the following):

I am a person representing a relevant aspect of the public interest*

I am a person who has an interest in a proposal that is greater than the interest the general public has*

The reason I have status to make a further submission is:

Resident as well as public interest.

4 Service

You must serve a copy of your further submission on the original submitter within five working days after you lodge it with the Council.

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

I wish to be heard in support of my further 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 further submitter* [Signature] Date* 18-06-16

8527

Submission on the proposed Christchurch Replacement District Plan 2016.

Please accept this late submission as we have not realized what rezoning to Medium Density Housing will mean for St James Avenue, until now.

We seek that the proposal be amended to exclude the housing on both sides of St James Avenue, Papanui, from the zone change to 'Residential Medium Density'.

The reasons for supporting this amendment are:

We want you to understand our love of this area – in particular, St James Avenue, Papanui.

With the proposal to rezone this area to Residential Medium Density, we are very worried that we will lose the special community environment and character of the area that attracted us to this avenue.

The trees along both sides of the avenue and in people's properties mean that birdsong masks the traffic noise; it is a private haven to come home to.

Our community has a mix of all ages with residents who have lived here for decades, as well as new arrivals, many of whom have specifically chosen to live in St James Avenue because of the tree-lined, private, quiet and safe neighbourhood.

When we say where we live, people reply, 'it is such a lovely street'. We know that we are privileged, and we want to enjoy it for a long time.

We do not want the character of this area to change.

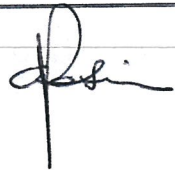



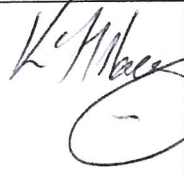
12 June 2016

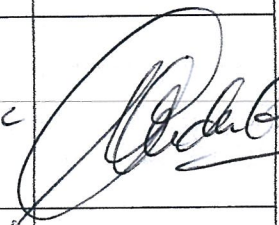
Signing as main Submitter







Willem Cornelis van den Ende

*5 St. James Ave
Christ 8053*



Name	Address	Phone	email	Signature
GARY ROBINSON	34A ST JAMES AVE PAPANUI	0223698697	ggsbolt@gmail.com	
LINDA ROBINSON	34A ST-JAMES AVE, PAPANUI	02102715472	Kid.linda@yahoo.com	
Madeleine Price	114 a St James Ave Papanui	021 1885 138	gmprice@xtra.co.nz	
Norma Walker	15 St. James Ave, Papanui.	033529123		N. Walker
Maree Parker	167A Matsins Ave	3540597	parker.m49@gmail.co.nz	
Carolyn Hume	59 St James Ave Papanui	3524604		Carolyn Hume
Ken Mary	73A ST JAMES Ave Papanui	3526941	Ken and V may EXTRA.CO.NZ	

Lorna Van den Ende	5 St. James Avenue Chch 8053	3528219	Vandenende @xtra.co.nz	A.K. vandenende
Pill Van den Ende	5 St. James Ave Chch 8053	027 6694046	Vandenende @xtra.co.nz	
Roslyn McGill	100 St James ave chch 8053	0211549875	dean.ros@xtra. co.nz	Roslyn

Name	Address	Phone	email	Signature
LINDA ORSBURN	68 ST JAMES AVE	3525297	linda.orsburn@extra.co.nz	L O Orsburn
Liz Satherley	57 ST JAMES AVE	3546316	liz.satherley@gmail.com	
ADAM MARTIN	17 ST JAMES AVE	3522228	ADAM@POWERPLUS.CO.NZ	
Sean Hanton	20 St James Ave	3520485	Sean and sonja@extra.co.nz	
Sonja Concedine	22 St James Ave	3520485	Sean and Sonja@extra.co.nz	
Ginny Martin	17 St James Ave	3522228	ginny.mcgregor@hotmail.co.nz	GM
Rosetta & Edward Smith.	9 St. James Ave.	354 3030	edwardwinston@hotmail.com	 12/02/16
Elizabeth Avery + Tim Crump.	47 St James Avenue Paparui	352 5657	lizavery@snap.net.nz.	

FS29

Further Submission Form

Christchurch Replacement District Plan

Further submissions must be received no later than Friday 15 April 2016

1 Make your further submission:
 District Plan Submissions
 Christchurch City Council
 PO Box 73001 Christchurch 8154
 Email: dpreview@ccc.govt.nz
 Deliver: Christchurch City Council
 53 Hereford Street, Christchurch

2 Further submitter details (All details marked with an * must be provided)
 Full Name(s)* **KENNETH NIGEL HAMPTON**
 I authorise the person below to represent my submission: (tick)
 Submitter Agent's name
 Address for service (indicate your preference)*
 Email* **XX(tick) nigel.hampton@gmail.com**
 Post* **(tick) 94 ST JAMES AVENUE, PAPANUI, CHRISTCHURCH 8053**
 Phone number* **63 354 0135** Mobile number* **021 1411996**

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 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 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 Council, IHP or IHP Secretariat. You have the right to access the information and request any correction.

3 Further submitter status (All details marked with an * must be provided)
 I can make a further submission under schedule 1 clause 7(3) of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014, because (please tick one of the following):
 I am a person representing a relevant aspect of the public interest*
 I am a person who has an interest in a proposal that is greater than the interest the general public has*
 The reason I have status to make a further submission is:
 I am a resident in St James Avenue which is in the proposed upzoning area of Papanui from L1 to RMD
4 Service
 You must serve a copy of your further submission on the original submitter within five working days after you lodge it with the Council.

5 Hearing (All details marked with an * must be provided)
 I wish to be heard in support of my further submission.* **XX** **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. **XY** **N**
 Signature of further submitter*
 Date* **15 06 16**



Additional Proposals Further Submission Form Guidelines

1 Make your further submission
 You can return your completed further submission form to the Christchurch City Council using one of the options identified on the top of the form (e-mail, post, hand delivery).

2 Further submitter details
 In the 'full name(s)' box write the name or names you want to be used in relation to your further submission. This name must be a name that is registered. (If it is the name of a company / organisation), or if the further submission is being made on behalf of an individual this should be the individual's name.
 You may wish to appoint an agent or representative to represent your further submission. If so, write your agent's full name (including company name, if they work for a company) and tick the box to authorise that agent to represent you.

3 Further submitter status
 There are occasions when you will be contacted by telephone to advise you of hearing times or schedule changes (you will only be contacted by telephone if you state that you wish to be heard - see note [5] below). Please provide a daytime telephone number where you are most easily contactable.
 To make a further submission you must be either a person who represents a relevant aspect of the public interest or a person whose interest in a proposal is greater than that of the public generally.
 Tick the box that applies to you and provide the reasons why you have this status.

4 Service
 Once you have lodged your further submission with the Council you must serve a copy within five working days on the submitter whose submission you either support or oppose. You should do this by delivering or sending your further submission to the address for service provided on the submission your further submission relates to.

5 Hearing
 By lodging a further submission you are entitled to attend the relevant hearing(s) and to be heard by the Independent Hearings Panel in support of your further submission. Please tick one of the boxes to indicate if you wish to be heard. If you select 'yes' you will be served (via your Address for service) at all other relevant information from the Christchurch City Council, Independent Hearings Panel, Independent Secretariat, and / or other submitters. If you select 'no', you will not be served with copies of this information to your Address for service. However your further submission will still be considered by the Christchurch City Council and the Independent Hearings Panel. Your further submission is just as valid if you choose not to be heard and you will be notified of the Independent Hearings Panel decision. If you do not tick either box, the Christchurch City Council will contact you at your Address for service to ask whether you wish to be heard (if you do not respond within five working days, the presumption is that you do not wish to be heard).

6 What your further submission relates to
 Hard copies of the submissions to the additional libraries and service centres or on the Council website at proposals.districtplan.ccc.govt.nz
 Please provide the submission number, name and address of the submission that your further submission relates to. (Example: Submission Number - 3723, Submission Name - Christchurch City Council, Submission Address - 53 Hereford Street, Christchurch).
 You also need to identify and enter the "specific submission point" of the submission and the "proposal" that your further submission relates to. To find the specific submission point and proposal, you need to refer to the right hand margin of the submission. Council has added hand written coding identifying first, the specific submission point (1, 1, 2, 3 etc) and second the proposal to which the submission point relates.
 You must also indicate whether your further submission is in support of or in opposition to the submission you identify and the reasons for your support or opposition.
 You need to make a separate further submission for each submission point or map you wish to support or oppose. Please ensure that you attach and complete a separate copy of the second page of the further submission form for each submission point or planning map you wish to support or oppose.

Notes
 If you need assistance completing the further submission form, please contact a District Plan Review planner at the Christchurch City Council on 541 9999 (6300 800 169 for Banks Peninsula callers), or email your query to dpreview@ccc.govt.nz

6 This further submission relates to: (All details marked with an * must be provided)

Proposed for:
Residential Medium Density Zoning at: Hornby Linwood Papanui
Corridor Protection Setback Rules
 Office Tenancy / GLFA

(The submission name and number can be found on the Council's website: www.christchurchcouncil.govt.nz, or on hand copies at any Council service centre or library.)

Submission number:* RMD 130

Submission name:* MARGARET ANN HOWLEY

Submission address:* 111 ST JAMES AVENUE, CHRISTCHURCH8053

The specific submission point my further submission relates to:

Submission point reference:* ALL

My submission is:

I support I oppose
the above mentioned submission point

Reasons for my support or opposition:

SEE ATTACHED DOCUMENT

Additional Proposals

Further submission form and guidelines

The proposed
**Christchurch
Replacement District Plan**




FREEPOST Authority No: 178



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

I, KENNETH NIGEL HAMPTON, one of Her Majesty's Counsel, state:

- (i) My wife and I purchased our present home at 94a St James Avenue, Papanui, Christchurch over 7 years ago.
- (ii) Previously, we had lived in Halton Street, off Papanui Road, for some 37 years, and had brought up a large family in that house.
- (iii) We had always regarded St James Park as our "local" park, chosen by us not just for its closeness by foot, but as well for its trees, its peacefulness, its history (so related to St Paul's Church and the Christchurch history and heritage which lies in that graveyard and in the church itself) and for its monarch butterflies.
- (iv) And in referring to the Park's trees, we always included the mature oak trees flanking St James Avenue itself, which make the Avenue such an attractive street whatever the season.
- (v) To us, wanting to "down-size" our house, the chance of buying a property in St James Avenue was irresistible. We believed (and still do) that the Avenue is unique in Christchurch.
- (vi) Thus it was in 2010-2011, we came down "into the dust of the arena" to join with other fellow residents of St James Avenue in trying to ensure the retention of the Avenue's trees, notwithstanding the then development plans of the Council for the street.
- (vii) The Canterbury earthquake sequence effectively ended those development plans.
- (viii) The reasons for retention of the oak trees that were put forward, by us and others in 2010-2011, were largely those reasons already outlined above. In addition, the history as to the planting of the trees (by returned servicemen immediately post World War Two), the creation of St James Avenue as a "Memorial Avenue" and its continued use in Anzac Day commemorations, were seen by us as further valid reasons for the need for protection of the trees and of the Avenue itself.
- (ix) All of those reasons still hold good, I believe. The trees, the Avenue, deserve (and I say require) protection now and into the future. Heritage, history and beauty are on their side.



Nigel Hampton QC
15 June 2016

Further submissions must be received no later than Friday 15 April 2016

1 Make your further submission

You can return your completed further submission form to the Christchurch City Council using one of the options identified on the top of the form (e-mail, post, hand delivery).

2 Further submitter details

In the "Full name(s)" box write the name or names you want to be used in relation to your further submission. This name must be a name that is registered (if it is the name of a company / organisation), or if the further submission is being made on behalf of an individual this should be the individual's name.

You may wish to appoint an agent or representative to represent your further submission. If so, write your agent's full name (including company name, if they work for a company) and tick the box to authorise that agent to represent you.

The Address for service (either postal or e-mail, as selected by you) will be used by the Christchurch City Council, the Independent Hearings Panel, and the Independent Secretariat to send notices of any information relating to the hearings. The address may also be used by other submitters for that purpose. Please provide an address where you are happy to receive this information. Email is the Christchurch City Council's preferred option. The Address for service can be your agent's address.

There are occasions when you will be contacted by telephone to advise you of hearing times or schedule changes (you will only be contacted by telephone if you state that you wish to be heard - see note 5 below).

Please provide a daytime telephone number where you are most easily contactable.

3 Further submitter status

To make a further submission you must be either a person who represents a relevant aspect of the public interest or a person whose interest in a proposal is greater than that of the public generally.

Tick the box that applies to you and provide the reasons why you have this status.

4 Service

Once you have lodged your further submission with the Council you must serve a copy within five working days on the submitter whose submission you either support or oppose. You should do this by delivering or sending your further submission to the address for service provided on the submission your further submission relates to.

5 Hearing

If you need assistance completing the further submission form, please contact a District Plan Review planner at the Christchurch City Council on 941 9999 (0800 800 169 for Banks Peninsula callers), or email your query to dpreview@ccc.govt.nz

6 What your further submission relates to

Hard copies of the submissions to the additional proposals are available to be viewed at all Council libraries and service centres or on the Council website at proposeddistrictplan.ccc.govt.nz

Please provide the submission number, name and address of the submission that your further submission relates to (Example: Submission Number - 3729, Submission Name - Christchurch City Council, Submission Address - 53 Hereford Street, Christchurch).

You also need to identify and enter the "specific submission point" of the submission and the "proposal" that your further submission relates to. To find the specific submission point and proposal, you need to refer to the right hand margin of the submission. Council has added hand written coding identifying first, the specific submission point (1, 2, 3 etc) and second the proposal to which the submission point relates.

You must also indicate whether your further submission is in support of or in opposition to the submission you identify and the reasons for your support or opposition.

You need to make a separate further submission for each submission point or map you wish to support or oppose. Please ensure that you attach and complete a separate copy of the second page of the further submission form for each submission point or planning map you wish to support or oppose.

Notes

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1 Make your further submission:

Post: District Plan Submissions
Christchurch City Council
PO Box 73900 Christchurch 8154

Email: dpreview@ccc.govt.nz
Deliver: Christchurch City Council
53 Hereford Street, Christchurch

2 Further submitter details (All details marked with an * must be provided)

Full Name(s)* Linda Hodgen
I authorise the person below to represent my submission: (tick)
Submitter Agent's name Margaret Howley
Address for service (Indicate your preference) Lindahodgen@gmail.com
21 St James Avenue
Email* (tick)
Post* (tick)
Phone number* () 3524 933 Mobile number* —

3 Further submitter status (All details marked with an * must be provided)

I can make a further submission under schedule 1 clause 7(3) of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 because (please tick one of the following):
I am a person representing a relevant aspect of the public interest*
I am a person who has an interest in a proposal that is greater than the interest the general public has*
The reason I have status to make a further submission is:
Resident

4 Service

You must serve a copy of your further submission on the original submitter within five working days after you lodge it with the Council.

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

I wish to be heard in support of my further submission.* Y
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 further submitter* *L. Hodgen*
Date* 20.6.16

6 This further submission relates to: (All details marked with an * must be provided)

Proposal for: Residential Medium Density Zoning at: Hornby Linwood Papanui

Corridor Protection Setback Rules
Office Tenancy GLFA

(The submission name and number can be found on the Council's website: www.christchurchcouncil.govt.nz or on hard copies at any Council service centre or library).

Submission number: * RMD 130

Submission name: * Margaret Ann Howley

Submission address: * 111 St James Ave

The specific submission point my further submission relates to:

Submission point reference: * all

My submission is: *

support oppose

the above mentioned submission point

Reasons for my support or opposition:

Please see attached.

FREEPOST Authority No. 178



District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

Additional Proposals Further submission form and guidelines

The proposed
Christchurch
Replacement District Plan



21 St James Av.
Papanui
10th June 2016

Re: Submission Replacement Christchurch District Plan 2016
Request to support the proposal for the zone change to "Residential Medium Density" be amended to exclude St. James Av. Papanui.

I am aware that the time for submissions re the medium high density zoning change for Papanui has passed but understand you are willing to accept late submissions.

I have only recently realised the implications this change would have on my housing and lifestyle if implemented .

After the earthquake of 2010-2011 the Christchurch city council requested input from residents as to how they saw the future city. I understand there was an overwhelming response in favour of gardens and trees with local park areas. I feel St James Av. provides this. I live in a weatherboard house with a large established garden, including mature trees and many of the neighbours in this tree lined street are in similar situation.

When my parents retired from their North Canterbury farm 25 years ago, they chose to live in St James Av. because of the garden, the quiet treelined street and the proximity to the park, shops, library and buses etc. A private backyard was also important for my parents who were not used to having close neighbours.

I also valued these qualities in my living situation so when they moved to retirement living I bought their house. I have therefore had a strong association with the street for about 25years.

I have recently retired and have more time at present to value living in a street with many gardens and mature trees. I enjoy spending time in the garden and value my private, sunny section.

My concerns are that the proposed changes would significantly impact on my living situation.

Your proposal suggests that garages are not required. Street parking is already a problem as there is insufficient free parking for employees in local businesses, and by allowing this the trees have been damaged. Your proposal would threaten these as more people moved in.

The gardens would be reduced considerably with high density housing. The trees and gardens help reduce the particulate matter from local pollution and this protective factor would be lost. Would the morning chorus still be heard in the street?

By allowing 8 - 11 metre buildings privacy and sunlight in backyards would be lost, in fact backyards would be severely limited.

If the Council introduces these changes St. James Av. and Windermere Rd. would have a major cultural change which is surely unnecessary in these turbulent times. These streets could easily be removed from the proposal. I wish you could add my submission to those in St. James Av. who oppose the rezoning suggestion.

Yours sincerely
Linda Hodgen

Linda Hodgen

From: camilla cockerton [<mailto:camillacockerton@gmail.com>]
Sent: Tuesday, 14 June 2016 2:49 p.m.
To: Matheson, Alan
Cc: Punselie, David
Subject: Re: Duty Planner enquiry re additional proposals changes in Papanui

Further submitter details: Dr Camilla May Cockerton

Address for service: email: camillacockerton@gmail.com
phone number 0273324321, 03-3544104

I am a person representing a relevant aspect of the public interest
and I am a person who has an interest in a proposal that is greater than the interest the general
public has

The reason I have stats to make a further submission is:

I live on 54 Rayburn Avenue, Papanui, within the proposed new zone

I wish to be heard in support of my further submission YES

If others make a similar submission, I will consider presenting a joint case with them

I support the submission of

1. RMD1-10. Xu Zhao. I concur with traffic issues, as Rayburn Avenue is presently used as a
throughway and detour to avoid the extremely busy Papanui Road

2. RMD21-29. Barry Clark. I concur with his concerns regarding traffic volume increases,
parking and access. Rayburn Ave and adjoining roads are already very busy, especially in
morning and evening rush hours.

3. RMD30-40. Gareth Malcolm Clark, 42 Windermere Rd. noise, parking, privacy, traffic,
load on services, security. I concur that parking is already difficult in this area, and shouldn't
be made even worse. More people living more densely will impinge on privacy of current
residents.

4. RMD41-50. Derek and August Spooner. I disagree that there should be more
commercial. There is more than enough commercial already with Northlands Mall, Merivale
Mall, and businesses all along Papanui Road.

5. RMD50-60. Jenny Fisher. I concur with her views, and I would apply the same arguments
to Rayburn Avenue. Rayburn Avenue is a character area. The proposed residential medium
density would have an adverse impact on established residences, with negative impacts on
street parking, and risk to memorial trees. Rayburn Avenue, and many of the adjoining
streets, eg. Dorner Avenue, Perry, and Paparoa etc. all have beautiful large trees, which create
a unique ecological and historical precinct in the city. Higher density living would negatively
impact that.

6. RMD61-70. Patricia and David Ross. I concur with their arguments on congestion in
Paparoa Street.

7. RMD71-80. Evelyn McIver-Keeley. I concur with her arguments re St James
Avenue. Rayburn Avenue similarly has beautiful large trees. Intensified development would

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also place negative pressure on amenity value, storm water run-off and sewers and increased traffic. The recent increase of parked vehicles on both sides of the street has frequently made it difficult and dangerous to drive along the avenue to our home. this would be exacerbated with the proposed medium density housing plan.

If Rayburn Avenue is not a special amenities area, or a historical area it should be. It is a sought-after, high-quality, unique residential area in the city of Christchurch, with large trees.

From: camilla cockerton [<mailto:camillacockerton@gmail.com>]
Sent: Tuesday, 14 June 2016 9:30 p.m.
To: Punselie, David
Cc: Matheson, Alan
Subject: Re: Duty Planner enquiry re additional proposals changes in Papanui

Hi David,

Just to confirm, my full name - Dr Camilla May Cockerton
address for service - 54 Rayburn Avenue, Papanui
email - camillacockerton@gmail.com
phone - 3544104 and 0273324321
Yes, I wish to be heard by the panel

My further submission is late because I was dealing with urgent health issues of my daughter (her neck was injured in the Christchurch February earthquake, when she was thrown from a tree at school).

Briefly, I do not want this unique neighbourhood to become a higher density living zone. Rayburn Avenue, along with several adjoining streets, is adorned with council-planted huge ash and other trees, many from the 1930s. Dormer Street and several others nearby, are "Papanui Memorial" streets, with trees planted after the second world war, in memory of deceased soldiers. Thus, the historical and ecological heritage of this unique, family-oriented neighbourhood would be deleteriously impacted by higher density living zoning. Why was the nearby rural area between Grassmere and Cranford Streets not be rezoned to higher density living?

kind regards