

From: [webmaster](#)
To: [Submissions](#)
Subject: 1 Malvern Community Hub
Date: Tuesday, 27 May 2014 12:49:30 p.m.

The following submission was received from:

Name: Malvern Community Hub

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SUBMISSION:

I am a:

Resident, Employed in Selwyn District

Submitting on behalf? Yes

If so, on behalf of: Malvern Community Hub

Wants to be heard at hearing? Yes

Q1

Agree with 5 Strategic Directions? Partly Support

Comments: The focus is clearly economic and reflects the council's view of its core business, but it is people who will make this happen and the emphasis does not reflect people, especially in rural areas and key activity centres. Meeting so far have revealed concerns that community voices are not being heard or heeded.

Q2 Priorities:

1. A master plan for development - to tidy up existing developments in partnership with local communities (Rolleston with Rolleston, Darfield with Darfield). Genuinely consult and act in partnership for the future.
2. Acknowledge and plan for ALL economic developments and therefore infrastructure (tourism eg Porter Heights, Central Plains Water)
3. The four Key Activity Centres should define and develop their own identity in real dialogue with people about the needs of people

Q3 Growth in the remainder:

- 1 There is an assumption in the statement that growth will happen close to Christchurch
- 2 Growth needs to be defined, is it just population growth or infrastructure and opportunities etc.
- 3 Malvern, in spite of Council perceptions, is growing more than the models would indicate and therefore its development needs to be managed in the Malvern area in a partnership with the Council .

Q4 Rural subdivision:

Yes, but these are the issues.

- 1 The size of available sections does not fit the demand in rural townships
- 2 Paper roads and inaccessible sections are an issue.
- 3 A wider range of sizes and prices cannot depend on subdividers' agendas. Council has a role here.
- 4 There is an urgent need for social housing and Council cannot abrogate its responsibility.
- 5 There is a need to explore the social housing contribution which could be required of subdividers.
- 6 Rural townships serve the needs of both town and country folk.

Q5a - Township network:

We support this idea. Own communities need to define what constitutes base line services for a KAC. The four KACs need to be able to work together for additional services.

Q5b - Activity Centre network:

These centres need to define for themselves their baseline services for township and community of interest and be supported by Council to ensure they are able to fulfil their roles

Q6 Self sufficiency:

- 1 The self sufficiency concept is unrealistic given that not all factors are under council control.
- 2 The ability to access a range of established professional services is a major factor in folk going into the city.

Q7 Housing options:

Yes, this is essential particularly for those who need smaller, affordable, easy to manage property. The housing range cannot be left to developers and Council has to play a role in partnership with local communities, who have their own character and needs.

Q8 Layout and pathways:

Rolleston people need to comment on Rolleston, Darfield people on Darfield etc. You only now things like that (subdivision layout, cycleways etc) if you live in the area. (eg pathway links needed to the new medical centre in Darfield). Cycleways may be needed

Pleasant higher density senior housing, such as 166 Horndon Street that the council used to own

Q9 Strong community:

By being seen to actually work in partnership with each community to build a sense of trust that we are equally important in interacting with each other.

People create strong and resilient communities, not councils

Further comments:

We look forward to genuine discussion