

# **cashmere**

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## **RESIDENTS' ASSOCIATION**

### **Christchurch City Council**

### **Long Term Council Community Plan 2009 – 19**

Cashmere Residents' Association submission

**We wish to speak to this submission**

### **Background**

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This submission is underpinned by information provided by a year long project run by the Cashmere Residents' Association and which was supported by the Spreydon Heathcote Community Board. The project sought to engage with Cashmere residents of all ages to understand the vision and values of the community and in addition determine what they wanted for the city as well.

This submission draws on the information gathered during that project and prioritises the issues which the participants saw as areas for action.

This document has been developed by a subcommittee of the CRA Committee consisting of committee members and other interested residents and was also circulated for comment to a wider group before submission.

### **Submission**

Priorities for action:

The vision of the residents of Cashmere supports the vision for the city (P5 LTCCP).

The priorities for Cashmere residents locally voiced as part of the vision and values project are:

- Parks, open spaces and walkways
- Physical character of Cashmere
- Traffic and transport
- Safety in our area
- Communication and networking \*

This submission will comment on these priorities where relevant in the body of the submission.

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<sup>1</sup> p31 in Cashmere Residents' Association: 2009. Cashmere Vision and Values: the future as you want it. Clarity Press.

## LTCCP - Strategic issues

### Comment

We found the strategic issues very interesting but we found it difficult to link these issues to actions in this 10 year LTCCP which would address these issues.

## Community plan – including financial summary

### Christchurch City Council: Community Outcomes – and what Cashmere residents want.

The community outcomes in the LTCCP, demonstrate close alignment with the desired outcomes articulated by the Cashmere residents in their recent “Vision and Values” engagement project. The table below has the community outcome followed by two columns which has Cashmere’s statements about what they want firstly for their community and secondly for the wider city.

Community Outcome	Cashmere residents’ want a community that <sup>2</sup>	Cashmere residents want Christchurch to become <sup>3</sup>
<b>Security: a safe city</b>	Is a safe environment to bring up kids and which is still affordable for retired people to live in. Is quiet and peaceful.	Safe and therefore free from the problems of boy racers, graffiti and vandalism and from crime and violence.
<b>Community: a city of inclusive and diverse communities</b>	Has a strong sense of togetherness and attracts community spirited people who care for each other. A community which values its neighborly qualities and actively supports community events.	A city which retains and builds a strong sense of social responsibility to all people, especially those in need, including looking after its elderly and those less well off. Values local communities, is friendly and inclusive and celebrates diversity.

<sup>2</sup> P29 in Cashmere Residents’ Association: 2009. Cashmere Vision and Values: the future as you want it. Clarity Press

<sup>3</sup> P29 -30 in Cashmere Residents’ Association: 2009. Cashmere Vision and Values: the future as you want it. Clarity Press

<b>Environment: a city of people who value and protect the natural environment</b>	Looks after the natural environment. Has a reliable and sustainable transport including a better bus link to the bottom of the hill, no congestion and more people preferring active transport options.	Sustainable and environmentally friendly and has pollution controls, water conservation measures, sustainable forms of heating and insulation for all new buildings and houses, clean rivers and streams and is leading the country in air quality and water quality. Has good public transport services including cycle -ways on most roads, effective commuter transport and sustainable public transport.
<b>Governance: a well governed city</b>	Has a residents' association which will work in partnership with the Community board to find solutions to issues.	
<b>Recreation: a city for recreation, fun and creativity</b> <b>Knowledge: a city of lifelong learning</b>	Continues to provide excellent walking, jogging, biking spaces, seats with views and recreational activities for all.	Enhances its garden city image and promotes green space including an increasing number of well maintained parks walkways and open spaces.  Is vibrant with publically funded cultural and festival events for all ages: good public facilities like parks, playground, libraries and schools and has a range of leisure and recreation activities.
<b>Development: an attractive and well-designed city</b>	Retains its character and develops a sense of history and unique identity as a Christchurch original hill suburb, for example by protecting the history and architecture of older houses, buildings and stone walls and maintaining its gardens and trees.	Develops a viable city centre and has smaller "village centres where people connect not just to shop. A city which has limited the growth of malls. Is renowned for its architecture, including its architectural heritage. Retains the large town feel and avoids expanding into surrounding rural land but rather encourages denser inner city living and retention of a green zone: has stricter controls on building styles and development and has concentrated industrial zones and themed commercial zones.



**The next part of our submission comments on specific Council activities and services using the sequence set out in the LTCCP**

## **Water supply**

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### **Comment**

Water leaks on hills are a major risk for property owners because they can lead to slips and ground collapses.

We are also concerned that the supply is constrained. This should be addressed by:

- Minimizing the leaks from the public pipe network (over 10% saving is possible),
- Expanding the 75 cubic metres extraction limit imposed by Ecan,(in the face of the current 53 cubic metres extraction)
- Investigating alternative supply to the city aquifer.

### **What we suggest**

1. The leak detection programs should be accelerated beyond the proposed 8 year cycle,
2. Leaks should be measured and reported as a key performance measure.
3. The 75m cubic metres limit of aquifer extraction should be opposed.

## **Wastewater collection and treatment**

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### **Comment**

We have a concern about the ongoing discharge of sewage into the Heathcote and the Avon rivers as contamination has the potential to lead to illness. The groundwater system should not be exposed to sewerage leaks, nor should overloads and discharge to rivers be tolerated. It is an out of sight out of mind solution which is not environmentally sustainable.

There is also an ongoing issue of the mixing of storm water and sewage in the drainage systems during storm events.

### **What we suggest**

The integrity and capacity of the sewerage system should be enhanced with a focus on the choke points.

## **Streets and transport**

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### **Comment re intersection traffic issues – Cashmere’s top priority for urgent action.**

Cashmere residents see the resolution of congestion at the intersections of Dyers Pass and Cashmere Road and Hackthorne Road and Cashmere Road as a top priority for action by the Council.

These intersections are coming under increased pressure from traffic flowing from new developments in the south of the city and the harbour basin and at present in peak times there are significant traffic back ups as hill and harbour residents try to exit the bottom of the hill. The reverse happens later in the day as the same residents return home.

### **We suggest that:**

1. That the Council reinstates the project (no 288) to improve the Dyers Pass/Cashmere Road intersection and that this project includes a traffic light controlled roundabout to be used at peak times. This type of traffic light system is used in Britain and Europe to great effect.
2. That the Council traffic planners do an urgent study of the Hackthorne Road intersection and make improvements. Only 3 crashes have been reported to the Police but the intersection is under increasing pressure.
3. That the traffic planners model the flows which the new developments and projected increases in population will have on the major hill intersections and produce a plan which can be included in the next LTCCP.

### **Comment re safety concerns on narrow roads.**

There is increasing vehicle traffic and also increased cycle movement on the hills. Cashmere residents, many of whom are cyclists, raised very real concerns about the safety of cyclists on the narrow Cashmere roads and the motorists raised concerns about fears of accidents between cars and cycles because of the narrowness of the roads, the speed of cyclists and the fact that they ride two abreast especial in narrow stretches.

We have been in contact with residents and cyclists from Governors Bay and Port Levy who join with us in this concern.

### **What we suggest:**

1. That the City use some of the cycle way development funding in the next three years to improve safety for both cyclists and motorists on Dyers Pass from Colombo St to the Sign of the Kiwi.
2. That a plan be developed and implemented to provide cyclists with an alternative route off the main road between the Sign of the Takahe and the Kiwi.

## **Regulatory services**

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### **Comment – re car boot sales.**

Street hawkers on Cashmere Rd have been trading for years, generally in one spot all day. As Cashmere Rd has a high traffic volume, the potential for accidents is high and the presence of hawkers is a nuisance.

### **What we suggest**

The Council should actively enforce the hawkers' time limits and include Cashmere Rd on the list of prohibited streets recognizing that there are now 14,000 vehicle movements per day along Cashmere Road east of Hackthorne and the cut off in the bylaw is 12,000 movements.

### **Comment re the use of use of reflective building materials**

The Residents' Association has been aware for some time of issues arising from the use of reflective roofing products in the area and the negative effects on neighbours.

### **What we suggest**

We support the submission by ARRGGH! (Anti-Reflective Roof Glare Group – Hill) and seek urgent plan changes to prevent ongoing use.

### **Comment re effects of city alcohol bans**

Alcohol misuse and hazardous drinking has a major impact on the wellbeing of our city. A recent report by BERL identified that harmful alcohol use is a major public health issue and has a significant cost. We would like the Council to do more to reduce negative impact of hazardous drinking.

### **What we suggest**

We suggest that the Council advocate to central government to more effectively regulate alcohol.

## **Refuse minimization and disposal**

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### **Comment**

We have had positive feedback from many residents on the new scheme and people have welcomed the opportunity to recycle more items. Our concern is that there are still a number of the elderly or infirm and others with restricted or difficult access for whom even the smaller bins are a major challenge. Neighbours and family are assisting however; the Council had promised that the contractors would find sustainable solutions.

### **What we suggest.**

That Council looks for some creative solutions for the small number of people, especially those with restricted or difficult access for whom the present solutions are not practical in the long-term.



One suggestion is that bags which could be dropped off at a local collection point are provided for this minority.  
Once decisions are made about solutions, then these should be communicated widely.

## **Recreation and leisure**

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### **Comment - Pioneer Leisure Centre**

We commend the Council on the quality of the Pioneer Leisure Centre which has high usage by our residents and we appreciate the City's support of festivals and events which make Christchurch a more vibrant city.

### **What we suggest**

The Council continues to support these activities.

### **Comment - Pool complexes**

The LTCCP proposes that the site of the former Edgeware Pool be sold for housing, except for an area to be kept as a community garden. The LTCCP identifies that the proceeds be used to expand the St Albans Resource Centre.

We believe that a development of a pool in east Christchurch (Linwood area) is important. As the LTCCP notes "a key public health challenge of our generation, in Christchurch as in the rest of New Zealand, is the increasing rate of obesity". We note that those in lower socio economic communities are more at more risk of obesity.

The Cashmere Vision and Values documents identified that "residents want the city to retain and build a strong sense of social responsibility to all people, especially those in need, including looking after its elderly and those less well off". A number of residents noted the need for more facilities in areas such as Linwood.

### **What we suggest**

The Council develops a swimming complex in the Linwood area.

## **Parks, open spaces and waterways**

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### **Comment**

#### **Parks**

The whole Cashmere community is very appreciative of and places much value on the many parks, walkways and play areas in our suburb and on the ongoing upgrading and maintenance carried out by the very professional staff who do this. We also delight in sharing them with the rest of the city.

### **What we suggest.**

That the Council continues to support the development and maintenance of parks, walkways and recreation areas for the whole city.

## **Comment - Waterways issues**

### **Waterways issues:**

There are two significant flooding points which require solutions: these are around Purau Terrace and in Cashmere Rd between the intersections of Barrington Streets and Hackthorne Rd.

Cashmere residents are concerned about the Council's maintenance of the storm water systems on the hill as unplanned run-off can cause significant erosion on properties. Ensuring that gutter and drain systems are regularly cleared would help prevent surface flooding and uncontrolled runoff.

The Heathcote River is overloaded during storm events, in part caused by the lack of storm water retention in the southwest development areas. The Cashmere community uses the Heathcote River park areas as their local park. This area is degraded by overloading the river system together with degradation of the river as a home for wildlife. The Council has discussed solutions in the area, however it is not apparent that the capital expenditure program in the LTCCP includes provision of water retention basins in the south west area.

### **What we suggest.**

1. The waterways on the hills should be inspected (cleaned and repaired where necessary) on a regular basis to ensure flow-ways are clear and adequate for the storm water flows.
2. The storm-water pipes servicing Cashmere Rd should be redesigned to ensure they function in storm events.
3. The Waterways capital program should be defined by projects and that these include provision for land drainage solutions in the south west development area,

## **Economic development**

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### **Comment**

Christchurch may be faced with significant unemployment and we query why, at this time of increasing unemployment, the CDC is moving away from employment initiatives.

### **What we suggest**

We believe the Council should:

1. Retain a leadership role in the employment field
2. Lobby the Government to ensure community employment opportunities are provided and fund community work programs should the recession get significantly worse
3. Identify the opportunities for community work programs. Community Boards should be asked to consider the opportunities.



## **Democracy and governance**

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### **Comment**

The Cashmere vision and values project demonstrated that citizens value opportunities to participate in matters which they see are important to them. The Residents' Association also valued the opportunity to dialogue with the Community Board and as the project developed there was a significant building of trust.

The Residents' Association puts great value on effective local consultation on local issues and values its constructive relationship with the Community Board and sees the Board as its conduit to the wider Council decision-making processes.

### **What we suggest**

That the relationships between residents and their Community Boards be strengthened and that the input to Council decision-making by Community Boards speaking for local residents be fostered.

This could be assisted by providing greater delegated authority and funding to Community Boards.

### **Comment re the Policy on Significance.**

Some of the Council decisions this year have eroded trust by citizens in their Council and the CRA has concerns about a move to a culture which is less open and transparent than would be ideal e.g. a number of residents raised concerns about the lack of transparency about the Henderson property deal and the initial housing decision.

The changes in the Policy on Determining Significance cause concern as they would seem to sanction decision making out of the public view.

Information which supports decision making should be shared with the community. The ratepayers have paid for the information development and so should be able to access it in a manageable way. Therefore all reports and consultant advice which support any Council decision could be made available on the internet and linked to the decision. It is noted that the information would be available to the public under the Local Government Official Information and Meetings Act in any case. The distinction between internal management information and community information would be lost.

### **What we suggest**

That Council:

1. Limit the application of the commercial sensitivity and urgency exclusion in the Policy on Determining Significance
2. Publish all reports and consultant advice which supports any Council decision on the internet.

## **Cultural and learning services**

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### **Comment on South Library, Learning Centre and Service Centre**

Feedback from Cashmere residents of all ages lauded the South Library and Service Centre as they saw it as their own community asset. The city's libraries are seen as really important to the well being of the city.

### **What we suggest**

That the Council continues to support and develop the existing local facilities and develops the same for other communities.

### **Comment re South Learning Centre**

We understand that the Community Board is supporting the set up of a trust to continue to run the Learning Centre. We had been concerned that this facility might go from our community.

### **What we suggest**

We support the Community Board's leadership in working out a way to keep up the good work. We believe that a trust is only an interim measure and that consultation on this issue may lead to wider use of the centre. Council should plan and then fund the ongoing development of the Learning Centre within the Libraries' budget as part of the Council's commitment to lifelong learning.

## **Community Support**

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### **Comment on community funding**

The LTCCP proposes to reduce the level of discretionary funding from \$14.1m to \$12.6m to cover staff time and overheads to administer total grants.<sup>4</sup>

We believe that community grants play an important role in supporting community and voluntary activity, including the provision of social services. We believe that in the current economic climate the services provided by community organisations are essential.

### **What we suggest**

The discretionary funding is increased to a) cover the costs of administration and b) keep pace with inflation.

## **City planning and development**

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### **Comment**

Cashmere residents value the city's architectural heritage and we support the money provided in the budget for heritage protection.

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<sup>4</sup> The Council proposes to deduct the administration costs from the discretionary grant fund  
<http://www.ccc.govt.nz/Council/proceedings/2009/February/CnclCover16-18th/Clause3Appendix2.pdf>



**What we suggest**

That this fund be used citywide and we look forward to support for heritage buildings in our area e.g the Takahe, the Sign of the Kiwi and Ngaio March House.

**Comment – Ngaio Marsh House**

We understand that the Community Board is proposing a greater level of support for maintenance of the Ngaio March House in Cashmere. This is a unique piece of history related to one of New Zealand's best known authors and we support the Community Board in this.

**What we suggest**

That funding be provided to keep the house in good repair.

**Corporate activities**

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**Comment**

It is useful to see this 'activity' in the LTCCP as it completes the set. There is concern that the overhead costs of the council are significant yet they are rolled into the activity costs. It would be useful if the activity costs showed the breakdown of overhead costs by each Group of Activities.

**What we suggest**

More detail of overhead costs is included in both the Annual Plan and the LTCCP.

**Specific changes and proposals****Comment - Early Learning centres****Pioneer Early Learning Centre**

Many of our residents use the Pioneer Early Learning Centre and are really concerned about the reduction of standards and loss of services which might occur if the Centre is contracted out. A number of our members have submitted on this proposal and we support their concerns.

**What we suggest**

We support the status quo but urge that any decision the Council makes on the Early Learning Centre at Pioneer does not reduce standards or lead to loss of services to this valued community centre.

**Christchurch Town Hall****Comment**

The community would be concerned if the commercial needs dominated. The Town Hall was built and funded as a community place of assembly, not as a business venture. The change in 'ownership' should not mean that commercial hire fees preclude community group access.

**What we suggest**

That the Statement of Intent for the operation of the Town Hall includes affordable access by community groups.



## **Infrastructure charitable trust**

### **Comment**

It is not clear that the cash flow forecasted from this proposal benefits the Council significantly. Vol 1 Pg 227 shows distributions and contributions having little increase over time, notwithstanding \$73m one off charitable donations on 30 June. However the LTCCP is vague in this issue, Vol 1 Pg 242.

The dividend payout from CCHL shows only 3.2% of equity. The closest benchmark company in NZ is Infratil with a dividend yield of 6.3%.

### **What we suggest**

The restructure should generate better results for the CCC shareholders. The Council should obtain a larger annual dividend (or payout) than \$38m (approx). This is only 3.2% of equity in CCHL

## **Financial Forecasts**

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**Comment** (We refer you to a submission by one of our members, Geoff Barnes, for more detailed information on this issue).

There are many activities with extraordinary cost increases over the 10 years which exceed reasonable inflation projections. The compounding impact means the ratepayers and fee payers are expected to pick up the tab for lack of cost control. (see the percent cost increase table in the Barnes submission for detail)

The operating deficit of \$13m in 09/10, (after deducting capital revenues) is the result of not fully funding depreciation. This means more borrowing and therefore loads costs onto future ratepayers to the benefit of current ratepayers.

Current rates are being artificially reduced by borrowing. This is hardly a balanced budget approach.

The forecasted debt at the end of the current 10 LTCCP is now \$440m larger (\$692m in 2016 v \$251 under the current LTCCP). The debt under the draft LTCCP is forecasted at \$853m. Is it reasonable to conclude the financial ratios have been changed because the current ratios would not support this proposed level of debt?

### **What we suggest**

1. Operating costs be better controlled.
2. The rising debt impact on the current financial ratios should be included in the LTCCP along with the new ratios.
3. The long term financial strategy should be reworked to substantiate or reduce the increased debt levels which advantage current ratepayers.

## **Proposed capital programme**

### **Comment**

Work on the Centaurus/Colombo intersection (Project 288) was proposed to go ahead in 2009/10 but is now in the list of unfunded capital works. The amount allocated was \$141,000.

### **We suggest**

That this intersection which is seen as Cashmere residents' top priority for Council action be restored to the funded capital programme. We would be happy to forgo the extension of the city tram to assist the funding.

## **Part 2 of the plan**

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## **Financial policies**

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### **Comment**

We are concerned with the trend to allow fees and charges to be set at the discretion of a General Manager. This does not allow for any feedback from users of the services; prevents users from understanding the changes and relativities to other similar charges and precludes the evaluation of the social impact which any change might have.

We are concerned about the possible increase in fees to recreation facilities. Many of these fees have already increased significantly since the last LTCCP. We believe that entry fees can act as a barrier to participation, particularly for those on limited incomes.

### **What we suggest**

That the Council continues to set fees and charges during the annual and long term planning processes.

### **Comment – parking charges**

Our residents are keen to see policies and actions which will support a viable central city.

### **What we suggest**

That Council extends the one hour free policy in its parking buildings to two hours to encourage more people into the inner city, especially those for whom taking the bus is not a viable option.

## The LTCCP process as a whole

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### Comment

We valued the opportunity to hear about the thrust of the LTCCP from the Mayor at community meetings and to have senior staff there to answer questions.

We were also pleased to see the ward level breakdown of the funded capital project but are keen to see that extended to give more detail of the unspecified "lumps" of capital and operational spending ward by ward.

We regard ourselves as fortunate that we have such good information about the needs and wants of our community. This has made the collation of the submission easier for us than for others. However, although the timeframe for consultation was six weeks, by the time we received the full documents, read and clarified the issues, attended a meeting on 25<sup>th</sup> March, contacted others about specific issues and drafted the submission, we felt the time was still too short to do justice to a three year plan.

### We suggest

1. That the next LTCCP process provides more time for specific questions and clarification from the senior staff at public meetings.
2. That the next LTCCP have ward level breakdowns of the majority of the capital and operational expenditure.
3. That **either** all the documents are available and circulated on the first day of the six week consultation process and the meetings be held in the first week of the consultation period **or** the consultation period be extended.

Thank you for reading our submission and we are happy to provide any clarification you might require.

### Cashmere Residents' Association.

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