



Housing New Zealand

Housing New Zealand Corporation Submission

2004 Christchurch City Council Draft Long Term Council Community Plan

Housing New Zealand Corporation
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Housing New Zealand Corporation wishes to speak to this submission at the hearing on
1 June to 11 June 2004.

Signature: Property Manager, Housing New Zealand Corporation

Date:

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We wish to speak to our submission, in person, at a hearing on 1 June to 11 June 2003. This submission is presented in two parts:

Part 1: Citywide
Part 2: Aranui Community Renewal Area

Introduction

Document:

This submission is made in response to the Draft 2004/14 CCC Long Term Council Community Plan. We appreciate the Council's effort in making available a clear and readable document summarising Community outcomes, Major proposals, Council activities, Financial overview and the Capital Works programme for examination and comment.

Community growth:

We note that the document is the first plan produced under the new Local Government Act to promote the social, economic, environmental and cultural well being of our communities. Housing New Zealand Corporation is keen to be part of this process which fits in well with our Mission statement to provide access to decent homes, to help New Zealanders manage their own circumstances and to contribute to community life.

Housing New Zealand Corporation:

We make this submission:

1. Representing our 5400 tenanted households, most of who are on low incomes. We act as advocates for them for social, environmental, financial and community improvement through the LTCCP.
2. Representing HNZC as a Landlord contributing \$3.8 million per annum out of the total ratepayer funding of \$164.88 million.
3. Representing HNZC as a Crown owned Corporation sustaining a substantial investment in the City in order to meet our own Mission Statement and Objectives.

Part 1: City Wide

Volume 1 / Summary long term council community plan:

We support the Council's summary of Community outcomes as outlined and the various activities proposed, including new initiatives, that will contribute to the City's advance over the ten-year period. Housing New Zealand wishes to be part of this advance as a representative of our tenants and as an interested landlord within the communities in which they reside.

5 Year capital expenditure programme:

Particular support is appended to:

City development:

- Urban Renewal Projects (infrastructural) P 66
- Wainoni Park redevelopment- Construction P 66

Community services:

- Social Housing P 66

Community Halls and Conveniences

- Shirley Community Centre – Structural Strengthening. P 66

Library services:

- Parklands Library and Stock. P 68

Street Renewals:

- Alexandra Street P71
- Cobham Street P 72
- Cotteril Street P 72
- Cox Street P 72
- Ellery Street P 72
- Fairfield Street P 72
- Garreg Road P 72
- Glenroy street P 72
- Hamilton Ave P 72
- Lyttelton Street P73
- Wainui Street P 74
- Wairakei Road P 74

Kerb and Channel enhancements:

- Kipling Street P 77

Road Network Improvements

- Amys/Goulding/Shands P 77

Cycleways:

Bexley Road P 78
Breezes Road P 78
Breezes Road Schools P 78
Pages Road P 78
Curletts Road Pathway P 79

Street Light upgrading:

Clyde Road P 79

Neighbourhood Improvement Works.

Hampshire Street P 81
Morrison Ave P 81
Tuckers Road P 81

Volume 2 / Community outcomes and Council activities:

HNZC is encouraged by the whole of this document and the holistic approach generated by the directions recommended. It is of increasing importance that government agencies take heed of local communities and Volume 2 is helpful in outlining the outcomes desired for the City of Christchurch. For us the words sustainable, prosperous, safe, liveable and with inclusive and diverse communities (P 3) are of particular significance as we go about our business of housing provision for those most in need. The size and diversity of the Council's activities, as outlined, is impressive.

Inclusive and diverse communities encourages our full agreement and support. P 13.

A Liveable City (P 21) has a direct meaning to HNZC as we too are challenged to produce similar outcomes and face similar challenges as the City of Christchurch in housing. We agree with the sentiments highlighted and applaud the council on the appropriateness of this section of the plan.

Working with Other Organisations (P 23) confirms to us what we already know, that is, that the Christchurch City Council is at the vanguard in working with others. We see this in our own contacts via the Aranui Renewal project, Housing partnerships and frequent advice /information sharing where appropriate.

City Development (P35 - 41) This section is noted, especially in its desired outcome of contributing to strong and inclusive communities with emphasis (P 38) on encouraging residents to participate.

Volume 3 – Financial Information:

Comment here is limited to a general statement on the Council's policy on remissions for development contributions. It is our view that there should be full remission on these should be made where the existing Housing stock is being upgraded through redevelopment and no increase in the number of households is proposed. Apart from the processing of the development it seems unjust and a "discouragement " of renewal types of developments where such upgrades are considered. They fulfil the direction of this draft LTCC plan but the criteria says that remissions are limited to a 20 % remission on a case by case basis. This is not an encouragement to low density community or urban renewal and seems to be a collection of funds for infrastructure work that already exists.

Additional item: Acheson Avenue, Shirley:

We would like to encourage an item for special inclusion. HNZN has been working with the Community and the Christchurch City Council to improve the environment around the Acheson Avenue Shopping precinct. Housing New Zealand Corporation intends to commit funds for the upgrading of our homes in this Street and would like the Council to advance funds if at all possible. Such funds should be directed to assist with street improvement, park improvement or assistance with the regeneration of the Acheson Avenue shop frontage.

Part 2

Submission relating to Aranui Community Renewal Project Partnership

Overview

The Aranui Community Renewal partnership is unique in its nature as a three-way partnership between Christchurch City Council (CCC), Housing New Zealand Corporation (HNZC) and the Aranui Community Trust (representing the Aranui community). A Joint Steering Group comprising representatives of the three partners meets quarterly to review strategic direction and progress.

Community renewal seeks to address social exclusion and foster strong, sustainable communities through a combination of physical, social and economic initiatives.

The primary aim of the project, developed in consultation with the people of Aranui, is to **“enhance Aranui as a good place to live”**.

The overall objectives of the project are to work with the community and a range of other agencies to achieve this.

Acknowledgement of CCC commitment and contribution 2003/04

The project is in its fourth year and HNZN gratefully acknowledges the continued support and assistance of Christchurch City Council as a partner in the Aranui Community Renewal over the 2003/04 period.

In particular:

- Funding allocated by the Burwood/Pegasus Community Board to support community groups and development in Aranui.
- Dedicated staff resource to assist in community development, co-ordination and project management associated with the Aranui Project.
- Funding allocated to support Aranui Project initiatives.

We strongly support the following items in the Draft Long Term Council Community Plan 2004/14:

Volume 1

5 Year capital expenditure programme

City development:

Wainoni Park redevelopment – Construction 04/05. **P 66**

Library Services: **P 68**

We are aware that the possibility of a youth library facility in Aranui is under investigation.

We request adequate funding be programmed to provide such a facility as a matter of priority.

Neighbourhood Improvement Works:

Hampshire Street (Reprogrammed 04/05). **P 81**

We request that the plan provides for continuation of the programmed improvement work in Hampshire Street to include the section of Hampshire Street between Lyndhurst Crescent and Breezes Road in the 04/05 year. Particularly with emphasis on providing safer pedestrian access across Hampshire Street to the new children's playground in Wainoni Park.

Waterways and Land Drainage:

Utilities restoration. **P83**

We request that surface flooding problems in Hampshire Street near Lyndhurst Crescent and Portsmouth/Aldershot intersection be programmed for resolution in 2005/06. We understand the capacity of the existing stormwater drainage system is not adequate at times of heavy rain.

Volume 2

Working with Others Organisations **P 23**

We particularly commend CCC for the enthusiasm and commitment demonstrated in working with HNZC and the Aranui Community on the Aranui Community Renewal Project.

Community Recreation **P 43**

We fully support the continuation of Council organised recreation programmes, particularly children's school holiday programmes in Aranui.

Community Centres, Cottages & Halls **P 52/53**

Request that the level of usage, functionality, maintenance and facility provided by the Wainoni/Aranui Family Centre in Hampshire Street be reviewed and appropriate action be taken to remedy any shortcomings.

Housing New Zealand Corporation acknowledges the support of the Christchurch City Council in the Aranui Community Renewal Project and is enthusiastic about the ongoing benefits flowing from this collaboration.

We also appreciate the opportunity to provide comment on the Draft Long Term Council Community Plan 2004/14.