

BEFORE THE CHRISTCHURCH REPLACEMENT
DISTRICT PLAN INDEPENDENT HEARINGS PANEL

IN THE MATTER of the Resource Management
Act 1991 and the Canterbury
Earthquake (Christchurch
Replacement District Plan)
Order 2014

AND IN THE MATTER of the Residential Proposal
(part)

STATEMENT OF EVIDENCE OF JANE ELIZABETH MURRAY

SUBMITTER NUMBER: 780 and FS1415

17 MARCH 2015

This submission opposes the submissions of

838 Skyway Body Corporate 2/270 Cranford Street
839 Groovy Costumes 270A Cranford Street
841 David Philpott & Associates 268 Cranford Street
pertaining to changes to Planning Map 25

1. My full name is Jane Elizabeth Murray. My husband and I have been the owners of 208 Weston Road, St Albans since November 2008.
2. I hold a Post Graduate Diploma in Planning and I have studied urban design at post-graduate level.
3. I fully oppose the applicant's request to make the zoning of the properties at the corner of Cranford and Weston Road commercial as this will change the residential character of the neighbourhood. We do not oppose the businesses being in their current position but we believe the resource consent process is more appropriate for any changes to these buildings.
4. The houses situated at 268 and 270 Cranford Street are both residential in nature which is keeping with the neighbourhood. However a change in zoning will potentially give the business owners the opportunity to change the appearance of the buildings without consideration to the surrounding suburban neighbourhood.
5. Both these residences were homes prior to the earthquakes and have only been granted consent to operate as commercial businesses under the Temporary Earthquake rules. The businesses located at 268 and 270 Cranford Street have taken advantage of the rules and been able to locate in a residential zone temporarily, when these rules run out, the businesses should be encouraged to return to commercial zones.
6. The Council should be offering this type of business incentives to return to the commercial centres where it would have higher exposure and more foot traffic.
7. One of the objectives of the Strategic Directions chapter (3.3.8 Objective – Revitalise the Central City) is for the amenity values, function and viability of the Central City are enhanced through private and public investment. David Philpotts and Associates was located in the Central city and it is the type of business that should be encouraged to return. An accountancy firm is better located in central city where its clients can easily access the business, and its workers are able to access city shops. A costume shop is better located near a Key Activity Centre where customers can access it easier and also shop in the surrounding area.
8. Placing these types of businesses into the suburbs dilutes the strength of the commercial areas. It also puts additional strain on the transport

network because people need to travel across town to tiny commercial centres thus contributing to an automobile dependant population.

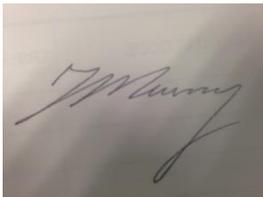
9. The entrances to both 268 and 270 Cranford Streets are located on Weston Road. David Philpotts and Associates does not have an entrance on Cranford Street. Therefore this property should be considered as being located on Weston Road rather than Cranford Street. The address of this property was changed from 206 Weston Road to 268 Cranford Street in 2009 or 2010 in order for the daughter of the former owners to gain entrance to Paparoa School. A Weston Road address was considered out of zone. The effect of the entrances being on Weston Road is that more traffic is generated in a residential neighbourhood.
10. This traffic is going to be exacerbated when the Council alters the intersections of Cranford Streets and Weston Road to be left in, left out. There will be no parking allowed on Cranford Street once it is four-laned so that will mean cars will park on Weston Road. This will lead to more problems of cars executing U-turns and 3 point turns in local drive-ways which is a risk to pedestrians especially small children and the less abled.
11. In CCC's evidence, Mr Blair noted that there are a number of commercial properties in the area. Most of these are small in scale and are owner occupied. The small scale businesses still have a residential appearance which retains the suburban feel of the neighbourhood. It is important that the zoning is retained as residential. The residential zoning objectives and rules ensure that neighbourhood character, amenity and safety would not be eroded by creating an unnecessary commercial zone. Each of these properties is surrounded by homes. Therefore it is important that each property reflects the context, character, and scale of building anticipated in the neighbourhood. The built form standards listed in the Residential zone are more appropriate for this neighbourhood than those in the Commercial zone as neighbours would need to be consulted on any significant changes to the buildings concerned. Large scale buildings are not keeping with the rest of the properties on Weston road and there is potential for property values to be lessened.
12. I disagree with Mr Blair's comment that a change in zone could be supported from a residential perspective. I have spoken to thirteen of the

neighbours living on the corner of Cranford and Weston Roads and twelve people were against the zoning change. All the neighbours I spoke to were unaware that the submitters had applied for a zone change and neighbours expected to be directed consulted on this type of change. I explained that this was not the process with this District Plan review. Unfortunately, due to time constraints, other neighbours were not able to lodge submissions expressing their disapproval during the further submission phase.

13. I stand by my comments in my further submission that the sites at 270A Cranford Street, 268 Cranford Street and 2/270 Cranford Street remain zoned Residential Suburban.

14. I oppose the zoning change for the following reasons:

- a) The area is predominantly residential and to keep the character of the neighbourhood, it is important that the surrounding buildings reflect this character.
- b) The businesses here are able to continue operating without a zone change.
- c) With a Resource Consent application, they would need to provide more detail in their application which would enable the effects on neighbours to be better assessed.

A square image showing a handwritten signature in cursive script, which appears to be 'Jane Murray'.

Jane Murray