



# **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](mailto:stalbans@ihug.co.nz)  
Webpage [www.stalbans.gen.nz](http://www.stalbans.gen.nz)

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**This is a submission for the annual and long-term community plans 2004 - 2014**

From:

The St Albans Residents Association (SARA)

1047 Colombo St, PO Box 21-102, St Albans

Ph 374 2465/fax 3742467

Email: [stalbans@ihug.co.nz](mailto:stalbans@ihug.co.nz)

Contact Person: Douceline Wardle

We wish to talk to the main points in our written submission at the hearings to be held.

### **General Commendations:**

- SARA commends the Council on the general direction and principles of the LTCCP
- On the sustainable transport philosophy, especially pertaining to providing accessible, good, regular & efficient public transport
- On the waste and recycling programmes
- On the triple bottom line accounting philosophy
- On the waterways development policies
- On the social cohesion & community well-being emphasis
- On the summary of community outcomes as a basic ideal (Vol 1 Pg 24-28). We feel residents associations can take a pro-active part in helping to implement all those principles.

### **General Recommendations:**

- Ensure long-term protection of our precious aquifer supply by closer networking with ECAN. Investigate the possibility of separating water systems so aquifer water is used for household consumption only and wastewater is used for irrigation.
- Increase control over suburban developments so malls can be contained. At the moment there is nothing to stop their spreading out, which causes the donut effect to the central city. If it's an RMA issue, CCC could make a submission for change.
- Ensure more control over developments to limit future consequences and damage to the environment eg - the reduction of spring water flow to the Kaputone Stream, which has in all probability been affected by the Northern Chch suburban housing developments. These long-term effects need to be better predicted and controlled by legislation and tougher fines enforcement. This includes the indiscriminate cutting down of protected trees in developed areas because the fine is so small that the gain is far greater than the loss.

- Community Services budget in previous plans (Vol 1 pg 63) was more easily recognized in a pie chart as 2 % of the overall budget, however this included the Social Initiatives Fund (SIF). SARA feels the Service Centre Budget should be a separate category so that the SIF % is more easily defined. SARA would like to see the SIF budget percentage increased to better implement the Council's own expectations and emphasis on social cohesion and well-being.
- CCC policy apparently precludes it from running a business aspect for profit. This is fine in principle, but seems a waste of opportunity as CCC has such a good network already - for eg - to have the bus shelters built and then the long-term advertising revenue going to another company. Why not allow CCC to profit from core opportunities like that as it has the potential to reduce rates which would make it acceptable to rate payers. Rules, regulations and enforcements could be put in place to make sure Council does not abuse the service and the profits go back into running the city.
- SARA feels Lyttelton is an under developed tourism potential. It would be good to see the Banks Peninsular Council, the CCC and the Lyttelton Port Company working together to make this a more user/tourist friendly environment.
- At a recent Community Board meeting, a Councilor made the point that transport/traffic issues should be presented to all Community Boards at once to increase efficiency, reduce waste of staff time, to increase the sharing of information, increase the networking among Community Boards all of which would improve decision making as it was not done in isolation. SARA agrees with this sensible suggestion.
- CCC consultation is fine, but quite often CCC goes ahead with what it wants - eg Courtenay St in St Albans where residents want a Living Street concept, but Council wants an efficient, therefore faster thorough-fare. If CCC is not going to take any notice of consultation results, why bother to pay lip service and expense to the consultation process when the decision won't be affected. SARA urges CCC to take consultation seriously and implement the wishes of the community or tell residents that an issue is of city-wide importance and local residents wishes have no say - it would save time and energy for all concerned and be more honest!

### **Specifics for St Albans**

#### **Commendations:**

- SARA endorses and appreciates the waterways creek developments in the suburb
- SARA appreciates all the work that is on-going on the local NIP

#### **Recommendations:**

- SARA very much appreciates the area having a facility such as the St Albans Community Resource Centre, which has become a well-used amenity in the area. Pivotal to such a building however, is a worker to maintain and develop such a resource. SARA recommends strongly that a long-term budget be put aside for such a worker, instead of having to rely on short-term funding which affects the long-term viability of such a facility.
- SARA would like to retain all L1 & L2 zoning designations as they occur now. Residents do not want an increase in L3 infill housing in this area.

- The Neighbourhood Improvement Plan identified lack of park space in the SW corner of the St Albans area. With the recent increase in in-fill housing this has become even more of an issue. SARA would like the CCC to incorporate in future budgets, some acquisition money be put aside for the possible purchase of such a future park. For eg - there is an abandoned derelict site at 35 Packe Street. No 35 Packe Street appears to have been abandoned by its owner, Lt. Co. Schwendiman. Attempts by CCC and residents to contact Schwendiman over many years have failed. Now even the squatters have deserted this squalid building. The density of this part of St Albans is steadily increasing. The nearest park is the Moa Reserve, but to get there means crossing six lanes of traffic on Bealey Avenue. CCC policy is to have parks within 400 metres from where people live. To allow local residents to transfer this dangerous, ugly site into a unique community garden would solve two problems at the same time. It could be converted in such a way that it safeguards the absentee owner's investment in the land, advantages the local residents and enhances the Garden City's image. There is experience and expertise in the community to accomplish such a transferal at little cost to the Council. SARA would ask CCC to address this appalling long-term problem in the St Albans area by using some of its power to ensure closure **somehow** for the long suffering local residents.
- SARA would **still** like the CCC to plan for the yellow shuttle bus to come up to Bealey Ave to cater for the St Albans residents. To call it a CBD bus shuttle is not correct as it only goes as far north as Kilmore St. We feel a lot of residents would be encouraged to leave their cars at home if this shuttle bus became available on Bealey Ave, for which the existing bus stops could be used.
- As the Orion site still does not appear to have been sold, we would ask the CCC to consider turning what's left of the Orion Site into a nicely landscaped carpark. This would reduce the increasing congestion caused by people using northern streets for all day car-parking; the cost could be covered by charging all day rates; there would be less parking in the city and if the free yellow shuttle bus was brought up to Bealey Ave, the incentive would be even greater to leave the car at the carpark.

Thank you for the opportunity to make a submission.

Douceline Wardle  
On behalf of SARA