Housing Subcommittee
AGENDA

Notice of Meeting:
An ordinary meeting of the Housing Subcommittee will be held on:

Date: Friday 5 July 2019
Time: 1pm
Venue: Committee Room 1, Level 2, Civic Offices, 53 Hereford Street, Christchurch

Membership
Chairperson Councillor Glenn Livingstone
Deputy Chairperson Councillor Phil Clearwater
Members Councillor Vicki Buck
Councillor Anne Galloway
Councillor Yani Johanson
Councillor Deon Swiggs

2 July 2019

Principal Advisor
Matt McLintock
Acting Head of Community Support, Governance & Partnerships

Liz Ryley
Committee and Hearings Advisor
941 8153
liz.ryley@ccc.govt.nz
www.ccc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

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# Strategic Framework

**The Council’s Vision** – Christchurch is a city of opportunity for all. Open to new ideas, new people and new ways of doing things – a city where anything is possible.

<table>
<thead>
<tr>
<th>Whiria ngā whenu o ngā papa</th>
<th>Overarching Principle</th>
<th>Supporting Principles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Honoa ki te maurua tāukiuki</td>
<td>Partnership – Our people are our taonga to be treasured and encouraged. By working together we can create a city that uses their skill and talent, where we can all participate, and be valued.</td>
<td>Accountability</td>
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<td>Affordability</td>
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<td>Agility</td>
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<td>Equity</td>
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<td>Innovation</td>
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<td>Collaboration</td>
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<td>Prudent Financial Management</td>
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<td>Stewardship</td>
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<td>Wellbeing and resilience</td>
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<td>Trust</td>
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**Community Outcomes**

What we want to achieve together as our city evolves

<table>
<thead>
<tr>
<th>Strong communities</th>
<th>Liveable city</th>
<th>Healthy environment</th>
<th>Prosperous economy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strong sense of community</td>
<td>Vibrant and thriving central city, suburban and rural centres</td>
<td>Healthy waterways</td>
<td>Great place for people, business and investment</td>
</tr>
<tr>
<td>Active participation in civic life</td>
<td>A well connected and accessible city</td>
<td>High quality drinking water</td>
<td>An inclusive, equitable economy with broad-based prosperity for all</td>
</tr>
<tr>
<td>Safe and healthy communities</td>
<td>Sufficient supply of, and access to, a range of housing</td>
<td>Unique landscapes and indigenous biodiversity are valued</td>
<td>A productive, adaptive and resilient economic base</td>
</tr>
<tr>
<td>Celebration of our identity through arts, culture, heritage and sport</td>
<td>21st century garden city we are proud to live in</td>
<td>Sustainable use of resources</td>
<td>Modern and robust city infrastructure and community facilities</td>
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<td>Valuing the voices of children and young people</td>
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</tbody>
</table>

**Strategic Priorities**

Our focus for improvement over the next three years and beyond

<table>
<thead>
<tr>
<th>Enabling active citizenship and connected communities</th>
<th>Maximising opportunities to develop a vibrant, prosperous and sustainable 21st century city</th>
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<tbody>
<tr>
<td>Climate change leadership</td>
<td>Informed and proactive approaches to natural hazard risks</td>
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<td></td>
<td>Increasing active, public and shared transport opportunities and use</td>
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<tr>
<td></td>
<td>Safe and sustainable water supply and improved waterways</td>
</tr>
</tbody>
</table>
HOUSING SUBCOMMITTEE - TERMS OF REFERENCE

<table>
<thead>
<tr>
<th>Chair</th>
<th>Councillor Livingstone</th>
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<tbody>
<tr>
<td>Membership</td>
<td>Councillor Clearwater (Deputy Chair), Councillor Buck, Councillor Galloway, Councillor Johanson, Councillor Swiggs</td>
</tr>
<tr>
<td>Quorum</td>
<td>Half of the members if the number of members (including vacancies) is even, or a majority of members if the number of members (including vacancies) is odd.</td>
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<td>Meeting Cycle</td>
<td>As required</td>
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<tr>
<td>Reports To</td>
<td>Social, Community Development and Housing Committee</td>
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**Responsibilities**

The Housing Subcommittee is responsible for:

- Examining a broad range of issues including homelessness, youth housing, emergency housing, social housing, the future of Council's housing stock, housing affordability schemes for first home buyers, the rental market and housing density
- Reviewing and advising on housing policy, legislation and related issues.
- Overseeing the Council’s housing asset management including Otautahi lease and reporting matters
- Providing advice on particular housing matters that support Council’s decision making across the continuum of social, affordable and market housing, including innovative housing solutions that will increase the supply of affordable housing
- Facilitating collaborative action across the continuum of social, affordable and market housing with Central Government agencies, e.g. Ministry for Business, Innovation and Enterprise (MBIE), Ministry of Social Development (MSD), The Tenants Protection Association (TPA), NGO’s, Te Wai Pounamu Community Housing Providers Network, Housing NZ Corporation (HNZC), Canterbury District Health Board (CDHB) and providers of mental health accommodation, Department of Corrections, representatives from the disability sector, and NZ Coalition to End Homelessness (NZCEH)
- Monitoring the delivery of the Housing Policy 2016 priority actions across its 8 key goals
- Overseeing the Council’s actions in relation to housing from the Greater Christchurch Partnership (UDSIC) Strategy
- Overseeing the Social Housing Strategy 2007
- Support Council’s participation and leadership within the Christchurch Housing Accord.

The Subcommittee will work in close collaboration and partnership with the community, government and private sectors to find new ways and set clear targets to address housing issues including increasing the supply of affordable and social housing in Christchurch.

The Subcommittee will report back to, and obtain its strategic direction and priorities from the Social, Community Development and Housing Committee on all aspects considered under these Terms of Reference.
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1. **Apologies**
   At the close of the agenda no apologies had been received.

2. **Declarations of Interest**
   Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. **Confirmation of Previous Minutes**
   Attached are the notes from the Housing Subcommittee meeting held on Friday, 5 April 2019 (refer page 6).

4. **Deputations by Appointment**
   There were no deputations by appointment at the time the agenda was prepared.

5. **Presentation of Petitions**
   There were no petitions received at the time the agenda was prepared.
Housing Subcommittee
OPEN MINUTES

Date: Friday 5 April 2019
Time: 1pm
Venue: Committee Room 1, Level 2, Civic Offices, 53 Hereford Street, Christchurch

Present
Chairperson: Councillor Glenn Livingstone
Deputy Chairperson: Councillor Phil Clearwater
Members: Councillor Vicki Buck, Councillor Yani Johanson, Councillor Deon Swiggs

2 April 2019

Principal Advisor
John Filsell
Head of Community Support, Governance & Partnerships

Sarah Drummond
Committee and Hearings Advisor
941 6262
sarah.drummond@ccc.govt.nz
www.ccc.govt.nz

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The agenda was dealt with in the following order.

1. **Apologies**
   
   **Part C**
   
   Committee Resolved HSTF/2019/00001
   
   **Committee Decision**
   
   That the apology from Councillor Galloway be accepted.
   
   Councillor Buck/Councillor Johanson **Carried**

2. **Declarations of Interest**
   
   **Part B**
   
   There were no declarations of interest recorded.

3. **Confirmation of Previous Minutes**
   
   **Part C**
   
   Committee Resolved HSTF/2019/00002
   
   **Committee Decision**
   
   That the minutes of the Housing Subcommittee meeting held on Monday, 17 December 2018 be confirmed.
   
   Councillor Livingstone/Councillor Clearwater **Carried**

4. **Deputations by Appointment**
   
   **Part B**
   
   There were no deputations by appointment.

5. **Presentation of Petitions**
   
   **Part B**
   
   There was no presentation of petitions.
6. **Social Housing Healthy Homes Legislative Changes**  
   Committee Resolved HSTF/2019/00003  
   
   **Part C**  
   That the Housing Subcommittee:  
   1. Receive the information provided.  
   
   Councillor Clearwater/Councillor Livingstone  
   Carried

7. **Social Housing Update on the 2018-2019 Earthquake Repairs Programme**  
   Committee Resolved HSTF/2019/00004  
   
   **Part C**  
   That the Housing Subcommittee:  
   a. Receive the information provided.  
   
   Councillor Clearwater/Councillor Swiggs  
   Carried

8. **Resolution to include Supplementary Report**  
   Committee Resolved HSTF/2019/00005  
   That the report be received and considered at the Housing Subcommittee meeting on 05 April 2019.  
   
   8. Carey Street Social Housing Complex Update  
   
   Councillor Clearwater/Councillor Buck  
   Carried

9. **Resolution to Exclude the Public**  
   Committee Resolved HSTF/2019/00006  
   That at 1.58 pm the resolution to exclude the public set out on pages of the agenda and page 8 of the supplementary agenda be adopted.  
   
   Councillor Livingstone/Councillor Swiggs  
   Carried

Meeting concluded at 2.22pm.
CONFIRMED THIS 5TH DAY OF JULY 2019

COUNCILLOR GLENN LIVINGSTONE
CHAIRPERSON
6. Social Housing EQ Repair Programme Status Update July 2019

Reference: 19/733985
Presenter(s): Darren Moses : Manager Capital Delivery - Community

1. Purpose of Report

1.1 The purpose of this report is for the Housing Subcommittee to be informed of the current status of the remaining earthquake repair projects being delivered by the Capital Delivery Department.

2. Executive Summary

2.1 The Council’s earthquake repair programme across the Social Housing portfolio has been ongoing for a number of years. It is now in its final 6 months and programmed to be completed in December 2019.

2.2 A small team of four Project Managers undertake this work.

2.3 There are 8 complexes in the current approved repair programme.

2.4 The programme budget is $6.6M which includes cost of construction contract, staff management time and contingency for unforeseen items.

2.5 The last of the Council-built new builds recently opened with 5 new units at Bruce Terrace in Akaroa.

2.6 The programme timeline can be constrained by the number of available units to decant tenants and their possessions at any one time.

3. Staff Recommendations

That the Housing Subcommittee:

1. Receives the information in the Social Housing EQ Repair Programme Status Update report.

4. Context/Background

4.1 The approved repair programme has the following complexes underway and scheduled to be completed prior to Christmas 2019:

- Walsall Courts – 26 units
- Allison Courts – 9 units
- Bryndwr Courts – 32 units
- Reg Adams Place – 14 units
- Cleland – 7 units
- Waltham – 26 units
- Mackenzie – 24 units
- Nayland – 5 units
4.2 Each complex and units within have their own site specific scope, but typically include earthquake damage repairs, refurbishment and code upgrades.

4.3 Health and Safety management of workers, public, tenants and staff is paramount and to date there have been no significant incidents.

Attachments
There are no attachments to this report.

Confirmation of Statutory Compliance
Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).
(a) This report contains:
   (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
   (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.
(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Darren Moses - Manager Capital Delivery Community</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved By</td>
<td>Bruce Rendall - Head of Facilities, Property &amp; Planning</td>
</tr>
<tr>
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<td>Brent Smith - Acting General Manager Citizens &amp; Community</td>
</tr>
</tbody>
</table>
7. Status Update - Ōtautahi Community Housing Trust Capitilisation and Financing

Reference: 19/734186
Presenter(s): Bruce Rendall, Head of Facilities, Property and Planning

1. Purpose of Report
   1.1 The purpose of this report is to provide an update on the status of the $50 million capitalisation of and the $30 million loan to the Ōtautahi Community Housing Trust.

2. Executive Summary
   2.1 The Council has approved the transfer of assets to the value of $50 million to capitalise the Ōtautahi Community Housing Trust (“Trust”). These transfers are well advanced and are planned to be complete by October 2019.
   2.2 The Council has also approved a loan of $30 million to the Trust for the purposes of building new social housing. The parties have agreed on terms and it is anticipated that the first draw down of this loan will be in August 2019.

3. Staff Recommendations
   That the Housing Subcommittee:
   1. Note the information in the Status Update – Ōtautahi Community Housing Trust Capitilisation and Financing report.

4. Context/Background

   $50 Million Capitalisation
   4.1 Council and the Government entered into a Housing Accord (Accord) in 2014 which outlined various matters, one of which was The Council will capitalise the entity [Trust], or entities with an injection of $50 million over 3 years from the Christchurch City Holdings Limited; subsequently amended in 2017 to state The Council will progressively capitalise the Ōtautahi Community Housing Trust with an injection of $50 million of land and other assets.
   4.2 This is to be provided by way of a $5,000,000 gift ($4,500,000 property and $500,000 cash) and the value of the transfer balance ($45,000,000) secured by way of a General Security Agreement (GSA) that is already in place.
   4.3 The capitalisation has occurred as a series of tranches. The first tranche was transferred in 2016/17 and involved the gifting of two properties (Charles Street and Louisson Courts)
   4.4 The second tranche occurred in 2017/18 and involved the gifting of the following properties:

      239a Opawa Road, Lot 1 & Lot 3 Deposited Plan 82941
      241 Opawa Road, Part Lot 8 Deposited Plan 412
      243 Opawa Road, Part Lot 9 Deposited Plan 412
      245 Opawa Road, Part Lot 10 Deposited Plan 412
      247 Opawa Road, Part Lot 11 Deposited Plan 412
      249 Opawa Road, Part Lot 12 Deposited Plan 412
4.5 The second tranche also involved the gifting of the former Canterbury Earthquake Temporary Accommodation Services houses at Linwood Park. These houses are relocatable and are to be removed from Linwood Park by 2021.

4.6 The third tranche was the first to include “loaned” properties and has occurred progressively from February 2019 to June 2019. Properties included the following:

**Property Transfers**

- 356-402 Brougham Street, Lot 1 Deposited Plan 50616
- 51-63 Salisbury Street, Pt Lot 1 Deposited Plan 23551
- 133 Wilsons Road, Pt Lot 1 & Lot 2 Deposited Plan 19340
- 86a Beachville Road, Lot 3 Deposited Plan 29982
- 27 Glovers Road, Lot 2 Deposited Plan 11723
- 4b Curries Road, Lot 12 Deposited Plan 15293
- 502 Greers Road, Lot 3 Deposited Plan 46164
- 1 Gowerton Place, Lot 2-3, 6 Deposited Plan 71401 and Section 1 Survey Office Plan 365834
- 1 Alma Place, Lot 1 Deposited Plan 71179
- 27 Arran Crescent, Lot 1 Deposited Plan 30160
- 21 Coles Place, Part Lot 1 Deposited Plan 17261
- 72a Olliviers Road, Pt Lot 12 DP 1763
- 37 Dunarnan Street, Part Rural Section 161 and Defined On Lot 1 Deposited Plan 21354
- 1 Maurice Hayes Place, Lot 1 Deposited Plan 35644
- 1 Mabel Howard Place, Lot 6-7 Deposited Plan 21331
- 22 Northcote Road, Lot 1 Survey Plan 464500
- $500K Loan Transfer (Gift)

4.7 The third tranche has taken longer than expected due to the need to negotiate the general security agreement (GSA). This agreement has the twin aims of protecting Council’s interest in the value of the assets being transferred, while allowing flexibility for the Trust to use the assets to help develop new social housing.

4.8 As at 30 June 2019, all of the properties, with the exception of Gowerton Place and Dunarnan Street have transferred to the Trust. The latter two have not transferred as we are still awaiting assignment of the residual EQC claims.
4.9 The fourth tranche consists of the properties listed in the PX attachment. The names and locations of these properties will be kept confidential until tenants have been informed and the Residential Tenancies Act consultation is completed.

4.10 Officers are currently working through Residential Tenancies Act consultation and Public Works Act offer back requirements for the properties in the fourth tranche. We are aiming to complete these transfers by October 2019.

On completion of the final transfers, officers will undertake an overall review of the transfers to ensure that the value of assets transferred corresponds to $50 million.

$30 Million Loan

4.11 In July 2018, Council approved 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. A precondition to advancing funds to the Trust was that 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.

Terms for the loan have been agreed and signed off by the Trust and Council’s delegated authorities (the CEO and the Chair of the Finance and Performance Committee). Final loan documents are currently underway and are expected to be in place in time for the first draw down in August 2019.

Attachments

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
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<tr>
<td>A</td>
<td>List of Properties in the Fourth Tranche - CONFIDENTIAL</td>
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</table>

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:
   (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
   (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council’s significance and engagement policy.

Signatories

<table>
<thead>
<tr>
<th>Author</th>
<th>Bruce Rendall - Head of Facilities, Property &amp; Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approved By</td>
<td>Leonie Rae - Acting General Manager Corporate Services</td>
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</table>
8. Resolution to Exclude the Public


I move that the public be excluded from the following parts of the proceedings of this meeting, namely items listed overleaf.

Reason for passing this resolution: good reason to withhold exists under section 7.
Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

(a) Shall be available to any member of the public who is present; and
(b) Shall form part of the minutes of the local authority.”

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:
<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED</th>
<th>SECTION</th>
<th>SUBCLAUSE AND REASON UNDER THE ACT</th>
<th>PLAIN ENGLISH REASON</th>
<th>WHEN REPORTS CAN BE RELEASED</th>
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<td>7</td>
<td>STATUS UPDATE - ŌTAUTAHI COMMUNITY HOUSING TRUST CAPITALISATION AND FINANCING</td>
<td></td>
<td>S7(2)(A)</td>
<td>PROTECTION OF PRIVACY OF NATURAL PERSONS</td>
<td>THE RESIDENTIAL TENANCIES ACT REQUIRES TENANTS TO BE CONSULTED PRIOR TO A CHANGE OF PROPERTY OWNERSHIP. COUNCIL IS UNDERTAKING THIS CONSULTATION NOW. ONCE IT IS COMPLETE AND TENANTS ARE INFORMED THE INFORMATION CAN BE RELEASED.</td>
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ATTACHMENT 1 - LIST OF PROPERTIES IN THE FOURTH TRANCHE