



S.A.R.A.

ST ALBANS RESIDENTS' ASSOCIATION

P.O. Box 21 102, St Albans, Christchurch.
St Albans Community Resource Centre, 1047 Colombo Street, St Albans.
Phone 374-2465 (10 – 3 pm) Fax 374-2467 Email stalbans@ihug.co.nz
Webpage www.stalbans.gen.nz

12 May 2005

St Albans Residents' Association Submission to the Draft Annual Plan 2006

1. Social Initiative Fund - immediate Annual Plan concern

SARA manages the St Albans Community Resource Centre (a Council Facility) through the Community Facilitator project funded by the Social Initiatives Fund.

Through this annual grant of \$33,000 for the last 6 years some of the following has been achieved:

- A very successful Community Centre has been set up with about 25,000 people going through annually - Council has just invested in providing extra car parking for this facility.
- The Centre provides activities, a local hub, a haven for disenfranchised people and more
- A computer suite (The St Albans NeighbourNet) with 6 computers provides daily low cost computing and internet access to the public, staffed by volunteers
- Various groups, under the community development principle, have been set up and are now fairly independent
- A very successful youth holiday programme runs every holiday
- Volunteers are up-skilled and find employment
- A successful weekly community café serves to bring isolated people from their homes into the community
- A mental health support group has recently been established
- Probation community workers serve their community and are often rehabilitated
- Community Board and Council have one liaison person to the community
- SARA consults with locals about topical issues through public meetings
- Networks have been established which bring different parties in need together
- Providing advocacy for and dealing with residents' issues
- And much more

It is with grave concern that SARA understands that the Social Initiatives Fund may be stopped to projects like this. SARA feels these types of projects are very good value for money spent. It is essential that there is at least one secure wage so the energy can go into serving the community rather than secure funding for that position. That person can then find extra funding for periphery projects like most do, which makes it all very cost-effective. The VAVA research project (Value Added by Voluntary Agencies) stated that for every \$1 provided to a voluntary agency, \$3 - \$5 worth of services is given to the community. (www.nzfwo.org.nz) We have submitted in previous years to try and persuade Council to make this a permanent position. See attached staff recommendation from 2004/14 LTCC Plan, 7 submissions made by users of the St Albans Community Resource Centre and a 7 page petition.

SARA strongly recommends that funding continue for this Social Initiatives project so that the bottom line goals of Council regarding strengthening communities and increased social cohesion can be continued.

Recommendations for future planning and inclusions

2. Council to lobby Government for more Community Funding

SARA understands that Council has a limited budget for the essentials while being expected by Government to fund more community strengthening projects. With Government increasing its focus on community strengthening, Council could lobby Government for more funding to put into this area as this addresses the social fabric of society and should be addressed by Government rather than Council.

SARA recommends that Council lobby government for a budget for community strengthening type activities

3. Resource Consents for Motels

Under the present city plan, there appears to be no limit as to how many motels can be established in a residential block, as it is not considered a commercial activity. There is an increased number of them being given consents in Sherborne and Cranford Sts. Potentially this northern entry/exit could look like Papanui and Riccarton roads. What developers do is buy two properties and then they give themselves consent from the neighbouring property. We have received two resource consents recently in that vein. This does not seem to be quite what the RMA was about when it incorporated the need to retain residential cohesion in residential zoning.

SARA strongly recommends that Council staff look at this gap in policy and researches how this may be addressed as quickly as possible to stop developers using this loop-hole in the legislation, causing other city entry/exit roads like Sherborne and Cranford Streets from becoming Motel alleys.

4. Fencing

In line with the Annual Plan document promoting Urban Design (p34, 35) SARA recommends that Council planners look at a new fencing strategy. A recent public meeting SARA held about Gated Communities highlighted the concern felt by residents about the increased use of high solid fencing along front properties, presenting concrete and wooden corridors and detracting from the "Garden City" image. In Urban Design jargon a front garden is regarded as a "semi-public, semi-permeable space" and should be treated as such. In the US and UK there are rules restricting the height of front fences to 1 meter. As Council has signed the Urban Design Protocol this could be an issue included in the new Urban Development Strategy.

SARA recommends that a new fencing strategy be included in any future variation to the plan and/or the Urban Development Strategy

5. Edgeware Shopping Centre

A recent Council study has highlighted that the Edgeware Shopping Centre comes third from the bottom out of 18 local shopping centres regards amenities. Local focus groups have identified lack of communication and participation from local landlords to the improvement of amenities. SARA would like to not only see Council budget some amenities improvements for the Edgeware area, but also take a leadership role by facilitating a meeting between locals, tenants and landlords in order to improve this vital local shopping centre. The economic viability of this at present vibrant shopping area could be under increasing threat from better amenity areas like Merivale, Hills Rd new shopping complex and the Palms.

SARA strongly recommends that increased amenity facilities for the Edgeware Shopping Centre be included in next year's budget.

6. River Guardians Scheme

SARA recommends this scheme be revived to become a community-based initiative to help mobilize local volunteer effort in the rehabilitation, monitoring and pollution management of local streams and rivers.

SARA would support the revival of the River Guardian scheme

7. Yellow Shuttle Bus extended to Bealey Ave

SARA thinks it would benefit northern city residents and reduce congestion in the city if the yellow free shuttle bus came up to Bealey Ave, just like it goes to Moorhouse Ave. This would allow locals to walk to Bealey Ave so leaving their cars at home and reducing city congestion. Walking 3-4 blocks to Bealey Ave is manageable for most residents, but another 7 - 8 blocks into town, becomes difficult for most. There do exist bus stops along Colombo, Durham and Montreal streets, so the logistics should not be too difficult.

SARA recommends the extension of the Free Yellow Bus shuttle to Bealey Ave so residents of the northern inner city suburbs can benefit from this service just like the southern inner city suburbs can from Moorhouse Avenue.

Name of Submitter:	St Albans Residents' Association (3733)
Folder:	1
Topic:	Long term water supply issues
Asset Manager, Water and Wastewater Comments:	<p>The submission is advocating closer networking with Ecan on groundwater protection. It also raises the possibility of the reuse of some grey water within household thus conserving groundwater.</p> <p>Working relationships, at officer level, with Ecan are presently sound. However, further effort is presently underway to strengthen them further.</p> <p>The reuse and alternative means of dealing with wastewater within the Christchurch context has, in recent years, been investigated very fully with the work to consent the Treatment plant discharge, and during the preparation of the Councils Strategic issues document for wastewater (February 2004). The conclusions reached are that, because of consenting issues, the public perception, and the investment (and commitments) that Council has in the existing infrastructure that the present strategy is appropriate. However the issues will be re visited again when the Strategic Issues are reviewed, which is likely to be during the development of the three waters (water supply, wastewater, storm water) Integrated Plan.</p>
General Manager Strategic Development Comments:	<p>Suburban Mall Developments</p> <p>The Council is currently developing a Commercial Strategy as well as a Retail Variation to the City Plan. The Commercial Strategy due for completion in 2004/05 will develop regulatory and non-regulatory mechanisms for improving management of retailing in Christchurch; the Retail Variation due out in 2004 will specifically address retailing in industrial zones and recommend a new criteria for assessment of future retail applications.</p> <p>In addition, the Council recently initiated a Metropolitan Urban Development Strategy (UDS) in collaboration with ECan, Waimakariri, Selwyn and Banks Peninsula District Councils to investigate ways of improving urban development outcomes across greater Christchurch. The UDS will review commercial retailing development across the area, and is due for completion in 2005/06.</p>
Community and Recreation Manager comments:	<p>Additional Social Initiatives Funding</p> <p>No comment.</p> <p>Commitment to long term funding for the St Albans Community Resource Centre</p> <p>We support the request for commitment to long term funding for the St Albans Community Resource Centre. This will enable the facility to programme long term and better utilisation of resources rather than spending time resourcing funding.</p>

2004/14
Vol 1
Tues 1 June 2004
Community Boards
& Residents Gps