



18/04/05

Our Community Plan
Research & Policy Unit
Christchurch City Council
P O Box 237
Christchurch

Dear Sir/Madam

In making this late submission on Our Community Plan we wish to advise you that the Avon Heathcote Estuary Ihutai Trust has been working to meet similar ends as your selves.

We have completed our first non-statutory environmental management plan for the Estuary and it's catchments. We enclose a copy for your information.

We are interested in the progress of your plan and ask may we be added to your contact list? We are also interested in taking part in the consultation meetings if these are to be held.

To answer your questions:

Is this still a good community outcome to strive for? Yes.

Does it reflect where you think the city should be heading? Yes.

How well are current environmental issues reflected in the community outcomes?

Having desired outcomes is great. But sometimes, different sections of the community disagree and actively work against the planned outcome leading to that outcome's downfall. A possible solution may be to have different expected outcomes in different parts of the city. One size may not fit all. Then the issue becomes how to stop one outcome flowing over into an adjoining area that wants a different outcome.

What are the most important things that the Council should do for the environment?

Review all policies, plans and practices to ensure these are not compromising the planned environmental outcomes. For example making sure new and recent sub-divisions do not damage spring fed streams. The practice of having a sewer net work and extensive ground water extraction are primarily responsible for cutting shallow ground water flows that feed springs that feed our streams. It seems new subdivisions and spring feed streams are mutually exclusive. This renders a sustainable city an impossible dream. But the opportunity is to devise ways of having sub-division construction methods that do not impact on the environment. The city zones where tall buildings are permitted is another difficult issue that is badly handled in the city plan. Tall buildings are also a good example of how environmental effects can flow into another area. Wind effects, impacts on views, sunlight, shadowing and traffic impacts are all well documented.

Thank you for receiving our late submission.

Yours faithfully

Alex Drysdale
Chairman
Avon Heathcote Estuary Ihutai Trust.