

Kōrero mai | Let's talk

Condell Avenue renewal submissions

Response No:
1

Contribution ID: 43087

Q2 Name of organisation/business

Short Text Spring with Sarah

Q3 Your role

Short Text CEO

Q4 Full name

Short Text Sarah Robb

Q8 What do you like about the Condell Avenue renewal and why?

Long Text Don't chop down the trees, they are an integral part of our suburb

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text Don't chop down the trees, they are an integral part of our suburb

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text The trees are happy where they are. Leave them alone

Q2 Name of organisation/business

Short Text Spokes Canterbury

Q3 Your role

Short Text Submissions Coordinator

Q4 Full name

Short Text Anne Scott

Q8 What do you like about the Condell Avenue renewal and why?

Long Text Spokes supports the renewal of Condell Ave including:

- replacing the deep-dish channel with a shallow levelled kerb and channel,
- improving the streetscape and drainage,
- reconstructing the footpath and road,
- providing a narrower crossing point near the retirement villages,
- improving road markings.

as it will make this part of Condell Ave safer and more attractive for cyclists and pedestrians. It is a good route to access the Nor'West Arc.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text Spokes recommends:

- A cycle path (similar to ones on Gloucester Street) between the footpath and the road on both sides of the 6m narrow crossing at 21 Condell Ave. Another option is a shared path on both sides for less confident cyclists.
- Changing the speed limit to 40km/h. Speed has been a problem on Condell Ave for some time. Condell Ave is close to two schools and the retirement village. The raised platform at Matsons Ave will help. The narrowing of Aorangi Road has made a difference. The lower speed will discourage some of the rat-running on this street.
- Ensure the camber of the road is suitable for trikes and mobility scooters / wheelchairs
- Ensure the footpaths are 1.5 m or wider and the grass verge is only on the roadside (not both) where wheelie bins should be placed (so as not to block the footpath), which is also helpful for posties/delivery agents.
- Install a chicane at the crossing point so it forces vehicles to slow down and give way to oncoming traffic.
- Do the upgrade once properly even if it requires a resource consent
- Undergrounding the power lines to enable the planting of trees on each side, in effect creating indented parking bays. There must be smaller trees options such as flowering cherry that are easy to control the height of.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Q2 Name of organisation/business

Short Text Papanui Heritage Group

Q3 Your role

Short Text Chairperson

Q4 Full name

Short Text Defyd Williams

Q8 What do you like about the Condell Avenue renewal and why?

Long Text We are pleased that Condell Avenue is receiving long overdue attention. Over the years numerous trees have been removed from the street without being replaced. This has been especially obvious in front of large new building developments, for example the rebuilding of what is now the Belle Vue Retirement Village. There is a complete absence of any trees at the Blighs Road end of the street.
The grass berm where the trees were originally planted has been sealed around the remaining trees, which must have affected their health, and the memorial aspect of the street seems to have been forgotten, apart from the single Memorial Plaque at the corner of Matsons Avenue.
We therefore welcome the plan to renew the gutter and kerb and make the footpath slightly wider. We also welcome the provision of clearly defined parking spaces, and new trees being placed off the roadway.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text We are unhappy about the plan to have trees on one side of the road only. This is a major departure from the avenue of trees envisaged by the people who worked to see the memorial avenues established, as living memorials to servicemen and women killed during WWII.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text Group members have suggested several native species: totara, kahikatie, kowhai, miro, beech trees. We note too that the original trees planted in Condell Avenue were Sorbus pinnatifida, planted in 1946, and that the species being considered by Council staff are Ginkgo, Fraxinus Ornus (Manna Ash) and Chinese Elm.
As a group we are currently working on a plan to see 'story' or interpretation boards installed in several parts of Papanui with information about the Memorial Avenues, as a way of making them better known and understood. We hope this will lead to greater public interest in maintaining and preserving the avenues into the future.

Q2 Name of organisation/business

Short Text AA District Council Canterbury/West Coast

Q3 Your role

Short Text AA Councillor

Q4 Full name

Short Text Benjamin Selby

Q8 What do you like about the Condell Avenue renewal and why?

Long Text After viewing the renewal proposal and visiting the street itself accompanied by a fellow councillor, the council's plans to replace the deep-dish guttering, fix the footpath and generally the renewal of the road surface itself is much supported by the Canterbury/West Coast AA District Council. The repairs are certainly needed and will allow residents and road users a far more efficient and up-to-date road to drive, walk or commute on.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text The concept of potentially removing heritage trees originally planted to commemorate the sacrifice made by our fallen war veterans. The Canterbury/West Coast AA District Council is fully supportive of keeping the memories of our war veterans alive and I personally would prefer these memorials would remain due to their heritage significance. Surely if work is to be carried out on Condell avenue it would be possible to work around them?

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text Yes. It is imperative that if the decision is made to replant or replace the heritage trees, the Waipapa Papanui-Innes-Central Community board MUST work closely with the Papanui RSA and those who represent the best interests of these living memorials of our fallen heroes with suitable trees and placement of trees which they deem to be appropriate. It is also worth mentioning to clearly identify the memorial trees so the public and passers-by know of their significance. This is because when my colleague and I visited the street, we couldn't clearly identify the trees as there was no plaque or sign that we could see denoting their memorial status. I am aware that a plaque exists, but it was not easy to identify. Something of this nature would be a sound move and one which the RSA must be involved with. Our fallen war heroes must be honoured in the best way possible.

Response No:
5

Contribution ID: 43491

Q2 **Name of organisation/business**

Short Text

Q3 **Your role**

Short Text

Q4 **Full name**

Short Text

Garth Thomson

Q8 **What do you like about the Condell Avenue renewal and why?**

Long Text

Q9 **What don't you like about the Condell Avenue renewal and why?**

Long Text

Kindly refer to attached submission PDF

Q10 **Overall, do you support the plan for Condell Avenue?**

Multi Choice

No

Q11 **Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?**

Long Text

8th May 2026

Submission on Condell Avenue Renewal – Heritage Landscape and District Plan Consistency

I support the need to renew core infrastructure along Condell Avenue. The proposed works will contribute to the long-term functionality and safety of the corridor. However, I have concerns regarding the proposed removal of all trees from one side of the street and whether this outcome is consistent with the treatment of recognised “highly significant” heritage values under the Christchurch District Plan.

Condell Avenue forms part of the Papanui World War II memorial planting network, which is understood as a coordinated commemorative landscape rather than a series of unrelated street trees. Within this context, the significance of the place arises from the collective spatial and visual structure of the planting, including its continuity, rhythm, and bilateral arrangement along the street.

The direction provided through the District Plan, and further reinforced by Christchurch District Plan Plan Change 13, recognises that heritage values can be derived from the relationship between elements, their setting, and their contribution to a wider landscape. In the case of memorial avenues, this includes the legibility of the avenue form as a defining characteristic.

The proposed removal of one entire side of planting would materially alter that form. From a heritage assessment perspective, this represents more than a reduction in tree numbers; it constitutes a loss of key attributes that contribute to the integrity and coherence of the landscape. In particular, the removal of one side of the avenue would diminish its symmetry, disrupt its spatial definition, and weaken its function as a recognisable commemorative corridor.

Within the District Plan framework, such outcomes would typically be considered adverse effects on heritage values. The relevant approach requires that such effects are avoided where practicable, or otherwise reduced to the extent reasonably achievable. Where a high level of impact is proposed, there is an expectation that the decision-making process demonstrates why less intrusive alternatives are not feasible.

It is not evident from the information provided that this level of assessment has been undertaken. In particular, it is unclear whether options that maintain a two-sided planting structure—through alternative species, revised planting strategies, or staged replacement—have been fully explored and discounted. The reliance on overhead service constraints as a determining factor appears to pre-empt these considerations, rather than forming part of a broader evaluation of design responses.

In comparable urban environments, conflicts between vegetation and infrastructure are commonly managed through adaptive design, including the use of species suited to constrained conditions and the renewal of planting over time. These approaches enable the retention of overall landscape structure, even where individual trees require replacement.

In this instance, a design approach that maintains the bilateral planting framework, while allowing for change in species and configuration, would better align with the intent of the District Plan and the direction signalled through Plan Change 13. Such an approach would enable the ongoing expression of the memorial avenue, rather than replacing it with a fundamentally different spatial arrangement.

I therefore encourage the Council to reassess the proposed design with reference to heritage effects at a landscape scale, and to more clearly demonstrate how the chosen approach responds to the requirement to avoid or minimise adverse effects on identified heritage values. Particular consideration should be given to options that retain or reinstate the two-sided avenue structure over time.

A design outcome that preserves the essential characteristics of the memorial planting, while accommodating necessary infrastructure upgrades, would provide a more balanced and policy-consistent response.

Thank you for considering this submission.

Garth Thomson

[REDACTED]

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Wendy Rowe

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Nothing

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The street narrowing. No parking. No trees on both sides of the road.
It is already dangerous to enter and exit our property. We have to wait down the road before the back up of traffic has gone. As otherwise cars think that we are turning the corner. This is not going to be possible if there is no where to pull in until it is safe.
There is no space allocated for parking for residents, people visiting and for deliveries. We have a narrow and steep driveway that means that sometimes delivery people cannot come up the driveway.
There will be an increase in traffic noise.
The definition of an Avenue, (Collins Dictionary), says that an Avenue is a wide street or carriageway with trees on both sides). This is not what will it will be if this goes ahead.
To take the trees away will change the character of the street. These were planted in memory of the fallen in World War 2. Therefore these should stay and or be replaced 1 for 1 or more.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Parking.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Joshua Smith

Q8 What do you like about the Condell Avenue renewal and why?

Long Text I like the proposed cycle ways, the shallow levelled kerb and channel, improved drainage, reconstructed footpath, road and road markings.

The recent work on Aorangi Rd nearby, I can see the enhanced road markings, width and drainage and cycle ways. This has been done very well, and I'd like a similar level of work done on Condell Avenue.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text The "Improved street scape". What is in the proposal will not achieve an improved streetscape if the biodiversity is significantly reduced, as is proposed. The proposal section on removing the trees I do not agree with.

I do not like the idea for the proposed streetscape, specifically regarding the decision around trees. I really appreciate the heritage trees on Condell Ave. They have significant meaning, I enjoy how they look, And they contribute to the biodiversity and ecosystem of the surrounding properties. My preference is that you prune them shorter, rather than take them out completely.

If the very tall trees are impeding powerline accessibility and service, and they have to come out, then at the very least, I would expect that those trees are replanted as close to where they were historically planted. This would be for aesthetic reasons, historical reasons and biodiversity reasons.

I disagree with the reasoning for not planting shorter trees or shrubs on the eastern side. You have not provided any evidence based reasons for WHY planting a different and shorter species on the eastern side is bad. It is my opinion that having two different species of trees on our avenue is significantly preferable to having trees on only one side of the road.

Planting trees in the surrounding area is your compromise for not planting them here. As residents of Condell Ave, I appreciate the beauty that having trees on both sides of the street gives out home environment. I would be disappointed to see trees planted in surrounding areas, but not replaced on Condell Ave. I would also be disappointed to see trees only planted on one side of the road.

Not "following the usual policy" as stated in the proposal is a concern for me.

Especially as a resident of [REDACTED], I completely disagree with the specific removal of ALL trees either side of our property. 100, 98A, 98, 96 and 94 are all having trees removed from outside the properties. There is a difference in removing some of the trees, which I understand for utility services, compared to removing all trees either side of our property and neighbouring properties. The large scale of the "street scaping" and tree removal is all wrong.

Have you contacted Te Iwi Māori of the land in consultation?
Have you consulted the local RSA branch in consultation of removing an important living memory of those fallen in our wars?

Please consider the biodiversity that you will be removing by taking these trees out, and please also consider the important memorial aspect of these decisions in removing these trees.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text Retain the proposed changes to kerbs, drainage, footpath, road.

Majorly re-think the approach to trees, as it is poorly planned with respect to the heritage nature of the street, and not considering in sufficient detail the ideas of small trees or species to retain some green space in the Western Side.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Tullia Wilson

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I like the proposition of a shallow levelled curb and channel; reconstruct footpath and improve road markings.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

I do not like the idea for the proposed streetscape, specifically regarding the decision around trees. I really appreciate the heritage trees on Condell Ave. They have significant meaning, I enjoy how they look, And they contribute to the biodiversity and ecosystem of the surrounding properties. My preference is that you prune them shorter, rather than take them out completely.

If the very tall trees are impeding powerline accessibility and service, and they have to come out, then at the very least, I would expect that those trees are replanted as close to where they were historically planted. This would be for aesthetic reasons, historical reasons and biodiversity reasons.

I disagree with the reasoning for not planting shorter trees or shrubs on the eastern side. You have not provided any evidence based reasons for WHY planting a different and shorter species on the eastern side is bad. It is my opinion that having two different species of trees on our avenue is significantly preferable to having trees on only one side of the road.

Planting trees in the surrounding area is your compromise for not planting them here.
As residents of Condell Ave, I appreciate the beauty that having trees on both sides of the street gives out home environment. I would be disappointed to see trees planted in surrounding areas, but not replaced on Condell Ave. I would also be disappointed to see trees only planted on one side of the road.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Have you contacted Te Iwi Māori of the land in consultation?
Have you consulted the local RSA branch in consultation of removing an important living memory of those fallen in our wars?

Please consider the biodiversity that you will be removing by taking these trees out, and please also consider the important memorial aspect of these decisions in removing these trees.

Response No:
9

Contribution ID: 43519

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Lewis Barclay

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Road and gutter replacement is overdue and current silver birch trees are inappropriate for people who suffer allergies. Many trees have already been removed leaving unsightly and unsafe road surfaces. New plan will modernise the streetscape and provide more appropriate trees.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Nothing that I don't like.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Paul Harre

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Resurfacing the road. It desperately needs it. More planting! I love trees.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

It's too late, the road has been out of action for months with various repairs you have had ample opportunity to do this work over this time. Traffic has increased on this road because of the action you took on wairake road. You don't need a stop light and a speed bump in the same place. I'm really concerned it looks like what was achieved on Aorangi road which just facilitates a head on collision. Your plan doesn't seem to consider the local school and the traffic and parking needed.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

The noise generated from people slowing and accelerating away from the speed bump. The water those ditches vary away. Removal of trees and making the best of what is there. It takes a long time to grow a tree.

Response No:
11

Contribution ID: 43496

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Ian Taylor

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Resealing the road

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Removing too many trees, please keep the trees

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Please keep all of the trees, they are historically significant to Christchurch and our future generations.

Response No:
12

Contribution ID: 43526

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Hillary Rock-Harnden

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Please don't remove healthy trees that are there to commemorate soldiers. The current trees are well established and would be a shame to remove them, as well as their heritage significance.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
13

Contribution ID: 43490

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Robert Henderson

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Please see attached written submission.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Please see attached written submission.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Please see attached written submission.

Submission on Condell Avenue Renewal Proposal

I support the overall intent of the proposed renewal works on Condell Avenue, including improvements to footpaths, crossings, drainage, and accessibility. These upgrades will improve the usability and safety of the street for residents and visitors.

However, I have significant concerns regarding the proposed removal of 24 trees and the decision to only replant trees on the western side of the street.

Condell Avenue forms part of Christchurch's World War II Memorial Avenues, planted in the 1940s as a living memorial to local soldiers who lost their lives in the war. Through the District Plan and Plan Change 13, Council recognises these memorial avenues as a highly significant heritage landscape. The defining characteristic of this landscape is not simply the presence of individual trees, but the avenue form itself — trees lining both sides of the road to create a coherent memorial corridor and streetscape.

The current proposal would remove all existing memorial trees from both sides of the street and replace planting on one side only. This would fundamentally alter the avenue structure and permanently change the character and heritage expression of Condell Avenue.

I am also concerned that the proposal appears inconsistent with the principles established within Council's own Urban Forest Plan and Tree Policy.

Council's "right tree, right place" approach is intended to guide the selection of species appropriate to site constraints, including overhead power lines. Importantly, the Tree Policy specifically anticipates trees being planted beneath power lines where suitable species are selected that can mature without requiring ongoing line-clearance pruning.

Similarly, the Urban Forest Plan repeatedly emphasises:

- retaining and increasing canopy cover
- adapting planting to constrained urban environments
- using smaller species where space is limited
- protecting landscape character and neighbourhood identity

Taken together, these documents support an adaptive response to infrastructure constraints through species selection and planting design — not the removal of avenue planting from one side of a heritage street altogether.

There are numerous examples throughout Christchurch where appropriately selected species are successfully planted and maintained near overhead power lines. Including further along Condell Avenue itself. This demonstrates that the issue is not whether trees can exist in these conditions, but rather what species and planting approach are appropriate.

The consultation material itself refers to decisions around species selection and states that Council considered using shorter-growing trees beneath the overhead lines. However, the design documentation provided to the public does not appear to identify any proposed replacement species, comparative species analysis, or detailed assessment of alternative planting approaches. Given that species suitability is central to the justification for the proposal, the absence of this information raises concerns about whether these alternatives have been meaningfully explored or publicly tested through the consultation process.

The proposal therefore appears to apply “right tree, right place” in a manner inconsistent with the broader intent of Council’s own policies. Rather than adapting the planting strategy to maintain the avenue structure, the proposal effectively removes one side of the memorial avenue entirely.

I acknowledge that some of the existing trees may no longer be suitable long-term and that infrastructure constraints must be managed. However, this should not automatically result in the permanent loss of the two-sided avenue form, particularly in a street recognised for its heritage and commemorative significance.

I respectfully request that the current planting proposal be reconsidered and that:

Council’s heritage and landscape teams work together to develop a revised planting strategy for Condell Avenue that:

- *acknowledges the memorial and heritage significance of the avenue*
- *maintains or reinstates the avenue structure*
- *aligns with the principles of the Urban Forest Plan and Tree Policy*

A revised approach that balances infrastructure requirements with heritage landscape outcomes would better reflect both the intent of Council’s own policies and the significance of Condell Avenue as a living memorial within Christchurch.

Thank you for the opportunity to provide feedback.

Robert Henderson

Response No:
14

Contribution ID: 43487

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

VIncent Pageot

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Reducing the cars speed by narrowing the road every 50m or so.
Removing the silver birch trees for allergen reasons and the mess they make.
Hopefully improve the ground to reduce vibration when heavy vehicles (trucks, bus) pass by

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

David Rowe

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The narrowing of the street will increase traffic noise. Removal of trees and only being planted on one side of the street. They are and should be on both sides of the street as they are now with suitable trees. Maybe natives if possible. There is no street parking. This will make it even more difficult to get out of driveways. It is already difficult to get out and into the property with the traffic building up at the intersection. The Commemorative Plaque should be put back into place. As there is a suitable post/s on the Corner of Blighs and Condell Avenues.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

The traffic at the moment coming down Condell Avenue already banks up at the intersection of Blighs and Condell Avenue.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text James Roy Sinton

Q8 What do you like about the Condell Avenue renewal and why?

Long Text I have lived at this address for over 50 years and the deep gutters and especially the steep camber at the road edges has always been a bone of contention — the elimination of these will be most welcome. I strongly disagree with those who are complaining about the tree removal — your planned planting layout seems very sensible. Besides the ageing silver birches are not particularly attractive. A older resident once told me they were not the planners' original choice but the Reserves Dept. of the time had a surplus they wanted rid of!

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text Because this end of Condell Ave continues to attract increasing traffic volumes, I have some concerns about the narrowing of the carriageway at the southern end — although it is difficult to tell from your simplified diagram what effect this might have.
Has any survey been done of the numbers of residents from the retirement homes wishing to cross Condell Ave at this point – I frequently walk in this area and have seldom noticed any such traffic.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text Over the many years I have lived in Condell Ave, traffic volumes – particularly at peak times – have increased enormously. It is a favoured route for many in the outlying north-west suburbs wishing to avoid Papanui Rd to reach the city centre.
The Condell Ave / Blighs Road intersection is frequently a frustrating bottleneck, particularly for those wanting to turn right out of Condell Ave.
I believe a good case can be made for the installation of traffic lights at this point.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Kyle Sutherland

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I support the infrastructure improvements proposed for Condell Avenue, specifically the replacement of the deep-dish channel with a shallow kerb and channel, the reconstruction of the footpath and road surface, and the improved drainage. Residents have clearly waited too long for these basic upgrades, and it is good to see the Council committing to address the poor road conditions. I also welcome the narrower crossing point near the retirement villages, which is a practical safety improvement for vulnerable pedestrians in the area.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

My support for the renewal is conditional on the tree canopy along Condell Avenue being fully protected. Christchurch has already lost a significant portion of its urban tree cover, with research from the University of Canterbury finding that approximately 14.5% of the city's urban tree canopy was lost between 2016 and 2021. Against this backdrop, any further removal of trees during this renewal would be deeply concerning. The heritage status of Condell Avenue under PC13 is a welcome safeguard, and I urge the Council to uphold it strictly throughout the renewal process, ensuring that no healthy trees are felled and that any replacement planting is maximised wherever possible.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Yes. The Community Board must give serious weight to the broader context of tree loss across Christchurch when considering this renewal. Research from the University of Canterbury has found that approximately 14.5% of the city's urban tree canopy was lost between 2016 and 2021, with the majority occurring on residential land. This is a city-wide crisis, and decisions made at the street level contribute to it.

The Board should consider the following:

The Council's own policy requires two trees to be planted for every one removed. On Condell Avenue, the proposal departs from this by instead planting replacement trees "in the surrounding area." The Board should seek specific commitments on where exactly those replacement trees will be planted, in what numbers, and on what timeline, rather than accepting a vague undertaking.

The proposal to plant trees on the western side only, and to forgo eastern-side planting entirely rather than use a shorter-growing species, should be reconsidered. A different species on one side is far preferable to no trees at all. The Board should request that Council revisit this decision and provide a stronger justification before it is finalised.

Condell Avenue is one of 16 living memorial avenues planted to honour soldiers who died in World War II. The Board has a responsibility to future generations to ensure the spirit and intent of that heritage designation is honoured, not just its technical rules. Approving a renewal that results in a net loss of trees on a war memorial avenue would be inconsistent with that responsibility.

Finally, the Board should ensure that resource consent obligations under PC13 are not treated as a barrier to doing the right thing by the trees, but rather as a framework that supports it.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Michael Langton

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

The road surface of Condell Ave. has been in desperate need of serious repair for many years. I'm glad that it is finally happening.

The trees are inappropriate for the location: so big they are a powerline risk; damaging to the road, gutter, and footpath; unmaintained, so branches strike cyclists in the face; a haven for ivy, meaning endless ivy seedlings in our gardens; non-native; deciduous (even the conifers!) so the gutters get clogged; prolific seeders, so there are seeds blowing in everywhere and silver birch seedlings popping up. There is no indication on the trees or street that the trees are intended as a memorial, and the problems with the trees make them a disrespectful and inappropriate memorial. I am hopeful the trees can be replaced with natives that are more suitable.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The renewal plan narrows the road significantly, making it dangerous for cyclists and replacing much-needed safe on-street parking with pointless grass that will need to be maintained by residents. Between the retirement communities, Laidlaw College, residents, and contractors, this section of Condell Ave. is often completely lined with parked cars on many weekdays. Technically parking will be allowed in most of the narrowed road, but it will not be wide enough for two lanes of traffic, parked cars on each side, and cyclists.

The proposed footpaths are very narrow, again apparently to make space for pointless grass. Many children travel to school on these footpaths, on foot or on scooters, and at other times there are many pedestrians, dog-walkers, and joggers. There needs to be enough space for all these activities, and for people traveling at different speeds and in different directions to pass each other.

It is currently quite dangerous and difficult for cyclists traveling north on Condell Ave. to turn left into the cycleway on Aorangi Road. The proposed significant narrowing of Condell Ave. at its intersection with Aorangi Road and the positioning of the path connecting to the cycleway will make this even more dangerous and difficult, and will also make it difficult to get from the cycleway on Aorangi Road onto Condell Ave. with a right turn. Please consider having this narrowing only start north of Aorangi road so it is safe to cycle through this intersection, and please connect the cycleway directly to Condell Ave. on the north side of Aorangi Road.

With this much work going on, can we move the powerlines underground at the same time?

I do not support adding any additional grass to mow; my joints have enough trouble with what is there already. The city should only add more public grass if it is willing to maintain it itself.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
19

Contribution ID: 43470

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text James Glubb

Q8 What do you like about the Condell Avenue renewal and why?

Long Text Any renewal of infrastructure especially, core elements such as roading and footpaths is to be applauded and encouraged.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text The removal, even in part of the trees that form any part of one of Papanui's Memorial Avenue's to the Fallen, is grossly inappropriate, cowardly and shortsighted. I cannot in imagine how anyone could comprehend removing trees which by definition form part of an avenue. Again, just another example of a local authority barking at shadows.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Luke Richards

Q8 What do you like about the Condell Avenue renewal and why?

Long Text I like the fact we will be upgrading the avenue. I think modernizing can be a good will be a good thing

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text I am a passionate landscaper. The removal of trees, and then replacing only some, is a mistake. We are called the garden city for a reason. The example on Randolph Street proves my point I think. The esthetic is horrible after the tree removal. Bury the power lines, dont remove the trees.

The heritage of those trees is also a reason to keep them. I am 30 years old, alot of my generation and younger dont appreciate the value of remembering WW2 and other past mistakes. Their own city removing heritage trees as if they arent important will only add to this type of mentality.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
21

Contribution ID: 43457

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Marg O'Connell

Q8 What do you like about the Condell Avenue renewal and why?

Long Text Leave the trees. They are the point of the memorial street. Trim them if necessary but rather hypocritical to remove them. Replacing them doesn't work. My Father fought in WW2 and I like that there is a memorial in the area.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text Tree removal

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text LEAVE THE TREES

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

David Palmer

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Removal of deep dish guttering

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Condell Ave needs more traffic calming measures. Ideally speed bumps and points where the road narrows should be added along the length. I have walked down Condell many times and it always surprises me how fast cars often drive down there. Cars feel safe to drive that fast because the road is so wide and straight. Adding in kerb buildouts would create more frequent natural crossing points for pedestrians, and also naturally reduce the speed at which vehicles travel. Speed bumps would also help a lot, and have been commonly deployed on other similar roads such as Cavendish Road.

The removal of large trees may be a concern for some residents, however the removal needs to happen. The species is inappropriate for an urban environment as it causes allergies. I believe if additional kerb buildouts are added on the northern side of the road, this would create space for these trees to be replanted on that side without interference with the overhead lines. In this way, traffic calming would solve the issue of cars going too fast and the issue of trees being removed.

Even if it is much more expensive, undergrounding all of the cables should be considered. Currently the poles erupt in the middle of footpaths, which makes an already narrow footpath ludicrously narrow. If they cannot be removed, they need to be realigned to ensure they are not on the footpaths at all. Please also consider widening footpaths it as they are currently quite narrow in general.

The poles on the south side outside the retirement village at 39 and 53 Condell need to be removed. They appear to only be carrying network cables and a single phase of power, which can surely be undergrounded by Orion at minimal cost. This would remove the conflict with the trees in this area, allowing them to be retained or have larger species planted in their place.

Given that this section of road will connect with the Nor'West Arc cycleway, I'd like to see cycle markings added on the road to signal to drivers that they must share the space. Waimairi School is at the end of Condell on the other side of Blighs, and any improvement to cycling safety would allow Condell to act as a local cycle route feeding onto the MCR from the east, as well as allow a safer transition toward the school from the MCR for people biking in the north-west direction. Ideally painted lanes should be added, but sharrow markings would also be of benefit.

The 40km/h school zone restriction should start about 100m further back from Blighs Road, and an illuminated sign should be installed to clearly signal to drivers that they are entering a school zone. Speed bumps should be added at the intersection, to ensure that people are reducing speed as enter the intersection. On Google Street View there is an image of a car turning into some children crossing the road (attached). More work clearly needs to be done to make this intersection safe for pedestrians. Tightening the sweep on the south side would reduce the speed at which cars turn left into Condell, which would be an improvement. The pedestrian refuge on Blighs should be moved to be north of Condell; the current position to the south means that cars turning right out of Condell cannot use the median to wait for a gap in the south-bound traffic (increasing queuing times), and it encourages conflict between cars and children as seen in the streetview image.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text



Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Allan John Taunt

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I realise there are pros and cons with the position of footpaths relative to the road and the property owner's boundary:

- * Keeping footpaths away from the road is keeping the footpath away from fast moving traffic. Also keeping the footpath away from the road minimises the undulation at the driveways (this is a huge problem in many places).
- * Keeping footpaths away from property owner's boundary improves visibility when drivers are exiting properties (although that could also be addressed through better fence designs).

My preference is footpaths that are in the centre of the berm, or if need be, closer to the property owner boundary. Having berm "greenery" either side of the path makes for a more enjoyable experience. The proposed plan is very good in this respect.

Narrowing the crossing points makes good sense to calm traffic. I am wondering if they are narrow enough though? It would be worthwhile monitoring this to see what the data says. I know currently there are many examples of drivers driving too fast on Condell Avenue.

Will be great to have the deep-dish gutters upgraded to kerb and channel.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

For children travelling to Waimairi School, I'm not convinced these changes will improve safety. This is especially true toward the Blighs Road end of Condell Avenue. The road is 50 km/h in general, with only a few metres close to Blighs Road becoming 30 km/h during school travel times.

This is not a safe environment for children to bike to school. There needs to be a better treatment at the crossing near Blighs Road to ensure safe speeds. Drivers have been seen to turn left off Blighs Road onto Condell Avenue relatively fast and with the high hedge reducing visibility on the corner this is quite unsafe.

Could the speed be reduced on Condell Avenue between Aorangi Road and Blighs Road?

Could sharrows be introduced at the crossing points? (cyclists should be taking the lane where the road narrows).

Could sharrows be introduced at the approach to Blighs Road? (the concern is a cyclist could be squeezed if they are too far left).

Honestly, that island crossing near Blighs Road is a place where a speed hump would be appropriate. Is it possible to introduce this into the design?

Many students bike on the footpath because there isn't an alternative safe option, this is a considerable risk as there is very poor visibility at the corners at the intersection with Blighs Road (because of the previously mentioned hedge on the west side, but also because of the block wall on the east side). Could the path be widened on the east side to become a shared path?

Note, if the crossing near Blighs Road can be designed in a way that it is a preference and the footpath on the east side is widened and more appealing, then students are more likely to cross over Condell Avenue and then use the pedestrian crossing / Kea crossing on Blighs Road (rather than the island crossing on Blighs Road) - this would greatly improve safety.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text I assume the crossing point near 77 Condell Avenue will also have no parking lines? (possibly just missed from the consultation image).

Outside scope, but the pedestrian crossing / Kea crossing on Blighs Road near Tillman Avenue should be replaced with traffic lights. This could also improve traffic flow as people would cross in groups on the lights. It would also reduce the current inefficient situation of drivers on one side stopping but the other side does not. I have many video examples of questionable behaviour at this Kea crossing (basically they are drivers going through the crossing when they should be stopping).

Response No:
24

Contribution ID: 43831

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Glenys & Charles Hudson

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Road will be narrower and hopefully reduce traffic speed and noise.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The trees need to be deciduous and not block the sun from exiting houses. Thirty kilometre sign needs to be moved further up Condell Avenue because a number of parents deliver and pickup their children from school by parking in Condell Avenue.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

I'm a resident at The Bellevue and my apartment is at the Condell Avenue end of the Village so I use it almost every day.

It wasn't until I was out walking yesterday and saw a notice on a lamp-post that I knew there had been a consultation period for the renewal. I had been looking forward to making a contribution but I see that it is now too late! May I, instead, just let you know a few of my major concerns. When you last visited you gave us a general idea of what is planned so I'll just cover a few points of particular concern to me. They are as follows:-

- Since living here I've had a great deal more nasal allergies and I think this may be due to the silver birch trees that presently line the street. I like having trees but could we please have ones that are not so allergy-inducing. The present trees are unsightly and past their use-by date, anyway!
- I most often exit the Village in my car via the Condell Avenue entrance and I find if cars are parked too close to it, I can't see traffic that is approaching, especially from the right. Could we please have yellow lines or a white line indicating where parking starts.
- I sometimes park in Condell Ave if I am going out again and as you know the camber is so steep that negotiating my way out of the car and over the deep gutter is a hazard! But I expect this will be rectified. However, it is good for planners to know that quite a lot of cars park along there.
- Sometimes cars speed at a frightening rate along this end of Condell Ave. I hope there will be some way of inhibiting this.

Comments about the Gingko trees as a preferred species: These are good looking trees but I'm sure you will be aware that in autumn the female trees smell revolting when they drop their fruit. To me it smells very strongly of vomit!. For example, there is one in Rolleston Ave on the footpath outside the Curator's House kitchen. I note that they have a notice pinned to the tree explaining the source of the smell! There is another in the Botanic Gardens at the west entrance to the rose garden. Hopefully, you won't plant female ginkgo trees in Condell Ave!

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Richard Athol Rutherford

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I like that the road will be designed to slow traffic and reduce deep gutters to closed gutters / drains

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The trees there now are too big for powerlines and impede visibility when turning out of driveways onto Condell Avenue

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

No parking zone near Condell Retirement Village driveway on both sides of 53 Condell Avenue driveway

Response No:
27

Contribution ID: 43704

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Anne Winifred McDonnell

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Taking away camber on road. When someone parks at side of road, sometimes hard to get out of and awkward with children.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Taking away road width and narrowing width making it harder when cars parked. One often has to give way to on coming traffic.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Retirement Village needs somewhere for helpers to park as not always room inside village. 12m would make it a lot easier for all. Just look at Aorangi Road parked cars which makes one way traffic a lot of the time and no one on cycleway.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Stephanie Buzzard

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Removing the deep gutters because it will look better and be safer for parking and walking over.

Narrowing the road as it will make it slower and hopefully less speeding.

Having new road surface will look better. So much patchwork currently.

Removing big old wonky trees that are making the paths and roads uneven will look better.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Removal of trees on one side of the avenue will affect the symmetry and character of the avenue. Randolph street is way uglier than Condell Ave. Why can't the powerlines be put underground like in Invercargill. The streets there look so much nicer. Heritage nature of the road could be more clear to help add back some of this character. Like signage, a memorial or a plaque. Instead of just a generic streetscape.

Disappointing that the scope won't extend to further up Condell Ave past Matsons to keep the street consistent.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Have you considered granting residents \$\$ towards planting new trees on their own private land if you aren't going to replant as many trees in the area.

Speed bumps or yellow lines on the bends of the street further north to allow safely turning into and out of driveways without blocking traffic behind you.

?Need to restrict parking if narrowing street for safety reasons? Unclear how many yellow lines might occur up the length of the street and if parking will be reduced. Perhaps needs to be painted parking boxes or other way to distinguish to ensure considerate parking.

Need a left and right turning lane painted at the end of Condell Ave for traffic turning into Blighs road. People are often inconsiderate when pulling up to this intersection and take up the whole road when there's plenty of room for two lanes.

Response No:
29

Contribution ID: 43630

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Steven Little

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I like the improvements to the cycle way it is pretty awkward sometimes getting from Matsons to Aorangi especially because cars go pretty fast down Condell.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

I don't like the removal of the existing trees if there is anyway they can be kept I think that should be explored. That is definitely my favourite part of Condell Ave and all of the streets around it.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Stephen Clark

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Unfortunately, I don't live on Condell Ave so can't make a direct submission but are you aware of the significance of the trees on Condell Ave? The trees along it and other avenues like St James Avenue add up to the number of soldiers we lost in the world war(s). It would be sad to lose this living reminder, and removing the trees from just one of these memorial avenues would severely diminish the significance of all the memorial avenues around Christchurch.

Therefore any tree removed should be replaced.

Not to mention they are good for the environment and in keeping with Christchurch's vision of being a garden city.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Laura Campbell

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I support the overall intent of the renewal project and the investment into improving the street environment for residents, pedestrians, and road users. The proposed footpath, crossing, and accessibility upgrades should make the area safer and easier to navigate, particularly for older residents and people with mobility challenges.

I also support the idea of renewing the street in a way that looks to the long-term future of the area rather than continuing with piecemeal maintenance.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

My main concern is the proposed removal of all existing memorial trees from both sides of Condell Avenue, while only reinstating planting on the western side of the street.

Condell Avenue forms part of the Papanui World War II Memorial Avenues, established after the war as a living memorial to local servicemen who lost their lives. The avenue planting itself is an important part of that memorial. These streets were intentionally designed as tree-lined avenues, with planting on both sides contributing to their commemorative identity and historic character.

Under the current proposal, the avenue would effectively become a one-sided streetscape. In my view, that fundamentally changes the nature of the memorial avenue and weakens the original intent of the planting.

Christchurch City Council's own Urban Forest Plan and Tree Policy specifically supports adapting species selection to constrained environments, including areas beneath overhead lines. The policy framework appears to support choosing suitable trees for the location, rather than removing avenue planting from one side of a heritage street altogether.

There are already many examples across Christchurch where trees coexist successfully with overhead power lines through appropriate species selection and management.

For that reason, I do not believe the current proposal represents the best or most balanced outcome for this memorial avenue.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

I encourage the Community Board to view this project as an opportunity not only to renew infrastructure, but also to restore and strengthen an important memorial landscape that has gradually declined over many years.

This avenue has already experienced significant tree loss over time. Rather than accepting further reduction of the memorial planting, this renewal should be used as a chance to re-establish the avenue appropriately for future generations.

I would strongly encourage Council's heritage and landscape architecture teams to work together on a revised planting strategy that:

- respects the memorial significance of the avenue
- restores planting continuity along both sides of the street over time
- uses species suitable for the site constraints
- aligns with the intent of Council's Urban Forest Plan and Tree Policy

I believe a much better balance can be achieved between infrastructure requirements and protection of the avenue's heritage character and commemorative purpose.

Response No:
32

Contribution ID: 43536

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

David Pote

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The trees are going to be removed
Only trees on one side of condell ave

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Don't know / Not sure

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Number of car parkings are going to reduce
Cycle lane to wide

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Yann-Pierre Montelle

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Condell Avenue: One Step Forward, One Giant Leap Backward for Our Urban Forest: The planned improvements to Condell Avenue are a welcome step — safer footpaths and narrower crossings will protect the most vulnerable in our community, from schoolchildren to elderly residents. These changes are long overdue and we applaud the commitment to safer streets.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

But let's be clear: ripping out 24 trees is an act of environmental vandalism. Christchurch City Council cannot claim to champion its own Ōtautahi-Christchurch Urban Forest Plan while simultaneously gutting one of our streets of half its tree canopy. The plan itself recognises urban trees as critical infrastructure — not decoration, not an afterthought — yet this renewal proposes to bulldoze 24 living, breathing members of our urban ecosystem and replace them with a fraction of what stood before, confined to just one side of the street. This is not renewal. This is destruction dressed up in bureaucratic language.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Our urban forest is a lifeline — it cleans our air, cools our streets, supports biodiversity, and connects our communities to nature. Every tree lost is a tree that took decades to grow and will take decades to replace. The council must be held to its own word. We demand a revised plan that protects every tree possible and upholds the Urban Forest Plan in both letter and spirit. Condell Avenue's community deserves safe streets and a thriving canopy — not one at the expense of the other.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Anne Scott

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I regularly cycle on Condell Ave. There has been an issue with the speed of vehicles for some time. It did improve with the narrowing of the entrance to Aorangi Road as it slowed turning traffic but straight through traffic is still travelling too fast. The plan will help to reduce speeds further.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

I would like to see an alternative route for cyclists where the road is narrowed to 6m otherwise it will not feel safe at this pincer point. Otherwise leave it at normal width. I would like to see the speed on this section reduce to 40km/h

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Fiona 'Fox' Bennetts

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Replacing the deep dish kerb and channel.
The narrowed road crossing.
Planting new trees.
Keeping the road relatively narrow.
The narrow 6m road alongside the Nor'west Arc Major Cycleway

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

- Do it once and do it right. I.e. if it needs consent to do a better job, get consent to do that.
- Underground the power lines so you can plant trees on both sides of the road.
- Narrow the street further by planting trees on both sides, in effect creating indented parking bays to encourage safer travel speeds
- Make the speed limit 40 km/h due to the proximity to two schools and two retirement living villages, plus it's a popular route for cyclists

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

As someone who used to live just west of Matsons corner on Condell Ave and lost a cat to the road:

- install a chicane at the crossing point, so it forces drivers to slow down and potentially give way to oncoming traffic
- ensure the camber of the road and footpaths are suitable for trikes and mobility scooters/wheelchairs
- ensure the footpaths are 1.5 m or wider and the grass verge is only on the roadside (not both) where wheelie bins should be placed (so as not to block the footpath), which is also helpful for posties/delivery agents.
- consider installing a modal filter (e.g. retractable bollards) near Aorangi Rd to prevent rat-running

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Aurélie Montelle

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I support a lot of the proposed improvements for Condell Avenue, especially making the footpaths smoother and safer. I have grown up around this street and have so many memories of scootering along it to primary school and now biking down it to high school. At the moment the road surface is really rough and uneven in places, which can make biking feel unsafe, especially when cars go fast or pass too closely. Anything that helps slow traffic down would be a really positive change for students and kids using the street every day. A proper bicycle lane would be amazing and would encourage more people my age to bike instead of getting driven everywhere.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

One thing I feel really strongly about is the trees. The current trees make the street feel beautiful, shady, and welcoming. Lots of kids walk, scooter, and bike there every day, and the trees make it feel calmer and safer. I am part of the tree planting club at my school, so I care a lot about protecting and increasing tree canopy in Christchurch.

That is why I think it would be a huge missed opportunity to only plant trees on one side of the street after removing so many existing ones. This project is a chance to make Condell Avenue greener, cooler, and more attractive for future generations. Planting trees on both sides would make a massive difference and would show that Christchurch is serious about improving its urban forest and creating better streets for people, not just cars.

I really hope the Council chooses to see this as an opportunity to improve both safety and the environment together.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Clemency Montelle

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I strongly support many aspects of the proposed renewal of Condell Avenue. The planned footpath reconstruction, accessibility improvements, and narrower pedestrian crossing points will significantly enhance the safety and usability of the street, particularly given the proximity of rest homes and a primary school. Improving pedestrian amenity and safe crossing infrastructure in this area is both necessary and welcome.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

My principal concern, however, relates to the proposed removal of the existing 24 trees and the decision to replant trees on only one side of the street.

At a time when Christchurch is experiencing ongoing decline in urban tree canopy cover, particularly on residential land, this project represents a rare and valuable opportunity for the Council to actively increase canopy cover and strengthen the city's urban forest infrastructure, rather than reduce it. Recent reporting and research have highlighted both the scale of canopy loss across Christchurch and the growing challenges facing Council in protecting and expanding urban tree cover.

The proposal to retain trees on only one side of the avenue appears inconsistent with the aspirations of the Ōtautahi-Christchurch Urban Forest Plan, which explicitly recognises urban trees as critical infrastructure. Trees are not merely aesthetic additions to streetscapes; they contribute substantially to shade, cooling, biodiversity, stormwater mitigation, wellbeing, and neighbourhood character.

Replanting trees along both sides of Condell Avenue would transform this renewal project into a genuinely forward-looking investment in Christchurch's urban environment and climate resilience. It is a golden opportunity for the Council to demonstrate leadership in urban canopy enhancement while simultaneously improving pedestrian infrastructure and neighbourhood amenity.

By contrast, reducing the avenue from a double-sided treed streetscape to a single-sided planting corridor represents a significant loss of urban forest infrastructure and a missed opportunity to advance the Council's own strategic objectives.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
38

Contribution ID: 43528

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Gabriel Montelle

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Most of the planned improvements will have a positive impact on Condell avenue, and are required to address the poor street quality. Reconstructing the footpath and providing a narrower crossing point are extremely important given the proximity of rest homes as well as a primary school so ensuring safe crossing and walking is a top priority.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The main drawback about the renewal plan is the plan to remove the 24 trees currently and replace them with only trees on the western side of the street. This directly contradicts the Ōtautahi-Christchurch Urban Forest Plan as the point of this renewal is to renew the infrastructure through the street but under the plan trees are viewed as "Our urban trees are valued and looked after as critical infrastructure." By leaving them only on one side of the street the council will have downgraded critical infrastructure giving a serious drawback to the plan for renewal.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
39

Contribution ID: 43445

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Sophie Morton

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I think the improvements are good but it's really important to keep the beautiful trees

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Please keep the trees

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
40

Contribution ID: 43048

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Emily Heazlewood

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Making curb and channel less deep

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The road will be too tight I feel like it is on the northern end. The existing parking is great, but Christchurch roads seem to get smaller and smaller with less parking. I feel making it less deep and occasional tree like it currently is would be best for parking as the school parking is full everyday around 3pm so this could create an even bigger problem.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
41

Contribution ID: 43139

Q2 **Name of organisation/business**

Short Text

Q3 **Your role**

Short Text

Q4 **Full name**

Short Text

Kenneth Murray and Barbara Anne Matthews

Q8 **What do you like about the Condell Avenue renewal and why?**

Long Text

Please see our attached submission

Q9 **What don't you like about the Condell Avenue renewal and why?**

Long Text

Please see our attached submission

Q10 **Overall, do you support the plan for Condell Avenue?**

Multi Choice

No

Q11 **Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?**

Long Text

Submission on Condell Avenue renewal plan

In this submission we respectfully address points of concern to us while also acknowledging some positive points in the plan.

1. Removal of trees on eastern side.

The planned removal of trees from the eastern side of Condell Ave is unacceptable to us for historic, cultural, aesthetic and biodiversity reasons. A mistake was made last time with silver birches planted under overhead wires, but the Council now acknowledges that appropriate shorter-growing trees exist. But rather than using these trees, a ‘scorched-earth’ approach of tree removal is advocated, apparently because this would be “better than planting a different species on the western side”. We question the logic of this. Clearly the silver birches have to go, but with the right choice of a shorter-growing tree why could they not be used on both sides? While it is not essential that trees are the same on both sides, the ‘avenue effect’ is enhanced when they are. There is no such effect with trees on one side only! The Memorial Avenue status of Condell Avenue would be lost entirely with one-sided planting, as shown by the Randolph Street example which highlights just how unacceptable the plan is.

One doesn’t need to look far to find appropriate examples of trees: the beautiful cherries of Riccarton Avenue draw camera-toting tourists in spring; Rowan (*Sorbus aucuparia*) is another example with delicate foliage and attractive white flowers and red berries which are a valuable food source for birds in autumn; smaller maple species are also attractive; and there are more. There is no shortage of examples which any qualified arborist should be aware of. We urge the Council to think more carefully about this, and to maintain the double-sided tree-planting approach with a necessary balancing of landscaping area size as mentioned in (4) below.

2. Trees on western side

We acknowledge that the plan shows an increased number of trees on the western side, and applaud this. We surmise that they are of the smaller type eminently suitable for use on the eastern side also. We therefore request that a similar density of trees should be planted on the eastern side, providing a full avenue status as originally intended when Condell Avenue was designated a Memorial Avenue.

We question the removal of trees from numbers 95, 89 and 85. We have lived at [REDACTED] for 46 years and have always enjoyed having a street tree outside. Why should we be deprived? We object to removal of these existing tree spots and request instatement of trees as shown for numbers 81 onwards to Blighs Road, again continuing the planting plan which had always been intended and maintained until the wholesale slaughter of street trees back in the 1980s.

3. Berm width

Berms between property boundaries and footpath in the area are nominally 1.5 metres wide. The scale diagram provided indicates proposed widths of less than 1 m, and in some areas (e.g., Nos 89, 71, 9, 7) no berms at all. We question this. While preferring the status quo of 1.5 m berms, we plead for berms of not less than 1 m in width to facilitate maintenance, access to underground services (water main, fibre-optic cables, etc), and to allow for a little colourful spillover of vegetation through residential boundaries.

4. Landscaped areas vs parking

The plan shows landscaped strips on the western side. Although this idea has some merit we see problems with it, as follows. (a) The plan indicates only narrow landscape strips on the eastern side, forcing the removal of trees there. Therefore, we submit that strip width should be the same on both sides to allow planting of trees on both sides as in (1) above. The resulting strip width (reduced on the western side) would still accommodate trees, especially of the smaller-growing type. (b) We envisage problems with car parking outside the strips effectively reducing the road width to about 5 m (virtually one lane) between opposing parked cars. Although this may be advantageous in calming traffic, it might compromise safety for such a busy road. The length of landscaped areas may have to be reduced to allow parking against footpath kerbing within the width allowed for tree planting, as at present. We would like to see more detail of parking provisions. Is there to be no parking on one side, as in Aorangi Rd?

SUMMARY

We request (1) retention of tree planting on both sides of Condell Avenue, preferably with the same tree species on each side; (2) trees placed in spots marked for tree removal on the western side at Nos 95, 89 and 85; (3) berms of at least 1 metre width, preferably 1.5 m as at present; and (4) alteration of landscaped areas to accommodate tree planting on both sides, with due consideration of parking requirements.

Yours respectfully,

K M and B A Matthews



Response No:
42

Contribution ID: 43128

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Simon Walmisley

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Pavement and road improvements. Long overdue, so keenly anticipated!

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Trees down one side only. You obviously know that Condell Avenue is a memorial avenue; the trees are part of that. It shouldn't be hard to keep trees on both sides of the street to preserve its character and its memorial value. Some care in the choice of tree species would be far preferable than losing trees altogether.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

The need for trees is culturally significant, not aesthetic.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Margaret Haselden

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

The upgrade of the road itself and better crossing access for the retirement villages.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Taking down perfectly healthy trees and not replacing them!
1. The whole essence of an avenue is a wide passageway with trees lining both sides of the thoroughfare. Taking the trees down and only replacing them on one side will change the character of the neighbourhood as Condell Ave will no longer, in essence, be an Avenue.
2. Do you really need to chop down perfectly healthy trees because of the power cables? There are alternative ways of dealing with the problem. Pollard the trees!! By doing this, you are saving the existing trees, conserving the wildlife inhabiting the trees without changing the character of the neighbourhood. If you don't know what pollarding is, your gardeners/arborists should.
3. What's to say in a few years time, the power company won't decide to do away with overhead power cables and run them underground? The trees will be destroyed for no reason.
4. You haven't said what you'll do with the wood when the trees are taken down. Will they just be used for mulch? What a waste. Think about alternatives before embarking on a chain saw massacre of beloved trees in Condell Avenue.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Christchurch is renown throughout the world as being the 'Garden City'. Let's keep it that way. If you do take the trees down and only replace them on one side of the Avenue I can only conclude that this is a cost cutting exercise and that you don't really care what the residents' views are, you'll just go ahead regardless just to keep the power companies happy.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Lee Ethne Thompson

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

1. Replacement of street trees with more appropriate trees. We get thousands of seeds in our house and house gutters from the current trees for four months of the year. This increases our household maintenance requirements. Every year I think I'm exaggerating when I say four months but I have kept close track of this for the last two years and this number of months is accurate.

2. Road narrowing in several places. There are many issues with speeding cars on this road.

3. Removal of deep dish gutters. These are simply a menace to car doors, people and drainage.

4. Replacement and realignment of grass and pavement on the footpath areas. These are currently in very poor shape.

5. Reducing the camber on the road. We are hoping this may make it easier to see clearly when trying to get out of our driveway.

6. Clearly marked no-parking areas. People using Laidlaw College often park far too close to driveways. It looks as if there will be plenty of on-road parking retained in the new plan so there is little excuse for pushing parking rules. Walking for an extra few minutes should not be an issue. If the College was in town people would likely have to pay for parking.

7. The inherent traffic calming that will flow on from the placement of the raised platform and reduced road width that is part of the Nor West Arc Cycle way to be built on this street.

8. We strongly support to extension of all cycle ways. These efforts reflect longer term planning which is just wonderful to see.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

It would be nice to see speed humps on the narrowed parts of the street plan. See previous comments about speeding cars.

We would have been in favour of reducing the speed limit on this street.

It would be really good to retain trees on both sides of the street. We understand that there are constraints but has any consideration been given to different cultivars of the same species that have different heights?

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

The next page asks for one main method of travel. We use foot, bike and car equally. We have, accordingly, ticked "other"

Response No:
45

Contribution ID: 43084

Q2 **Name of organisation/business**

Short Text

Q3 **Your role**

Short Text

Q4 **Full name**

Short Text

Wayne Boyd

Q8 **What do you like about the Condell Avenue renewal and why?**

Long Text

Q9 **What don't you like about the Condell Avenue renewal and why?**

Long Text

Hard no to the raised humps.

Q10 **Overall, do you support the plan for Condell Avenue?**

Multi Choice

No

Q11 **Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?**

Long Text

If it ain't broke, why fix it. Ratepayers don't have bottomless pockets.

Response No:
46

Contribution ID: 43080

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Kaye Luffman

Q8 What do you like about the Condell Avenue renewal and why?

Long Text I like that the deep gutters are going and the street is getting the upgrade that it so deserves after years of delays in getting the work done. Lowering of the speed limit.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text I would like the trees to remain or be replanted with suitable replacements. This is a memorial Avenue and should be kept as such. Trees should be on both sides.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
47

Contribution ID: 43077

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

DANIEL O'NEILL

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I like that the roading quality is being addressed and a crossing near the retirement home.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The removal of trees. Christchurch is known as the garden city. As the housing density increases we are losing that in private property so we shouldn't lose it from public property where its not needed. We can have different species of trees mixed, mono culture is boring. If the power lines are a true problem then complete the power umdergrounding work that has been done in some of the local area.
This is a loving memorial Avenue and while the frees may need a refresh they should not be removed.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
48

Contribution ID: 43076

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Catherine Russell

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I like that the unsightly silver birches and surrounding concrete borders around them will be removed. They are unsightly and too tall. Plus they drop sticky seeds onto the cars at a certain time of the season (notwithstanding that many people are allergic) happy to know the condition of the curbing will also be addressed

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The replanting of appropriate species on one side only. An Avenue should have trees on both sides and in particular it preserves the historic value of the Avenue. I hope the cycleway is not the ridiculously wide size of the one on Aorangi Rd which is ridiculous and means cars cannot safely pass each other.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
49

Contribution ID: 43050

Q2 **Name of organisation/business**

Short Text

Q3 **Your role**

Short Text

Q4 **Full name**

Short Text

Barry James Allport

Q8 **What do you like about the Condell Avenue renewal and why?**

Long Text

Q9 **What don't you like about the Condell Avenue renewal and why?**

Long Text

Q10 **Overall, do you support the plan for Condell Avenue?**

Multi Choice

Somewhat

Q11 **Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?**

Long Text

Make the kerb crossing at 69 full width of drive way as the grassed area maybe concreted in the future

Response No:
50

Contribution ID: 43168

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Conan Moynihan

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Improvements to intersections.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Removal of the trees. If the trees have to be removed they should be replaced with suitable trees on both sides of the street

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
51

Contribution ID: 43043

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Chris Hay

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I'm really happy to see the cycleway work continue. This section is a gap in the Nor'west arc. The work will make it much safer and easier to get from our place in Casebrook across to Ilam, and for my daughters to ride to Uni. Completing the cycleway network is great value for money: it reduces unnecessary car trips, leaving more space on the roads for people unable to bike.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Cyclists (and the parents of cyclists) are voters.

Response No:
52

Contribution ID: 43026

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Andrew Munro

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

It's unclear if camber which is appalling will be removed. If so, other the proposed raised platform, the plan looks ok. Parking needs to new restricted on one side, to aid in traffic flow. Removal of the trees is paramount. They're old, rotten and very messy

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Proposed raised platform, because it's unnecessary. Allow traffic to flow!

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Extend the works to Blanch Street. Yellow line one side

Response No:
53

Contribution ID: 43019

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Danny Rood

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

More trees, improved cycle network connection

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

It won't happen for ~18 months. I am curious to know if this can happen within the next 6-12 months. With a cost-of-living crisis, prioritising the cycle network to give people real choices to move about our city should be prioritised.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

It's awesome, it's needed, so best get on with it!

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Connor McCann

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I like the fact the street is finally going to be repaired

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The fact you would even suggest removing any of the trees is so incredibly disrespectful to the memory of the heroes who died in World War Two, it's the same as pulling down war memorial statues
To use overhead powerlines as the excuse to cut them down is weak, it is 2026 and underground powerlines have been a thing since 1903
How many millions have been wasted on the redesign?
Do better Christchurch City Council

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

The fact you would even suggest removing any of the trees is so incredibly disrespectful to the memory of the heroes who died in World War Two, it's the same as pulling down war memorial statues
To use overhead powerlines as the excuse to cut them down is weak, it is 2026 and underground powerlines have been a thing since 1903
How many millions have been wasted on the redesign?
Do better Christchurch City Council

Response No:
55

Contribution ID: 43012

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Kelly Halsey

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

The renewal of the footpaths will improve the safety of the many walkers who use the footpaths accessing the many local schools surrounding the area. This also includes the high population of elderly residents at the 2x aged living facilities on the street.

Love the replanting and replacement of the trees.

The speed humps section on Condell between Matsons and Aorangi is critical to ensure safe crossing for the success of the cycle lane. As a resident who lives on the street the traffic often flies way too fast down the street which worries me for the children crossing the junction on the way to schools within the area.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
56

Contribution ID: 43011

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Ben Halsey

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Nice street outlook. Cost effective solution to keen and drainage issues.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Nothing

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
57

Contribution ID: 43007

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Thomas Blain

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Trees and grass better pavement

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

I think the blights road interestion the yellow no parking lines should be extended like 3m cause the refuge island and curb would be tight if there was a car parked right up to where the lines are currently

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Extend the yellow no parking lines
Add cycle sharrow markings

Response No:
58

Contribution ID: 43005

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Michael Anthony Hurrell

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

There will be more trees together (even if only on one side).
Separation of cycles and cars.
Narrowed road will slow traffic.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

I'd like trees on the other side too, even if they were smaller.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Will there be sufficient parking on the South side of Condell Ave near Matsons Ave, where the cycleway comes through?

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Lianne McCone

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Removal of the Silver Birch trees - I'm allergic to them and they are not idea street trees.
Replacement of the deep channels.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The footpath is proposed to be located along the boundary adjacent to private properties. It would be preferable for the footpath to be positioned further outward, with a grass berm provided between the path and the private properties, allowing space for tree planting within this area.

Our driveway is long and narrow, and visibility of pedestrians is already limited. Relocating the footpath in this manner would improve sightlines and make pedestrians easier to see.

The plan also indicates that no on-street parking is proposed on our side of the street. If on-street parking is anticipated, the carriageway should be widened to approximately 10.5–11 metres, rather than reduced to 9 metres. We have a church school opposite our property, and vehicles are regularly parked on both sides of this section of the road. This often already constrains vehicle movement, and further narrowing of the carriageway would make it more difficult for vehicles to pass safely where parking occurs on both sides.

Condell Avenue is classified as a collector road, with expected traffic volumes in the order of 1,000–5,000 vehicles per day at the lower end. Based on experience, traffic further north on Condell Avenue does not consistently reduce speed, and I have observed a number of near misses. As a result, residents often park partially on the grass berm to reduce the risk of damage to parked vehicles.

There also appears to be a preference for cycleway provision over general vehicle use. Given that Condell Avenue functions as a collector road, priority should be given to vehicle movement, and the carriageway width should reflect this. In my view, reducing the carriageway width to accommodate cycle infrastructure is not appropriate in this context. Taking into account the relatively low levels of pedestrian and cycle activity in this area, it does not appear necessary to narrow the carriageway between Aorangi Road and Matsons Avenue, outside the Bellevue care centre and village, or at the location of the proposed raised platform.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

In this context, it would be more appropriate for cycleway provision and traffic calming measures to be focused on local roads, rather than reducing the functioning of a collector road that is intended to accommodate higher traffic volumes. The proposed narrowing of the carriageway is likely to constrain vehicle movement and create frustration for road users.

In addition, the overall cost of the proposed street renewal could potentially be reduced by limiting the extent of these traffic calming features, where they are not necessary to achieve the intended safety outcomes.

Response No:
60

Contribution ID: 43004

Q2 **Name of organisation/business**

Short Text

Q3 **Your role**

Short Text

Q4 **Full name**

Short Text

Paul Brouwers

Q8 **What do you like about the Condell Avenue renewal and why?**

Long Text

Proposed improvements will make it safer for road users.

Q9 **What don't you like about the Condell Avenue renewal and why?**

Long Text

Though understandable, the loss of trees along the street.

Q10 **Overall, do you support the plan for Condell Avenue?**

Multi Choice

Yes

Q11 **Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?**

Long Text

Response No:
61

Contribution ID: 43442

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Martin Ansley

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Nothing.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Addition of a judder bar. Removal of trees. Pretty much the entire concept.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

The plan is a complete waste of time and money. There is zero reason to ruin what isn't broken to start with. I drive down Condell Ave virtually daily and there isn't anything wrong with it.

Response No:
62

Contribution ID: 43441

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Reid Harding

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I appreciate the effort to improve road conditions.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

I am strongly opposed to the removal of heritage trees. Especially those that were planted as a living memorial to soldiers who died during World War II.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
63

Contribution ID: 43439

Q2 **Name of organisation/business**

Short Text

Q3 **Your role**

Short Text

Q4 **Full name**

Short Text

Andrew Wright

Q8 **What do you like about the Condell Avenue renewal and why?**

Long Text

Making them more pedestrian and bike friendly is good.

Q9 **What don't you like about the Condell Avenue renewal and why?**

Long Text

Removing one side of the trees is a horrible idea. The best streets in our city are the ones with trees on both sides it really helps give the garden city feel.

Q10 **Overall, do you support the plan for Condell Avenue?**

Multi Choice

Somewhat

Q11 **Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?**

Long Text

Response No:
64

Contribution ID: 43432

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Lee Wilkinson

Q8 What do you like about the Condell Avenue renewal and why?

Long Text I like that the road, footpath and gutters will be completely redone. I have lived here for a number of years and there has only been patch jobs done so far.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text I do not like your proposal to remove the trees that were planted 70-80 years ago down Condell Avenue. These were planted in memorial of those who lost their lives in World War II. It is very disrespectful to their memory including my grandfathers who served in WWII to remove these. You do not have the right to remove these.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text I do not like your proposal to remove the trees that were planted 70-80 years ago down Condell Avenue. These were planted in memorial of those who lost their lives in World War II. It is very disrespectful to their memory including my grandfathers who served in WWII to remove these. You do not have the right to remove these.

Response No:
65

Contribution ID: 43429

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text Jocelyn Claire McBride

Q8 What do you like about the Condell Avenue renewal and why?

Long Text The leveling of the road? and the change to flat channel gutters - they're easier to keep clear.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text The removal of trees from the eastern side of the road and the apparent reduction in pavement width - it's already hard enough walking along the pavement on rubbish bin day - no further hindrance required!

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text Please review document submitted herewith.

Submission Re Condell Avenue Renewal

War Memorial AVENUE – a single row of trees does not an avenue make and thus does not honour the contract made with the citizens that instigated the War Memorial Avenues as both a means of beautifying (i.e. making it more pleasant to live in) the area and as a tribute to those of our district who fought to preserve our way of life.

The trees of an avenue form an honour guard in deliberate mimicry of that same honour guard given as a salute in military ceremonies.

26 years ago, when my husband and I returned to Christchurch, we sought a home in Papanui. We found at least two that fitted our requirements except that they were in streets with no treescape. We felt alienated by the lack of trees and sought elsewhere.

Nothing screams 'Undesirable' and 'Slums of the Future' quite like a High Density Residential zone barren of trees.

Uniformity of height and/or species may be aesthetically pleasing but is not a necessity.

There are all sorts of sound ecological reasons for maintaining tree cover across the city of which I am sure you are aware but one I have not heard much spoken about is the moderating effect they have on the air temperature in densely populated areas which tend to be unpleasantly oven-like without them.

From the plan it would seem there is no longer an intention to lay the power lines below ground – why? Damaging earthquakes happen far less frequently than damaging storms and when laid underground damaged lines are earthed safely.

Will the power poles be shifted back to the fence lines?

Thank you for affording me this opportunity to express my views on this matter.

J C McBride

[REDACTED]

08 May 2026

Response No:
66

Contribution ID: 43426

Q2 **Name of organisation/business**

Short Text

Q3 **Your role**

Short Text

Q4 **Full name**

Short Text

Janet Barclay

Q8 **What do you like about the Condell Avenue renewal and why?**

Long Text

Removal of existing trees

Q9 **What don't you like about the Condell Avenue renewal and why?**

Long Text

Happy with plan

Q10 **Overall, do you support the plan for Condell Avenue?**

Multi Choice

Yes

Q11 **Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?**

Long Text

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Merav Benaia

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

After years of waiting, this is finally happening!

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

In the consultation document you state:

"While we considered planting shorter-growing trees on the eastern side, we concluded that having trees on just one side of the street would be better than planting a different species of tree to those on the western side."

I would like to know the reason behind this decision. Why would it matter if different tree species are planted on two sides of the road? The beauty of this street is in the trees planted on both sides. I totally agree most of them need to be removed.

Trees bring a cooling effect to our heating planet, they are not just a design feature. I see no reason why not to find the suitable trees to plant on the eastern side of the street.

Taking into account Condell Ave is leading to a Primary school and has two retirement villages, I would like to see a narrower road to slow traffic and a wider footpath to allow for the young to cycle safely while allowing those who walk the street to still do so safely.

The more safe cycleways we have the more they will be used.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Traffic on this road is becoming more and more aggressive. With two retirement villages and a primary school I ask the community board to give priority to people over that of drivers.

I would ask the board to consider if it's time we replace the grass berms with other planting options. Berms are nice only while maintained. NZ has some good native alternatives to grass that requires less or no maintenance at all.

Response No:
68

Contribution ID: 43451

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Genevieve Bergin

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Improvement of roads/surfacing and focus on safety.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The plan to only plant trees on the western side. This goes against the "avenue" in the name, will reduce long-term (and certainly short-term) aesthetic street appeal and ultimately feels like a backwards step in light of climate change.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Advocating for trees being planted on both sides of the road. Council to adhere to their "remove one, plant two" policy.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Maureen Patricia Heffernan

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

New kerbing would be a great improvement because the kerbs are in need of repair.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The removal of trees and planting on one side only. This is a living memorial avenue to those who died in World War II, so trees should be on both sides of the avenue.
Also, according to a recent University of Canterbury study, 14.5% of Christchurch's urban tree canopy has been lost between 2016 - 2021, and surely many more trees have been cut down since 2021 too. As the CCC itself has said, urban trees are important: they help cool urban areas by providing shade & reducing heat. They improve air quality & support biodiversity by creating habitats for birds & other wildlife. They manage stormwater by slowing runoffs & reducing pressure on drainage systems.
With global warming and climate change, more trees, not fewer are essential. Christchurch is lauded as The Garden City, so why are trees not being replaced on both sides of Condell Avenue? Suitable species could be planted.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Apart from my strong recommendation above, there is nothing further.

Response No:
70

Contribution ID: 43378

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Paul Armitage

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

-Getting rid of the hideous Silver Birch tree!! They are too big, and many now out of shape due to pruning for power lines.
They also make an awful mess and are terrible for my whanau's asthma. The removal of the Ivy under the trees will also help drainage which can be a problem in times of heavy rain.
-Reforming of the road (height, width etc)
-Landscaping
-New, more appropriate trees - smaller and species appropriate to the area.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Nothing. Just get it done!

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Yes

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Congratulations on a sensible plan that will only enhance the street.

Response No:
71

Contribution ID: 43356

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Ashleigh Collier

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

I like the fact that the road is going to be fixed and the gutters are changing.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Part of the reason why we purchased our home on Condell Avenue was the street appeal. I can see on the plans that a lot of trees are being removed. I feel the newer smaller trees will look out of place. I understand the upkeep of the trees relating to the power lines is costly and time consuming but feel we should try and keep as many as we can.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

No, thank you for your time and consideration.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Carla Henderson

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

There is a lack of clarity about the decisions made. For example, the information states 'that having trees on just one side of the street would be better than planting a different species of tree to those on the western side', with no explanation of why this is considered 'better'. My perspective is that more greenery is 'better' than less - it is difficult to understand the perspective behind such an ambiguous explanation.

It also states 'we're planning to plant new trees in the surrounding area rather than on the street itself', but no clarification of the 'surrounding area' is given.

The addition of a bike lane reduces off-street parking. It seems so unnecessary when the bike lane along the train track is so close.

The fact that letters regarding this were received over ANZAC weekend seems to indicate a complete lack of regard to the reason for the heritage status of the trees.

While there is definitely work that would tidy up the street, cohesive and transparent decisions would instil greater faith in residents of this street.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Theo Sarris

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

While I support the proposed road improvements and the Nor'West Arc Cycleway, I strongly oppose the proposal with regards to the trees on Condell Avenue.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

I strongly oppose the proposal regarding the tree removal from the east side of Condell Avenue. As a resident of Condell Avenue, I use this street as my primary corridor every single day. The presence of a full tree canopy is not merely an aesthetic preference for me; it is essential functional infrastructure. I cycle to work on a daily basis. During the warm summer months, the shade provided by the current trees is vital for maintaining a safe and comfortable temperature during my commute. I frequently walk to our local shops. Without trees on both sides of the street, this walk becomes significantly more exposed to the elements, which discourages walking as a primary mode of transport. When walking my dog, the shade is a health necessity. High pavement temperatures can be dangerous for pets, and a continuous canopy on both sides of the street ensures there is always a cool path available for animal exercise during the day.

The Case for Trees on Both Sides
The proposal to limit new plantings to the western side effectively halves the cooling benefits of the street. By removing trees from the eastern side and not replacing them, the Council is creating a "heat trap." For a resident walking or cycling, having shade on only one side often means crossing the road unnecessarily or simply losing the benefit entirely depending on the time of day. I disagree with the conclusion that having no trees is better than having a different species. I would strongly prefer a "power-line friendly" species on the eastern side (such as a smaller native or a compact exotic) rather than an empty, sun-scorched sidewalk.

"Right Tree, Right Place" Should Mean "On-Street".
The policy of replacing one tree with two is excellent in theory, but moving those replacements to the "surrounding area" does nothing for the micro-climate of Condell Avenue. The benefits of carbon sequestration, traffic calming, and temperature regulation are needed on this street, where people live, walk, and cycle. I urge the Council to utilize modern arboricultural techniques—such as structural soil cells or specific cultivars—to ensure that the 2:1 replacement happens in situ on Condell Avenue.

Preserving Heritage and Character
Condell Avenue's heritage status is defined by its leafy character. Reducing the number of trees on the street risks a permanent loss of this identity. We should be looking for ways to enhance this heritage by integrating modern "right tree" selections that respect the overhead wires while maintaining the lush, double-sided canopy the street is known for.

I request that the Council revises the proposal to include trees on both sides with appropriate, power-line-safe tree plantings on the eastern side of Condell Avenue. The shade is a vital component of my daily life, my commute, and my dog's well-being. The Council needs to ensure the "right tree" is found so that our street remains walkable and liveable for all residents.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

Somewhat

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Response No:
74

Contribution ID: 43263

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Rebeka Fair

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Nothing.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

Leave the trees please. They are so gorgeous and they should stay where they are. There is no reason to get rid of them.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Erin Latham

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

The removal of the deep dish channel and large kerbs, these can be an issue when getting in and out of vehicles, especially in traffic.

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

I do not support the removal of the trees along the eastern side of Condell Avenue.

These trees are not simply street plantings, they form part of a historic memorial avenue established after World War II to honour those who served. This gives them significant cultural and heritage value, and they should be protected and retained for future generations.

In addition to their memorial importance, the trees provide well-documented environmental and amenity benefits. They contribute to noise reduction along what is a busy road, improve streetscape character, provide shade, and support urban cooling and stormwater management. Christchurch City Council's own policies recognise that tree removal should generally be a last resort, with alternatives considered wherever possible.

If overhead powerlines are a constraint, I strongly encourage the Council to consider undergrounding powerlines as part of the current works. Given that the road and footpaths are already being reconstructed, this is a practical opportunity to address infrastructure conflicts without sacrificing established trees.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

Extending the cycleway down along Condell Avenue to/from Blighs Road. There is a lot of children and adults commuting to and from work/school along this end of the road.

Q2 Name of organisation/business

Short Text

Q3 Your role

Short Text

Q4 Full name

Short Text

Nicholas Latham

Q8 What do you like about the Condell Avenue renewal and why?

Long Text

Removal of deep gutters

Q9 What don't you like about the Condell Avenue renewal and why?

Long Text

The proposed removal of trees on the eastern side of Condell Avenue is a concern. As Condell Avenue is intended to be a living memorial street, having trees only on one side would create an unbalanced and less attractive streetscape, which does not align with the character or purpose of the street.

I understand that the conflict between existing trees and overhead power lines may be a factor in their removal. However, this project presents an opportunity to address that constraint by undergrounding the power lines. While this may involve a higher upfront cost, it would provide long-term benefits, including enabling consistent tree planting on both sides of the street, improving the visual amenity, and reducing ongoing maintenance and pruning requirements.

Retaining or reinstating trees on both sides is also important from a traffic-calming perspective. A tree-lined street helps visually narrow the road and encourages lower vehicle speeds. Vehicles on Condell Avenue are already frequently travelling above the speed limit, and removing trees may make the street feel wider and could contribute to higher speeds.

I also do not support locating the berm between the road and footpath. This layout often results in vehicles parking on the grass berm, damaging the area and reducing the visual quality of the street, as shown in the Randolph Street example provided on the consultation page.

I encourage the Council to retain or replace trees on both sides of Condell Avenue, investigate undergrounding power lines as part of the renewal, and reconsider the berm placement to better protect green space and maintain the street's character.

Q10 Overall, do you support the plan for Condell Avenue?

Multi Choice

No

Q11 Is there anything else the Waipapa Papanui-Innes-Central Community Board needs to consider?

Long Text

A cycleway down Condell Avenue as there is families with children and commuters biking to and from Blighs Road.