

Pegasus Sustainable Development Society Inc
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Submission to CCC Draft LTCCP 2006-2016

\$1.4 million to lower the sand dunes p.80

Please do not set aside money to consider lowering of New Brighton sand dunes for a 'higher degree' of views.

The intended views would only be for the limited number of people in the adjacent houses.

At present marvellous views are available to any resident or visitor (or adjacent resident) when taking a health-giving walk along the dune top track. The track is unique in Christchurch, giving varied intensity exercise with its undulating nature.



Wonderful track near Rodney St which would be lost if the dunes were lowered.

To achieve its stated Outcome - 'A Healthy City' (p.45), Christchurch needs to co-ordinate more with other organizations. We ask CCC to put aside funding to promote dune-top walking as well as more promotion for other activities for residents and guests. Such natural varied intensity exercise with pleasant vista may be not be available in many cities elsewhere. Hilly cities often require a long duration pull up a hill before descending a long way with stress on knees.

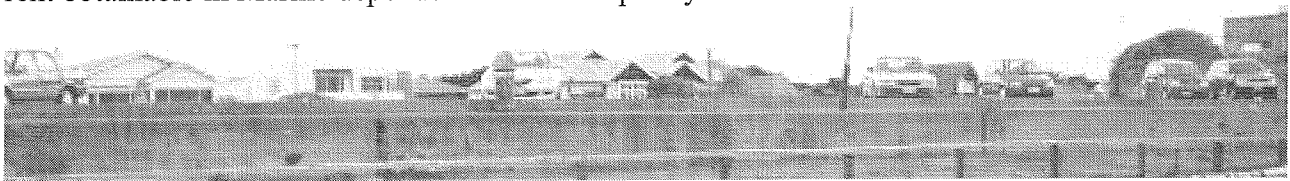
As people age they become more prone to injury from falls. But if they keep their muscles co-ordinating well from walks which require a little agility, then they fall less. This reduces the costs to the community from ACC levies, and preserves individual quality of life. So CCC needs a budget set down for investigating such overlaps, and working together. Work would also be done together on progress using the 'headline indicators' (also p.45). And the indicators could be considered for increase.

Pressure to lower the dunes must be coming from a few developers who wish to profit from the 'views'.



This view from the dune walk near Rodney St shows a new building which has been hard to sell.

We do not think sea views are really bringing significantly greater rents in Brighton and that the rent obtainable in Marine depends more on the quality of the house than whether



View from beach near Brighton Surf Club across to houses in Marine Pde.

there is a view of the sea, which all of the houses in the above picture have.

Proponents of dune-lowering try to create a perception that dunes contain a lot of problem sand. But large dunes are rather stable. Even tracks which are not formed with hardened surface remain stable for years, as sand does not blow up on to the top of a high dune.

Residents opposite the low area between surf club and library have a lot of trouble with sand. A steady easterly soon wafts sand against the car park wall, to the top of it and then across the car park. Then when the southerly comes it blows along Marine Pde from there.

The following views show that happening.



But as the next page shows, sand stays at the foot of a tall dune, even though it tries to rise up it.



View down from top of high steep dune showing sand only able to cover lower vegetation where the dune is less steep, as would be with low dunes which get quickly covered.

Council have engineered the growth of these high dunes. Now we are reaping the benefit through lower rates - Council not having to clear so much sand off the road. And the nor-wester can send the sand along the beach to the Southshore area to prevent sea erosion of properties there.

But we would have liked a little move of some sand in the following areas.





Lovely old pines hacked to make space for walkway.

The hacking of the pines, instead of moving a little sand in a few places, has made the view on the new walkway between Lonsdale St and Rawhiti Ave a rather sorry sight.

Streets and Transport

Council are not always doing things properly, and a major concern of the Pegasus Sustainable Development Society is the amount being spent on Roadworks in the New Brighton area (currently Beresford St is starting) when people-centered things like central foreshore developments and Mall toilets were the promised order of revitalisation for New Brighton.

We do not agree that consultation regarding the Revitalisation Plan granted consent to endless roadworks. Consultation reached a clear agreement from the wider community that any development must begin on the foreshore (29.1.02), and the vision focussed on a recreational environment.

\$1.5million has already been spent on roading - we believe we speak on behalf of the general public on asking Council now to get on with the beachfront plans and promised toilets in the shopping centre.

We understand that revitalisation has not occurred as a result of the mall road. In as much as several shopkeepers have experienced no increase or a drop in business and three at least are planning to close very soon - the sports clothes shop, Pasifika Arts and the music shop.

We suggest that in order to pay for maintenance, construction and better promotion of local facilities, a major trimming of the Streets and Transport budget should be seriously considered. A lot of kerbing and channelling could wait until the effects of works already done are analysed in terms of vehicle, pedestrian and cycle safety. There has been much narrowing such as at street corners which is of highly dubious value. Real cycleways should be developed and the bus lane proposals extended. Such matters must be given priority before ratepayers monies are spent on road works without proper consideration - such as in Beresford St, where the "upgrade" appears to be an unnecessary and costly exercise, based on doubtful safety justifications.

The amount being planned for road upgrades should be held back until it is seen what petrol prices are going to do about reducing car use and the wear and tear on roads. Roads have been basic business but the new social areas in the Local Government Act 2002 may begin to mean a lot more as core business.

Community Facilities

We wish to state our strong disapproval of Council's proposals to close community facilities around Christchurch including libraries, swimming pools and community halls.

We consider the Council to be overly concerned with attracting investment and tourists, at the expense of the people who live here. No doubt big swimming and library complexes serve a good purpose, however the small facilities are very important for local communities and neighbourhoods. (Maybe swimming could be free and wet suits encouraged for winter exercise, just a thought.)

We request that the children's playground be put back in New Brighton Mall as soon as possible.

We wish to be able to speak in person to this submission.

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