

**Social, Community Development and Housing Committee**  
**OPEN MINUTES**

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**Date:** Wednesday 31 October 2018  
**Time:** 1pm  
**Venue:** Council Chamber, Level 2, Civic Offices,  
53 Hereford Street, Christchurch

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**Present**

Chairperson	Councillor Phil Clearwater
Deputy Chairperson	Councillor Glenn Livingstone
Members	Councillor Jimmy Chen
	Councillor Anne Galloway
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Tim Scandrett

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**30 October 2018**

**Principal Advisor**

Brent Smith  
Principal Advisor Citizens &  
Community  
Tel: 941 8645

Sarah Drummond  
Committee and Hearings Advisor  
941 6262  
sarah.drummond@ccc.govt.nz  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

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- Part A**      **Matters Requiring a Council Decision**  
**Part B**      **Reports for Information**  
**Part C**      **Decisions Under Delegation**
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The agenda was dealt with in the following order.

## 1. Apologies

Part C

**Committee Resolved SOC/2018/00075**

### **Committee Decision**

That the apologies from Councillor Galloway for lateness be accepted.

Councillor Livingstone/Councillor Keown

**Carried**

Councillor Galloway joined the meeting at 1.35pm

The Chair Councillor Clearwater apologised for an error on the agenda that the start time of the meeting while publically notified as 1.30pm but was on the agenda as 1pm.

## 2. Declarations of Interest

Part B

There were no declarations of interest recorded..

## 3. Confirmation of Previous Minutes

Part C

**Committee Resolved SOC/2018/00076**

### **Committee Decision**

That the minutes of the Social, Community Development and Housing Committee meeting held on Wednesday, 3 October 2018 be confirmed.

Councillor Keown/Councillor Chen

**Carried**

## 4. Public Forum

Part B

There were no public forum presentations.

## 5. Deputations by Appointment

Part B

### 5.1 **Dr Duncan Webb MP**

Dr Webb spoke regarding Item 8 – 30 Million Dollar Loan Results of Consultation.

- 5.2 **Mr David Close**  
Mr Close spoke to regarding Item 8 – 30 Million Dollar Loan Results of Consultation.
- 5.3 **Steven Howard and Bronwyn Summers** spoke on behalf of the Christchurch Progressive Network regarding Item 8 – 30 Million Dollar Loan Results of Consultation.
- 5.4 **Fay Birch** spoke on behalf of Working for the Elderly regarding Item 8 – 30 Million Dollar Loan Results of Consultation.
- 5.5 **Karolin Potter** - Community Board Chairperson on behalf of the Spreydon/Cashmere Community Board – presented a deputation to the Committee regarding Item 8 – 30 Million Dollar Loan Results of Consultation.

## 6. Presentation of Petitions

### Part B

There was no presentation of petitions.

## 7. Housing Subcommittee Minutes - 5 October 2018

### Committee Resolved SOC/2018/00077

That the Social, Community Development and Housing Committee receives the Minutes from the Housing Subcommittee meeting held 5 October 2018.

Councillor Johanson/Councillor Chen

Carried

## 8. \$30 Million Loan - Results of Consultation

### Committee Recommendation

#### Motion Moved

That the Social, Community Development and Housing Committee noting that:

1. Council has a policy to grow social housing;
2. It is Council policy that rates are not to be used to fund the operation, maintenance and development of Council's social housing;
3. The proposal presented in this report will not require any rates funding;
4. In response to feedback received during the Long Term Plan consultation process, the Mayor has recommended that the Council supports the building of additional social housing in the city through the provision in the 2018-28 Long Term Plan of an up to \$30 million financing facility (repayable on a "rates neutral" basis) available to Community Housing Providers (or partnerships involving Community Housing Providers) from 2018/19;
5. Council subsequently resolved to make provision for a \$30 million financing facility (repayable on a 'rates neutral' basis) to support the building of additional social housing in the city from 2018/2019 and requests staff to report back on the proposal for a decision and the options for utilising this facility;
6. On 04 July 2018 Council has resolved to consult on a proposal to use the financing facility for a loan of up to \$30 million to the Otautahi Community Housing Trust for the purposes

of developing at least 130 new social housing units on the basis that all borrowings and costs are to be repaid by the Trust within 25 years of the initial advancement of funds;

7. The community has now provided feedback;

Recommends to Council that it resolves:

8. To approve a loan of up to \$30 million to the Otautahi Community Housing Trust for the purposes of developing at least 130 new social housing units on the basis that all borrowings and costs are to be repaid by the Trust within 25 years of the initial advancement of funds;
9. That as a precondition to entering the loan the Trust must hold a long term social housing supply agreement, acceptable to Council, that allows it to achieve sufficient guaranteed income to service the loans and repay all Council's costs without any ratepayer funding;
10. To delegate to the Chief Executive Officer authority to approve the acceptability of the long term social housing supply agreement to the Council, to negotiate the terms and conditions of the loan, and enter into the loan; and
11. Subject to the adoption of recommendations 8 to 10, instruct officers to provide further advice on ownership models for these new social housing units.

Councillor Livingstone/Councillor Scandrett

Carried/Lost

## Amendment

### Committee Resolved SOC/2018/00078

Councillor Yani Johanson moved by way of amendment that:

Item 10 be amended to:

*That the Council request staff to negotiate the long term social housing supply agreement and the terms and conditions of the loan, and report to Council for approval.*

The amendment was seconded by Councillor Aaron Keown and on being put to the meeting was declared lost.

Councillors Johanson and Keown requested their vote in favour of the amendment be recorded.

Councillor Johanson/Councillor Keown

Carried

## Amendment

### Committee Resolved SOC/2018/00079

Councillor Yani Johanson moved by way of amendment that:

An additional recommendation 12 be added to the motion reading

*That Council continues to seek from Central Government access to the income related rent subsidies for Councils Public Housing.*

The amendment was seconded by Councillor Aaron Keown and on being put to the meeting was declared carried.

Councillor Scandrett requested that his vote against the additional recommendation 12 be recorded.

Councillor Johanson/Councillor Keown

**Carried**

## Substantive Motion

### Committee Resolved SOC/2018/00080

It was resolved on the motion of Councillor Glenn Livingstone, seconded by Councillor Aaron Keown that the motion as amended was put to the meeting as the substantive motion and declared carried.

That the Council noting that:

1. Council has a policy to grow social housing;
2. It is Council policy that rates are not to be used to fund the operation, maintenance and development of Council's social housing;
3. The proposal presented in this report will not require any rates funding;
4. In response to feedback received during the Long Term Plan consultation process, the Mayor has recommended that the Council supports the building of additional social housing in the city through the provision in the 2018-28 Long Term Plan of an up to \$30 million financing facility (repayable on a "rates neutral" basis) available to Community Housing Providers (or partnerships involving Community Housing Providers) from 2018/19;
5. Council subsequently resolved to make provision for a \$30 million financing facility (repayable on a 'rates neutral' basis) to support the building of additional social housing in the city from 2018/2019 and requests staff to report back on the proposal for a decision and the options for utilising this facility;
6. On 04 July 2018 Council has resolved to consult on a proposal to use the financing facility for a loan of up to \$30 million to the Otautahi Community Housing Trust for the purposes of developing at least 130 new social housing units on the basis that all borrowings and costs are to be repaid by the Trust within 25 years of the initial advancement of funds;
7. The community has now provided feedback;

Recommends to Council that it resolves:

8. To approve a loan of up to \$30 million to the Otautahi Community Housing Trust for the purposes of developing at least 130 new social housing units on the basis that all borrowings and costs are to be repaid by the Trust within 25 years of the initial advancement of funds;
9. That as a precondition to entering the loan the Trust must hold a long term social housing supply agreement, acceptable to Council, that allows it to achieve sufficient guaranteed income to service the loans and repay all Council's costs without any ratepayer funding;
10. To delegate to the Chief Executive Officer authority to approve the acceptability of the long term social housing supply agreement to the Council, to negotiate the terms and conditions of the loan, and enter into the loan; and

11. Subject to the adoption of recommendations 8 to 10, instruct officers to provide further advice on ownership models for these new social housing units.
12. That Council continues to seek from Central Government access to the income related rent subsidies for Councils Public Housing.

Councillor Livingstone/Councillor Keown

Carried

### Committee Decided SOC/2018/00081

#### Part A

That the Social Community Development and Housing Committee, noting that:

1. Council has a policy to grow social housing;
2. It is Council policy that rates are not to be used to fund the operation, maintenance and development of Council's social housing;
3. The proposal presented in this report will not require any rates funding;
4. In response to feedback received during the Long Term Plan consultation process, the Mayor has recommended that the Council supports the building of additional social housing in the city through the provision in the 2018-28 Long Term Plan of an up to \$30 million financing facility (repayable on a "rates neutral" basis) available to Community Housing Providers (or partnerships involving Community Housing Providers) from 2018/19;
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6. On 04 July 2018 Council has resolved to consult on a proposal to use the financing facility for a loan of up to \$30 million to the Otautahi Community Housing Trust for the purposes of developing at least 130 new social housing units on the basis that all borrowings and costs are to be repaid by the Trust within 25 years of the initial advancement of funds;
7. The community has now provided feedback;

Recommends to Council that it resolves:

8. To approve a loan of up to \$30 million to the Otautahi Community Housing Trust for the purposes of developing at least 130 new social housing units on the basis that all borrowings and costs are to be repaid by the Trust within 25 years of the initial advancement of funds;
9. That as a precondition to entering the loan the Trust must hold a long term social housing supply agreement, acceptable to Council, that allows it to achieve sufficient guaranteed income to service the loans and repay all Council's costs without any ratepayer funding;
10. To delegate to the Chief Executive Officer authority to approve the acceptability of the long term social housing supply agreement to the Council, to negotiate the terms and conditions of the loan, and enter into the loan; and
11. Subject to the adoption of recommendations 8 to 10, instruct officers to provide further advice on ownership models for these new social housing units.

12. That Council continues to seek from Central Government access to the income related rent subsidies for Councils Public Housing.

Councillor Livingstone/Councillor Keown

**Carried**

Councillor Keown left the meeting at 2.52pm and returned at 2.54pm during consideration of Item 8.

The meeting was adjourned at 3.43 and resumed at 3.55pm Councillor Johanson was not present at this time.

Councillor Johanson returned to the meeting at 3.57pm during consideration on Item 8.

## **9. Community Events Implementation Plan**

### **Committee Resolved SOC/2018/00082**

#### **Part C**

That the Social, Community Development and Housing Committee:

1. Receive the Community Events Implementation Plan (Attachment A), which describes the actions Council will take to achieve the goals in the Events Policy Framework.
2. Note that staff will provide an update on implementation progress to the Committee in November 2019.

Councillor Keown/Councillor Scandrett

**Carried**

## **10. Capital Delivery Major Facilities - Elected Member Updates**

### **Committee Resolved SOC/2018/00083**

#### **Part C**

That the Social, Community Development and Housing Committee:

1. Receive the information in the Capital Delivery Major Facilities Elected Member Update Report.

Councillor Chen/Councillor Keown

**Carried**

The Chairperson left the meeting at 4.34pm and the Deputy Chairperson assumed the Chair at this time.

The Chairperson returned to the meeting at 4.37pm and resumed the Chair.

**Meeting concluded at 4.43pm.**

**CONFIRMED THIS 5th DAY OF DECEMBER 2018**

**COUNCILLOR PHIL CLEARWATER**  
**CHAIRPERSON**