

- Verbal Submission by Anne Greenup 35 Batten Grove, Pines Beach.
To the WDC Hearing Panel on Wed 6th April 2016 (to be read with Ref 68)
 - Congratulations to the Council on this well prepared and widely consulted on Preliminary Draft Waimakariri Residential Red Zone Recovery Plan
 - I have been a resident at Pines Beach for approximately 15 years and my comments are limited to the Pines/Kairaki areas
 - Before retirement, I worked in parks and reserves in various positions including as Greenspace Manager, Senior Landscape Architect and Strategic Asset Manager, for a total of 25 years
1. Comments have come in from a wide number of individuals and organizations but at the end of the day, the land in question borders the homes of people who have seen years of disruption, since the September 2010 earthquake wrought destruction on the Pines/Kairaki communities.
 2. To-day the red zoned land is a quiet green space adjoining our homes and it is much appreciated that trees have been retained and the grass is regularly mown, providing calming views and a respite from built up hard areas
 3. Whatever changes are favoured as a result of the Recovery Plan, it would be a great shame to lose this significant green space we have gained both for residents and visitors
 4. Some submissions propose that residential development should be allowed on this land. I am strongly against this idea, as it would be in breach of the very basis for zoning it 'red' in the first place. That basis is the strong, irrefutable geotechnical evidence that the land is unsafe for residential use
 5. In line with this position, I am also opposed to selling any land back to former owners as this will inevitably lead to building permits being sought from the Council, as has already happened on red zoned land at Kairaki. This loophole has never been closed.
 6. There is no evidence that private ownership results in better, tidier land usage. Existing buildings and structures at the western end of Chichester Street demonstrate this clearly.
 7. Apart from leaving the land management as it is, leasing is the only option that keeps future choices available. Once control is lost, it is almost impossible to regain it.
 8. The key to a successful transfer of management to other parties lies in the details of the lease agreements: who holds the lease and how it is drawn up and how it is monitored
 9. Pride in an area goes hand in hand with a close connection to it and the involvement of caring residents and neighbours. Those who have expressed concern in the possibility of a 'shantytown' decline have a real basis for their concerns, as interest is always keenest at the beginning and can quickly dwindle as other demands and commitments take over. This is most likely to occur when management has been handed over to those who don't live nearby and have no deep commitment to the community
 10. Commercial developments usually fail and the result can be a legacy of discarded structures and unkempt grounds. We have already seen enough abandoned building to last a lifetime.
 11. In summary, retain the sweeping green spaces managed by the neighbours through well drafted lease agreements where appropriate planting and gardening can take place, while providing multiple benefits for the gardener, the land and its insect/bird populations
 12. I am keen to register my interest in managing and maintaining the land behind 33, 35 and 37 Batten Grove, to start the recovery process.

THANKYOU