

From: Peter Norton
Sent: Wednesday, 19 October 2011 12:46 PM
To: Committees
Subject: Submission in favour of DVP 307 Griffith Zoning

Mary Porter
Chairperson
Standing Committee on Planning, Publics Works and Territory and Municipal Services
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I write to convey my strong support for the proposal to amend the Territory Plan to permit medium density residential development on Block 15 section 42 Griffith.

In my view, better use of that site is long overdue. The Territory Government should not have to keep building new infrastructure 30 and 40 kilometres away from where people work, shop and socialise, and should not encourage urban sprawl when there are such sites as this available.

This site can contribute to livening up nearby Manuka. Also, I expect that the government (and thereby all rate payers) would benefit from additional land tax and rates from the units constructed on the site, all without significant new expenditure on infrastructure. This has to be a good thing.

The development would also be a good thing and compliment other Government policies, such as encouraging the use of public transport, cycling and walking to work. It is ideally placed to contribute to these objectives. In fact, this is my motivation for making this submission. It is the type of location I would like to live in as I would like to cycle to work. I currently live too far away from work to commute by bike on a regular basis, plus the bus network does not fit my needs very well – so I drive. This development will allow me to make lifestyle changes that I wish to make.

I can appreciate that nearby residents may have concerns about the development. However, on most sides the site in question fronts major thoroughfares and I would not expect any more disruption to residents than they already experience.

Many areas of Kingston and Griffith have already been redeveloped with medium density housing, so I feel that this development does fit the current character of the area. I ask myself why should this precise location be different to the all the other developments in the area, and I can't reasonably come up with any answers.

Please do not hesitate to contact me with any questions regarding this submission.

Peter Norton