

11. URBAN DEVELOPMENT STRATEGY

The Board **resolved** to ratify its submission on the Council's Urban Development Strategy as follows:

Business as Usual Option

- Under this option, redevelopment would be minimal.
- Existing cultural and social patterns that arise out of housing locations continue to develop organically.
- Certain sections of housing will be able to retain their character while still being quite close to the city (currently zoned living 1).
- Potentially, there may not be any countryside left around Christchurch, which will impact on everyone.
- Effects on mobility are significant in terms of future traffic congestion and alternatives to driving.
- Green belt concept is not in the City Plan and would be a useful addition in order to protect against development into the countryside and subsequent loss of market gardening/farming land.
- A lot of development to the south west (eg Aidanfield) which will impact on Heathcote River; transport issues, etc.

Option A

- Extra emphasis needs to be put on transport, including light rail.
- Need to look at more infrastructure to support expansion of the city and get people into Christchurch city daily.
- Need to look at expanding transport options further to encompass Ashburton and Timaru, including Darfield and Amberley to the north.
- In terms of redevelopment, care needs to be taken in Waltham, Addington and Sydenham – a lot of bad urban redevelopment has been done in terms of how sections have been subdivided and the consequent impact on residents' quality of life. Local residents are concerned that their urban renewal does not become a synonym for inner city slums.
- A lot more money needs to be budgeted to protect heritage values and some private properties where there are significant heritage features.
- This option is open to the best transport choices, land use and housing choices.
- Uses the least amount of land available – this is a good thing – the best option in terms of retaining a rural belt.
- Natural Environment – water use – if compared to other options it is the best, but a 35% increase in consumption to what we use now is not tolerable.
- Use of grey water should be an option – the document has to dig deeper to say there are ways to reduce or sustain options in terms of water use.

Option B

- This option is more dispersed geographically.
- As homes become older and sea levels rise owing to global warming, it would make sense to move away from at risk areas in terms of liquefaction.
- Support the creation of community "hubs" within the city – this is a strength of the model.
- Transport and cost of congestion – huge amount of money.
- There is a reference to light rail and it should be noted that the spending of \$2 billion on road widening/maintenance to avoid congestion becomes unacceptable.
- Emphasis on light rail as a public transport solution for option B.
- In terms of a projected increase in new housing in the Diamond Harbour area, while some of the population growth might choose to travel via Lyttelton Harbour/Tunnel, the general increase in traffic volume would certainly impact on Dyers Pass Road.
- In terms of natural environment – in particular the Halswell area, more flooding would occur if the area is expanded any further.

Option C

- In terms of a projected increase in new housing in the Diamond Harbour area, while some of the population growth might choose to travel via Lyttelton Harbour/Tunnel, the general increase in traffic volume would certainly impact on Dyers Pass Road.
- This option takes away fertile soils, no agrarian area – would have to bring produce in from elsewhere in the country – this needs to be protected.
- Biggest problem is with congestion and increased water demand; a lot of development in the south west area and people coming from the Governor's Bay area.
- There would be a loss of identity for the city because it spreads too far afield.

General Comments

- Staff to be congratulated on the format of the document – very user-friendly.
- The strategy has been publicised well with local newspapers.
- In comparing the different options, there are a number of assumptions outlined in the report which are not made clear to the public.