

Kiaora, my name is Pip.

I grew up on Kilmarnock Street from the age of 6 months old.

My parents bought our home when they were 31.

My father lived there for the remainder of his life and Mum still lives there today. She will be 81 in December.

We hope that one day their grandchildren too will get to live there as we all wish for them to enjoy the same experience we had growing up on our property.

So close to sought after schools, playing with friends and entertaining families on the property. Enjoying BBQs, learning to ride bikes on our front lawn and driveway (safe from other cars) a multitude of outdoor games and playing with IMAGINATION. Huts and clubhouses were built in the bushes in the garden. Trying to climb trees, building jumps for our bikes, practicing my tennis skills for hours by using the back wall of the house as a volley board. Hours shooting hoops for basketball and netball.

Hours spent inside playing and practicing piano, while others were able to hear the tv. In my teens I was allowed the space in the home to get away and plug in my guitar & microphone, spending hours singing & writing music, only really watching tele when Mum and

Dad yelled out there was something on the news I might be interested in.

We spent many young years playing in friends backyards.

A lot of those back yards are no longer there. They are on the other side of Harakeke St, higher density, already lost to townhouses.

Riccarton Bush, Hagley Park and Mona Vale have been extended play areas & places to explore and expand our imagination. Yes imagination!

As we've got older these Taonga have been places we have gone with our dogs to relax, unwind, contemplate, recharge & heal, so close to home. Enjoy the health of the ecosystem & beauty of nature. There are few places in the world where you can live a lifestyle such as this. VERY few. This needs to be protected.

Sun, Space and the local ecosystem, both natural and cultural have been central to our love of our home.

We have lived with a large protected oak tree in our front yard, the likes of which you would usually find on a farm, not in a big city.

We have grown up with the ability to think and process clearly as we had a home where we could relax.

Dad had his garage and glasshouse, Mum could hold her bridge nights with friends and entertain parents whilst the kids played screaming and yelling without intruding on the parents spaces.

**YOU ARE PROPOSING TO DESTROY ALL OF THIS!**

Life is already stressful enough today as both parents work hard to provide for their families. It is more important than ever that people can come home to relax. That kids have space to carry out their hobbies. Room to spread their lego, build jumps for their bikes, make huts in the bushes but also have down time where they can recharge & process from a tugging off, or read a book peacefully or watch a worm burrow through the soil.

**THIS IS KIWI LIFE**

**THIS IS WHY PEOPLE COME HERE**

**Intensification causes STRESS!**

**STRESS on our ENVIRONMENT and STRESS on our PEOPLE!**

\*\*The parks will be crowded, the streets will be crowded the sky will be crowded, the noise will be intense.

Firstly through demolition and building intensively for years. We know from earthquake repairs that the sound of construction is excruciating at times. This level of development will ensure this noise and interruption will go on for many years to come.

This amount of people living in close confinement will also have added noise stresses.

This level of intensity will place huge pressure on our places of relaxation, our beautiful parks and waterways.

One of the serene beauties of the area is the space you can find for yourself away from anyone. This will be gone, there will be too many people.

### Real Estate Agent

Kiaora, I am Pip, I am a fourth generation real estate agent. My family have been selling real estate in Christchurch and surrounding areas since 1924.

City planners, we are not trying to build a new city, we are trying to IMPROVE an old city, keeping the qualities

of life which people have loved and fought to protect for so long.

A city our great, great, great grandparents travelled thousands of miles to find. A place of SUN, LIGHT & NATURE, of CLEAN OCEANS, RIVERS & lakes and big open skies

A place of space

400 studio 1 bedroom units on Tradme in Christchurch  
OH MY GOD! That is a life of living alone! Actually I just sold one of those to an investor, that's another story...  
Actually, it is relevant... a potential purchaser noticed the tenant had a pantry full of red wine and hardly any food. They ended up in hospital with 8 broken ribs & a punctured lung. He was sent back home after a week or so in hospital to fend for himself. He had no one, he was ALONE! He could afford to pay his rent of \$350 per week but he was alone! He couldn't shower himself, he stunk, he was black and blue and the system sent him home to fend for himself. He had no food. He had no will to live. We have since ensured he is surrounded by people who are checking in on him but he went unnoticed for too long and the system was not there for him as they were too busy, they needed the beds for others. Imagine the pressure this level of intensification will put on our hospital.

Mental health systems. These are not communities. These are isolation units. There were 38 other 1 bedroom apartments in that complex and he didn't have one friend there. Please don't turn our beautiful neighbourhood into this.

These are not homes, they are transient. Who lives in one bedroom apartments? I live on my own but I have a dog for company and have 3 bedrooms and a garden.

There are a few points from Tony's submission that I would like to support in short.

\*Walking corridors -Who has time to walk? This is an archaic and fantastical view of the future. How does a kid get to a rugby game in Halswell?

- Paradigm shift – Why do we want to shift a paradigm when we love our current paradigm and it is envied the world over! This is a broken objective.

### TREE CANOPY

We have trees that are 600 years old, we have seedlings from these trees planting their roots. We have Kereru & fantails in our back yard. What will happen to these native birds that we have fought so hard to have return to the area? The proposed

development change area under plan 14 is an area that acts as a corridor for these precious native birds to move freely from Riccarton bush to Monavale to Hagley Park to Botanic gardens. This is their green highway

YOU PROPOSE TO DESTROY IT!

### **Earthquake Insurance and Multi Unit Developments**

Working as a real estate agent at the time of the earthquakes I am aware of the tremendously stressful challenges faced by owners of Multi Unit Dwellings. Multi unit dwellings were among the last to face repair and some still may not be due to arguments between MULTIPLE OWNERS and in a lot of cases MULTIPLE INSURERS fighting through differences in wants, wishes and in many cases age requirements, health issues and sadly in a lot of cases deceased estate management.

Multiple UNIT dwellings are COMPLICATED. Others have the ability to impact on your enjoyment of your property. Insurance issues are highly COMPLEX and EXPENSIVE to resolve. The past was not that long ago. We would be silly to forget this soon.

You are our trusted caretakers, are you really looking to design a city that is full of these complexities again?

And instead of learning coming back and building so many more of this style of living?

### AFFORDABILITY

Intensification increases affordability? Intensification increases land values massively! Build costs increase the cost of buildings!

This can already be seen in the city and is actually one reason why my 81 year old mother is still living in our 2 storey 100 year old 4 bedroom home!

Because a new build town house on a tiny section is more expensive than the price she would get if she sold her large property!

Intensification does not make property more affordable it makes property MORE EXPENSIVE!!!!

The added expense of new builds increases the value of existing homes in the area around them. I have significant experience of this and am happy to talkj through examples any time. It is a fact!

By increasing the density of the area you will be significantly increasing the value of our land. In the short term this is fantastic for us and if I was selfish and

greedy I would say go for it but my conscience wont let me or my family do that!

The thought of our short term gain for future generations long term PAIN is devastating too me.

Our home will always be valuable but it's value is more than just money. This area east of Straven Road offers a lifestyle that so many in the world dream of.

Please don't ruin it!

You are our chosen guardians, chosen caretakers. Please protect our way of life. The sun, the space, the open spaces. Not the darkness of shade and concrete, of congested footpaths, roads and park space. Not the tiny windows of blue sky. Protect our sky scape, protect our breathing space.

I utterly oppose plan change 14. Design a city with heart, sunshine and space where children can play and laugh.