

Waikura
Linwood-Central-Heathcote Community Board
Submissions Committee
MINUTES ATTACHMENTS

Date: Wednesday 19 February 2020
Time: 10am
Venue: The Board Room, 180 Smith Street,
Linwood

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**LINWOOD-CENTRAL-HEATHCOTE COMMUNITY BOARD COMMENTS
COUNCIL'S DRAFT TREE POLICY – FEBRUARY 2020**

The Linwood-Central-Heathcote Community Board wishes to make the following comments to the Council's Draft Tree Policy.

The Board highlights that the Council's document Tree Canopy Cover in Christchurch New Zealand, June 2017, the areas of Linwood, Heathcote and Central City are identified in lacking in tree canopy cover. The Board wishes to see the Board goals of its Greening the East project included in the appropriate Council Tree policy.

The Board supports the draft policy and continually seeks to increase the tree coverage within the Community Board area. It is well established that:

- greenspace helps mental health and wellbeing.
- trees help mitigate climate change.
- trees create liveable spaces and aesthetically pleasing environments.

The Board supports:

1. The retention of mature trees during construction periods being prioritised and should be a compulsory requirement for private developments.
2. Encouraging community groups that support the increase in city's tree canopy.
3. Encouraging planting of concentrations of native trees in specific areas to support native fauna. e.g Te Oranga Waikura. However, in streetscapes and parks it is important to choose the most appropriate trees that are supported by the community and these may not necessarily be native but could be fruit or nut trees or other exotic species.

Sally Buck
Chairperson, Linwood-Central-Heathcote Community Board

24 February 2020

WAIKURA/LINWOOD-CENTRAL-HEATHCOTE COMMUNITY BOARD
FEEDBACK ON HOME-SHARE ACCOMMODATION DISTRICT PLAN REVIEW
FEBRUARY 2020

1. The Linwood-Central-Heathcote Community (the Board) appreciates the opportunity to give feedback to the Council's Home-Share Accommodation District Plan Review.
2. The Board area covers the central city and the Board would like to see a vibrant liveable central city with an increase in the number of longer term residents who create a sense of community.

The Board want to ensure that our neighbourhoods are socially cohesive, maintaining a sense of community and people living in neighbourhoods that preserve a sense of the community feeling safe and supported. This refers to all our neighbourhoods including residential areas with the central city.

3. The current level of unhosted Home Share accommodation is causing problems in the residential neighbourhoods in the central city. This has been an unintentional consequence in the current development/rebuild of the central city.
4. Some of the Board's objections to unhosted short term home-share accommodation using such platforms such AirBnB are:
 - a. Currently unhosted short term accommodation providers are engaged in a commercial activity that doesn't meet compliance requirements and costs that other commercial accommodation providers have to meet.
 - b. Currently unhosted short term accommodation providers appear to breach District Plan rules with few or no consequences from the Council.
 - c. Currently unhosted short term accommodation providers cause an inequality between private and commercial operators.
5. The Board is also concerned with the impact on the revitalisation of the central city and the impact home share accommodation is having on accommodation business and residential neighbourhoods in attracting people back to the central city.
6. **The Board is worried about the reduction in housing stock** -The Council has a strategy to dealing with the increasing population of Christchurch by increasing the residential density close to the central city. However, in practice it appears that many of the new build homes intended for residential ownership and long term rentals are being purchased specifically for unhosted home share accommodation. This is having an impact on housing affordability and reduces the housing stock and reduction of long term rentals within the central city and conflicts with socially cohesive neighbourhoods close to the central city.
7. **Social Cohesion is very important to the Board** – The board can see that unhosted, homeshare accommodation is currently resulting in large numbers of people, who have no investment in Community life, coming into neighbourhoods thus fragmenting social engagement and the ability to achieve resilience.
The Board believe that the proliferation of unhosted home share accommodation has negative impact on neighbourhoods. Central city neighbourhoods tell us that their residents feel less safe because they do not know their neighbours.

8. **Safety and Security** – there is a problem of safety of guests and residents when entire properties are used for unhosted home share accommodation. Currently entire properties are used for short-term accommodation and they do not need to comply with the strict regulations for fire, security and safety that commercial accommodation providers have to adhere to. District Plan rules require compliance and the unhosted home share accommodation providers appear to be ignoring these.

Options outlined in the Discussion Paper

9. **No change to the current District Plan provisions** – as the Board have outlined in the above comments this appears not to be working and not able to be enforced because in the residential city centre zone small unhosted small units can be listed with a resource consent. The only condition is that you do not employ anyone who lives offsite. It appears all our current unhosted accommodation providers are employing people off site to manage and clean this type of accommodation.

The Board suggests that it is time to review and tighten the regulatory framework with respect to home-share accommodation to ensure that compliance is achieved.

10. **Enable Whole Properties to be listed for number of days** – The Board could support Option 2b – Controlled Activity Status up to a specified number of days as this could possibly reduce the negative impact of unhosted short term accommodation. The option of 60 days per year is seen as the most supportable.
11. **Enable Whole Properties in certain areas** – the Board do not agree to this because they have already seen unintended consequences in the central city and this option could similarly lead to further unintended consequences in the central city and in other areas.
12. **Enable whole unit listings in dwellings that meet specific criteria that minimise impacts on neighbours** - This option would probably result in the current situation remaining and increasing, given that it is in the residential areas of central city that the city has the problems with unhosted short term accommodation. This option would not alleviate many of the problems listed above.

Board Statement

13. In summary, the Waikura/Linwood-Central-Heathcote Community Board is very concerned about the negative impacts of unhosted home share accommodation on community cohesion, resilience and safety in central city neighbourhoods and on the safety people using these services, which do not have to comply with the same legal requirements as other commercial providers of accommodation services, and wishes to see these concerns addressed.



Sally Buck
Chairperson