

# CHRISTCHURCH CITY COUNCIL

## Draft LTCCP 2009-19

### - Received via Web

Submissions close on 16 April 2009

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

**Are you completing this submission:**

For yourself

**If you are representing, how many people do you represent?**

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**Date:**

16 April 2009

**Your Submission:**

Point One: The Council should consider encouraging the return of the 'granny flat'. The specific action would entail a change of policy, essentially to enable a second 'dwelling' to be built on some properties. I am advocating a maximum site COVERAGE rather than a site SIZE approach (though see my second point below). Such dwellings would be limited to a single bedroom and single floor. The granny flat notion is consistent with the orthodox sustainability tripartite: It would stimulate a small-scale, building industry-based economic revival; it is one way of intensifying residential development; and it is a way of accommodating an aging population in a culturally acceptable housing form.

Point Two: One of the great ironies of intensification and consolidation policies is the way it drives the very sprawl such policies were intended to curtail. Despite the purported benefits of 'compact cities', many people actually prefer low-density living and it is not terribly difficult to leap frog an urban growth boundary. If the Council wants an 'urban renaissance' where residents genuinely enjoy living in the city (which is essential in a post-industrial economy if we are to attract and retain skilled and innovative people) a range of housing preferences must be provided for, including those for low density. Recent research suggests suburbia may be more environmentally friendly than we first supposed (it certainly houses more biodiversity than the CBD and has the capacity to perform other ecological functions such as waste-water disposal) whilst compact cities may in fact encourage more short journeys by car, thus increasing vehicle emissions.

I cannot guarantee my availability 11th - 18th May but would be happy to elaborate if we can agree on a time. I have conducted a considerable

amount of research on compact cities and urban sustainability.

Suzanne Vallance (PhD)