

Summary submission form

Instructions

You may send us your submission...

Please read before completing your submission

It will help us process your submission if you clearly state the issue you want the Council to consider, what specific action you think the Council should take, and why that should be done.

If you wish, you can present your submission at a hearing. (If that is the case, please tick the box). The hearings will be held between Thursday 25 May and Wednesday 7 June 2006. Generally, 10 minutes are allocated for hearing each submission, including time for questions.

It will help us if your submission also refers to the page of either the full version or the summary version.

Please note: we are legally required to make all written or electronic submissions available to Councillors and to the public. This includes the name and address of the submitter. All submissions will be published on the Council's website from 10 May 2006.

No anonymous submissions will be accepted.

By mail

Please mail your submission (no stamp is required) to:

Freepost 178
Our Community Plan
Christchurch City Council
PO Box 237
Christchurch 8003

By email

Please email your submission to:
ccc-plan@ccc.govt.nz
Please make sure that your full name and address is included with your submission.

On the internet

You may enter your submission using the form provided on the Council's web site at:
<http://www.ccc.govt.nz>
Please follow all the instructions on the web site.

Please remember to indicate if you wish to present your submission in person at one of the hearings.

Please ensure your submission arrives no later than Friday 5 May 2006.

Your submission

You may use this form for your submission on the draft Our Community Plan if you wish. Whether you use this form or not, please include your name, address and contact telephone number with your submission.

Tick one I do NOT wish to present my submission at the hearing, and ask that this written submission be considered OR I wish to talk to the main points in my written submission at the hearings to be held between Thursday 25 May and Wednesday 7 June 2006

Are you completing this submission: For yourself On behalf of a group or organisation

If you are representing a group or organisation, how many people do you represent?

My submission refers to: Full version Summary version Page No. Page No.

Do you also want to respond to: Development Contributions Aquatic Facilities Other

Contact Name Annette Sutherland

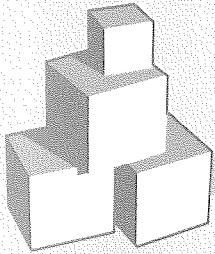
Organisation name (if applicable) CanCare Trust

Contact Address P.O. Box 22004, High St
CHCH

Phone No. (day) 3777020 Phone No. (evening) _____

Email (if applicable) annette@canicare.org.nz

Signature [Signature] Date 4/5/06



ComCare

T R U S T

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Submission to Christchurch City Council re community plan draft 2006-2016

The work City Housing does in providing housing to people on low incomes with complex needs is highly appreciated. We acknowledge that the Christchurch City Council is the second largest social housing provider in New Zealand. However, reading the draft of the Council's Community Plan 2006-2016 has highlighted some concerns. The Gowerton Place Development is the only build the Council is considering in the next ten years and is to replace flats that will be lost when The Palms extends its carpark. It is a concern that with rising rents in the private market, the waiting list pressure experienced by Housing New Zealand, and the aging population, that the City Council is not investigating whether further housing provided through City Housing will be necessary within the next ten years. In addition, while a budget has been allocated for renewing and replacing existing housing, there is no detail as to how and where this money will be spent. The Council's Asset Management Plan does not seem to be available through the City Council's website. Many of the council's units, while maintained in good condition, are too small and unsuitable for the current population the Council houses. When the Council increased rents the increased revenue was to be used to upgrade and increase the size of some units. Is this type of work included in the Asset Management Plan?

We also have concerns regarding costs increases to developers in relation to NGO and local body housing. The extra costs may inhibit growth in this sector. We would wish for the needs of low income people in regards to housing to be taken into account when considering the impact of these decisions and request at least the possibility of exemptions for those developing non profit housing for low income people.

We would wish to make submissions on this, and on other matters regarding low income housing at appropriate future dates. Thank you for this opportunity to give feedback.

Annette Sutherland
Manager
ComCare Housing Services