

Canterbury Town Plan

I am concerned about a number of aspects of the plan we have been shown.

1. Basix has been accepted as the maximum we can expect from this development in terms of protection of the environment.
I believe we should be looking to a voluntary agreement where the developers go beyond the minimum. Solar power, water recycling and greywater use should all go into the mix. This is an opportunity for building a town of the future.
2. Nine stories, in my mind, is too high. I have heard the argument from the town planners that this is what is needed to make it economically viable. I have heard what they are saying and respect what they have said, however, I believe there is room for negotiation.
3. Car parking. If we are encouraging public transport that should be reflected in the number of car spots allowed each dwelling.
4. There needs to be a Traffic impact study done before the plans are given to the public as modifications may need to be implemented.
5. Similarly there hasn't been a study on rail /bus needs. From what I have seen there is a definite need for an increase. 700 extra units will overload the public transport system unreasonably.
6. Much money has been spent on the river by a number of councils. Gross pollutant traps are not sufficient to ensure the protection and enhancement of the river. They stop material going into the river but not chemicals. Recycling, reuse of greywater, stormwater gardens and such must be incorporated into the plans.
7. There is no public green space in the plan. The minimum should see the cycleway/ walkway expanded with plantings along the way.
8. What money is being set aside by Council and from Section 94 to ensure community facilities like a Community Neighbourhood Centre and Child Care Centres to cope with the increased needs?
9. Also, I am concerned that the shops on Canterbury Rd have not agreed to go forward with their development. From what I understand from residents, that is one of the main reasons they would like to see development of Canterbury Town. Those shops are an eye sore. I don't think the plans indicate that they have not agreed to redevelopment.

For these reasons I cannot support the Canterbury Town Plan being presented to the public at this stage. In principal I support it but not until modifications are made.