

## Submission form

### PLEASE READ BEFORE COMPLETING YOUR SUBMISSION

The public consultation period is from Tuesday 10 March 2009 to Thursday 16 April 2009.

It will help us if you clearly:

- state the issue you want the Council to consider;
- state what specific action you think the Council should take, and
- state why that should be done.
- type or use black ink for your submission.

Please note: We are legally required to make all written or electronic submissions available to the public and to Councillors, including the name and address of the submitter. In making submissions available to the public, the submissions will be posted electronically on the Council's website. Information will be available to the public subject to the provisions of the Local Government Official Information and Meetings Act 1987. If you consider there to be compelling reasons why your contact details and/or submission should be kept confidential, you should contact the Council Support Team, telephone 941 8999.

### You may send us your submission:

#### On the internet:

You may enter your submission using the form provided on the Council's website at [www.ccc.govt.nz](http://www.ccc.govt.nz)

#### By email:

[ccc-plan@ccc.govt.nz](mailto:ccc-plan@ccc.govt.nz)

Please make sure that your full name and address is included with your submission.

#### By mail:

(no stamp is required) to:

Freepost 178  
Draft LTCCP  
Christchurch City Council  
PO Box 237  
Christchurch 8140

*No anonymous submissions will be accepted.*

*Whether you use this form or not, you must provide your full name, address and telephone number. If you are submitting on behalf of an organisation please state this and your role within that organisation.*

*Submissions must be received (NOT postmarked) at the Tuam Street Civic Offices no later than 5pm on Thursday 16 April 2009. To ensure receipt, hand deliver last-minute submissions to the Civic Offices, 163-173 Tuam Street.*

## Your submission

If you wish, you can present your submission at a hearing. If that is the case, please tick the appropriate box below. The hearings will be held from 11 May 2009 to 18 May 2009. Five to ten minutes will be allocated for speaking to your submission, including time for questions from the Councillors. The Council will confirm the date and time of your hearing in writing, by email or by telephone call.

I do NOT wish to discuss my submission at the hearing, and ask that this written submission be considered

~~OR~~

I wish to discuss the main points in my written submission at the hearings to be held between Monday 11 May 2009 and Monday 18 May 2009.

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?

Contact Name Shane Dixon (Agent for Belfast Park Limited)

Organisation name (if applicable) Belfast Park Limited

Organisation role (if applicable) Belfast Park Limited c/- Harrison Grierson Consultants Limited

Contact Address PO Box 4283

Christchurch

Postcode 8140

Phone No. (day) 03 962 9770

Phone No. (evening)

Email (if applicable) s.dixon@harrisingrierson.com

Signature 

Date 16 April 2009

16 April 2009

Freepost 178  
Draft Long Term Council Community Plan 2009 - 2019  
Christchurch City Council  
PO Box 237  
**CHRISTCHURCH 8140**

Attention: Christchurch City Council Councillors

**LTCCP Submission**  
**On behalf of Belfast Park Limited**  
**HG Ref 2120-127229-01**

Harrison Grierson Consultants Limited (HGCL) has reviewed the 2009-2019 Draft LTCCP on behalf of Belfast Park Limited (BPL).

**1.0 CAPITAL PROGRAMME:**

**1.1 OBSERVATION:**

We note that under the Capital Programme 'Wastewater' category, there is an allocation of \$1.516M for the 'Wastewater Collection Growth Programme', budgeted for the 2009-2010 fiscal year.

In addition, we note that under the Shirley-Papanui Ward Capital Works Programme, there has been funding committed to the 'Belfast Area Plan' for Waterways Detention and Treatment facilities for the 2009 through 2012 period.

**1.2 BACKGROUND:**

The existing B5 zone at Belfast Road and Blakes Road is currently occupied by the Silver Fern Farms freezing works. In recent years, however, these activities have been significantly downsized with a number of job losses.

Belfast Park Limited, as the owners of the B5 zoned land (Freezing Works site) have made a commitment to clean up the site and redevelop it into a high quality business park. A subdivision resource consent application and building consent (demolition) application is currently being processed by Christchurch City Council and detailed engineering design for the new roading and internal services is nearing completion.

This project will include significant costs associated with demolition, remediation and construction at the site, and it is considered that the success of the project and the generation of new employment opportunities in Belfast, will be dependant on the timely design and construction key infrastructure (including

the wastewater and stormwater infrastructure already identified in the Capital Programme and outlined above).

In addition, Belfast Park Limited as owners of adjacent Rural zone land within the CN4 area (as identified in Plan Change 1 to the Regional Policy Statement) proposes to rezone these lands for urban (residential and business) purposes. A private plan change application has been prepared in close consultation with the relevant Councils (in particular with Christchurch City Council) and the community of Belfast. The private plan change application and its associated Outline Development Plan have been prepared in general accordance with the objectives and policies of Plan Change 1 to the Regional Policy Statement and seeks to achieve, in combination with the redevelopment of the old Freezing Works site, a high quality place to live, work and play.

### **1.3 POSITION:**

In the context of the above background, we strongly support the proposed funding under the capital programme for wastewater, based on our understanding from information provided by the CCC Water and Waste Unit that this allocation includes a share of \$1.135M to be put towards design and construction of a central pump station, rising main, and trunk main within the 'Belfast Growth Area' in the 2009 - 2019 financial year, specifically, in the vicinity of Belfast and Blakes Road. This wastewater infrastructure is required to provide capacity for the existing B5 zone at Belfast Road and Blakes Road, and since this infrastructure will be ultimately designed to service the greater part of East Belfast (as CCC has indicated), it will also provide significant capacity for additional development in East Belfast.

We also strongly support the inclusion of funding for land acquisition, design and construction of stormwater detention and treatment facilities under the 'Belfast Area Plan', on the understanding that part of this funding is allocated towards land and facilities in East Belfast, and in particular, will be committed in part to stormwater treatment and detention facilities for the existing B5 zone in the 2009 - 2010 financial year. In terms of overall stormwater management for East Belfast, communal treatment and detention facilities are imperative to achieve CCC's vision for integrated catchment management and avoid numerous site-specific facilities developed independently of the integrated catchment approach. The progressive funding currently proposed in the Draft LTCCP can potentially achieve this, and thus we support it.

### **2.0 RELIEF SOUGHT:**

While the funding proposed is an effective mechanism for providing a long-term solution to wastewater and stormwater infrastructure for the area, which we fully support for the reasons stated above, we are cognizant that no funding has been explicitly committed in the Draft LTCCP for other infrastructure upgrades (namely water supply, and roading) in the East Belfast area to coincide with the aforementioned infrastructure upgrades.

We strongly support holistic and comprehensive infrastructure enhancement to East Belfast, therefore, while we note that funding has been allocated for wastewater and stormwater, we believe that in addition, it is important for Council to also commit funding for water supply and roading upgrades over a

progressive timeline of approximately 10 years beginning in 2009 – 2010, to match the realistic 'build-out' timing of imminent development.

## **2.1 INFRASTRUCTURE UPGRADES FOR EAST BELFAST REQUIRING COMMITTED FUNDING IN THE LTCCP:**

### **2.1.1 Wastewater and Stormwater**

We seek that the Council confirm the Draft LTCCP funding for wastewater and stormwater infrastructure and include the changes outlined in our submission above.

### **2.1.2 Water Supply:**

The main water supply improvements required for development of East Belfast are trunk watermains in Belfast, Blakes, and Thompsons Roads, and at minimum one pump station for pressure regulation. This will create a looped network with security of supply and adequate operational parameters. We seek funding be provided for this new infrastructure over a progressive timeline with funding for trunk watermains in Belfast Road and part of Blakes Road, and for one pump station in the 2009 – 2010 financial year.

### **2.1.3 Roading:**

We note that the south side of Belfast Road (between the Main North Rail line and Blakes Road) will require upgrading from rural to urban road standards to coincide with re-development of the old freezing works site. However, there is currently no funding explicitly allocated in the Draft LTTCP to make equivalent upgrades and legal widening to the north. Thus, it is likely that half of the cross-section would remain unimproved until the re-development of the fronting land to the north.

We also note that the Draft LTCCP has allocated funds to upgrade the south side of Belfast Road from Main North Road to west of March Place (just west of Main North Rail Line) as early as 2010, so it would be beneficial for inclusion of additional funding in the LTCCP within the same period to allow for the required upgrades east of Main North Rail Line to progress concurrently with those to the west.

This would be in keeping with the well-supported notion of approaching infrastructure upgrades holistically, and thus our request is to allocate funding in the next 1 to 3 years for the requisite upgrades to the north half of Belfast Road from Main North Rail Line to Blakes Road, to achieve a full-width improvement to the road to maximize economy of construction and longevity of the upgrades.

## **3.0 CONCLUSIONS:**

In conclusion, we support the committed funding for wastewater and stormwater upgrades in East Belfast but find there to be a major omission of funding for water supply and roading upgrades to coincide. In response to this omission, we support a phased approach to budgeting for the additional infrastructure requirements described herein, beginning with funding to coincide with the timing of committed wastewater upgrades (2009 – 2010) and spanning

over the next 10 years. This forecasted staged growth is the most economic and effective way to provide quality and cost effective infrastructure to the community.

We do wish to be heard in relation to our submission at the hearings to be held Monday 11 May 2009 to Monday 18 May 2009.

Yours sincerely

**Harrison Grierson Consultants Limited**



Shane Dixon  
Office Manager / Principal

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15 April 2009

Freepost 178  
Draft Long Term Council Community Plan 2009 - 2019  
Christchurch City Council  
PO Box 237  
**CHRISTCHURCH 8140**

Attention Christchurch City Council Councillors

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### **Development Contributions**

We note that Development Contributions remain in alignment with the existing gross rates, despite the allocation of funding being changed within the contribution rates categories.

However, with no transitional year discount proposed in the 2009 - 2019 Draft LTCCP, the net increase in Development Contributions from current to 2009 - 2019 LTCCP for a typical commercial development HUE equates to over \$6,000. Given that the LTCCP will be released in a significant recessionary climate, we strongly support a discount in lieu of these current trading conditions to promote growth and development initiatives, which will be essential to ensure Christchurch comes through this recessionary period a healthy, vibrant and successful City.

We seek the Council impose a 20% discount on development contributions for the 2009 - 2010 financial year.

We wish to be heard in relation to our submission at the hearings to be held Monday 11 May 2009 to Monday 18 May 2009.

Yours sincerely  
**Harrison Grierson Consultants Limited**



Shane Dixon  
Office Manager / Principal

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