

We are Maureen and Colin McGavin. We live in Paparoa St and this is our submission to the Medium-Density Housing Proposal for Papanui.

Paparoa Street has a special character being a mixture of character bungalows and new townhouses with well grown trees.

In addition, many houses have been rebuilt after the earthquakes. Allowing higher-density apartments will negate this character.

Demolishing existing character houses will also mean the removal of greenery to make space for driveways and higher density houses, further removing the character of the area.

Increasing the housing density will also increase the amount of traffic. This will create additional risk for the parents and students of Paparoa Street School, which has a high density of vehicle and foot traffic at 9:00 and 3:00. Having more houses also means more cars entering and exiting their driveways, creating more risk for foot traffic to and from the school.

Rayburn Avenue and Paparoa Street also has high traffic intensity, as it is on the 'shortcut' from Cranford Street to Main North Road and Northlands Mall. Increasing housing in this area will further increase traffic flows and lead to even more traffic congestion.

We object to this proposal for Papanui.

1. It removes the essential character of the area.
2. It increases vehicle traffic in an already congested area.
3. It creates more accident risk for parents and students of Paparoa Street School.

Colin and Maureen McGavin
103A Paparoa St
Papanui
Phone 354-1300

We do not wish to speak to the hearing.

110 Paparoa Street
Papanui
Christchurch 8053
14 April 2016

RMD128

To whom it may concern,

As a home owner in Paparoa Street, I wish to strongly object to the rezoning to medium density housing for Papanui. Especially in certain areas of Papanui such as the Paparoa Street School zone area. We are not so short of land in this city and surrounding suburbs that you have to destroy the fabric of residential areas in a bid to increase the city population.

Streets like Paparoa Street, Perry Street and Rayburn Ave, to name three affected streets, are beautifully kept residential streets. They feature a lovely eclectic mix of quality homes from beautifully restored bungalows to modern architectural homes. The idea of increasing the population density in this particular area would be shameful. There would be a mad dash of greedy developers outbidding families so as to chop up these beautiful residential properties and destroying the lives of the immediate neighbours.

Many suburbs in Christchurch have suffered from the blight of infill housing. The only winners here are the property developers and retirees looking for a quick buck at the expense of the neighbouring properties. What is wrong with having a section for your children to play in, where the parents can rest assured, knowing that their children are at home safe, and in their care.

Why should a person who has chosen their property carefully and worked hard to pay a premium price to gain some land with a dwelling, effectively have their life ruined by greedy developers popping up multiple dwellings in the property beside them.

Infill housing causes conflicts between neighbours and causes additional stress in an already stressful society. It causes a loss of Privacy. It increases traffic congestion on neighbourhood streets and fills the road up with parked cars because there is not enough room to park off road. A lot of lovely trees get chopped down to make way for the extra buildings.

We have a lovely community here and all neighbours around our street either know each other personally or at least acknowledge that familiar person from down the street. You will destroy this community over time as more people move in and people on the streets become less familiar. This move will destroy that sense of community that makes Christchurch and areas like this so liveable.

We already have infill housing and subdivisions in these streets and it will happen naturally with time as some of the larger properties are chopped up by developers. The idea of having 3 units on one of these sections or the section chopped into 3 for townhouses is abhorrent to those of us that live here. This is just a cheap fix designed to increase the population of the city without increasing the infrastructure.

Yours Sincerely,

Simon Fowke
HOMEOWNER