
Sustainability and Community Resilience Committee

AGENDA

Notice of Meeting:

An ordinary meeting of the Sustainability and Community Resilience Committee will be held on:

Date: Thursday 26 March 2020
Time: 9.30am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

Membership

Chairperson	Councillor Sara Templeton
Deputy Chairperson	Councillor Melanie Coker
Members	Mayor Lianne Dalziel
	Deputy Mayor Andrew Turner
	Councillor Jimmy Chen
	Councillor Catherine Chu
	Councillor Pauline Cotter
	Councillor James Daniels
	Councillor Mike Davidson
	Councillor Anne Galloway
	Councillor James Gough
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Phil Mauger
	Councillor Jake McLellan
	Councillor Tim Scandrett

20 March 2020

Principal Advisor

Mary Richardson
General Manager Citizens &
Community
Tel: 941 8999

Aidan Kimberley
Committee and Hearings Advisor
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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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Developing Resilience in the 21st Century

Strategic Framework



Whiria ngā whenu o ngā papa,
honoa ki te maurua tāukiuki

Bind together the strands of each mat and join
together with the seams of respect and reciprocity

Ōtautahi–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

Principles

Being open,
transparent and
democratically
accountable

Promoting
equity, valuing
diversity and
fostering inclusion

Taking an inter-generational approach
to sustainable development,
prioritising the social, economic
and cultural wellbeing of
people and communities
and the quality of the
environment, now
and into the
future

Building on the
relationship with
Te Rūnanga o Ngāi Tahu
and the Te Hononga–Council
Papatipu Rūnanga partnership,
reflecting mutual understanding
and respect

Actively collaborating and
co-operating with other
local, regional
and national
organisations

Ensuring
the diversity
and interests of
our communities
across the city and the
district are reflected in
decision-making

Community Outcomes

Resilient communities

Strong sense of community
Active participation in civic life
Safe and healthy communities
Celebration of our identity
through arts, culture, heritage,
sport and recreation
Valuing the voices of all cultures
and ages (including children)

Liveable city

Vibrant and thriving city centre
Sustainable suburban and
rural centres
A well connected and accessible
city promoting active and
public transport
Sufficient supply of, and
access to, a range of housing
21st century garden city
we are proud to live in

Healthy environment

Healthy water bodies
High quality drinking water
Unique landscapes and
indigenous biodiversity are
valued and stewardship
exercised
Sustainable use of resources
and minimising waste

Prosperous economy

Great place for people, business
and investment
An inclusive, equitable economy
with broad-based prosperity
for all
A productive, adaptive and
resilient economic base
Modern and robust city
infrastructure and community
facilities

Strategic Priorities

Enabling active
and connected
communities
to own their future

Meeting the challenge
of climate change
through every means
available

Ensuring a high quality
drinking water supply
that is safe and
sustainable

Accelerating the
momentum
the city needs

Ensuring rates are
affordable and
sustainable

Ensuring we get core business done while delivering on our Strategic Priorities and achieving our Community Outcomes

Engagement with
the community and
partners

Strategies, Plans and
Partnerships

Long Term Plan
and Annual Plan

Our service delivery
approach

Monitoring and
reporting on our
progress

SUSTAINABILITY AND COMMUNITY RESILIENCE COMMITTEE OF THE WHOLE - TERMS OF REFERENCE
/ NGĀ ĀRAHINA MAHINGA

Chair	Councillor Templeton
Deputy Chair	Councillor Coker
Membership	The Mayor and All Councillors
Quorum	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.
Meeting Cycle	Monthly
Reports To	Council

Delegations

The Council delegates to the Sustainability and Community Resilience Committee authority to oversee and make decisions on:

- Enabling active citizenship, community engagement and participation
- Implementing the Council's climate change initiatives and strategies
- Arts and culture including the Art Gallery
- Heritage
- Housing across the continuum of social, affordable and market housing, including innovative housing solutions that will increase the supply of affordable housing
- Overseeing the Council's housing asset management including the lease to the Otautahi Community Housing Trust
- Libraries (including community volunteer libraries)
- Museums
- Sports, recreation and leisure services and facilities
- Parks (sports, local, metropolitan and regional), gardens, cemeteries, open spaces and the public realm
- Hagley Park, including the Hagley Park Reference Group
- Community facilities and assets
- Suburban Master Plans and other local community plans
- Implementing public health initiatives
- Community safety and crime prevention, including family violence
- Civil defence including disaster planning and local community resilience plans
- Community events, programmes and activities
- Community development and support, including grants and sponsorships
- The Smart Cities Programme
- Council's consent under the terms of a Heritage Conservation Covenant
- Council's consent to the removal of a Heritage Conservation Covenant from a vacant section.

Bylaws

The Council delegates to the Committee authority to:

- Oversee the development of new bylaws within the Committee's terms of reference, up to and including adopting draft bylaws for consultation.
- Oversee the review of the following bylaws, up to and including adopting draft bylaws for consultation.
 - Alcohol Restrictions in Public Places Bylaw 2018
 - Brothels Bylaw 2013
 - Cemeteries Bylaw 2013
 - Dog Control Policy and Bylaw 2016
 - Freedom Camping Bylaw 2015
 - General Bylaw 2008
 - Parks and Reserves Bylaw 2018
 - Public Places Bylaw 2018

Submissions

- The Council delegates to the Committee authority:
- To consider and approve draft submissions on behalf of the Council on topics within its terms of reference. Where the timing of a consultation does not allow for consideration of a draft submission by the Council or relevant Committee, that the draft submission can be considered and approved on behalf of the Council.

Community Funding

The Council delegates to the Committee authority to make decisions on the following funds, where the decision is not already delegated to staff:

- Heritage Incentive Grant Applications
- Extensions of up to two years for the uptake of Heritage Incentive Grants
- Applications to the Events and Festivals Fund
- Applications to the Capital Endowment Fund
- Applications to the Enliven Places Projects Fund
- Applications to the Innovation and Sustainability Fund
- Applications to the Metropolitan Strengthening Communities Fund *[The Funding Committee will make recommendations on applications to this fund and report back to this Committee]*

Limitations

- This Committee does not have the authority to set project budgets, identify preferred suppliers or award contracts. These powers remain with the Finance and Performance Committee.
- The general delegations to this Committee exclude any specific decision-making powers that are delegated to a Community Board, another Committee of Council or Joint Committee. Delegations to staff are set out in the delegations register.
- The Council retains the authority to adopt policies, strategies and bylaws.

Chairperson may refer urgent matters to the Council

As may be necessary from time to time, the Committee Chairperson is authorised to refer urgent matters to the Council for decision, where this Committee would ordinarily have considered the matter. In order to exercise this authority:

- The Committee Advisor must inform the Chairperson in writing the reasons why the referral is necessary
- The Chairperson must then respond to the Committee Advisor in writing with their decision.
- If the Chairperson agrees to refer the report to the Council, the Council may then assume decision-making authority for that specific report.

Cancelled

Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

TABLE OF CONTENTS

Karakia Timatanga	7
C 1. Apologies / Ngā Whakapāha.....	7
B 2. Declarations of Interest / Ngā Whakapuaki Aronga	7
C 3. Confirmation of Previous Minutes / Te Whakaāe o te hui o mua	7
B 4. Public Forum / Te Huinga Whānui.....	7
B 5. Deputations by Appointment / Ngā Huinga Whakaritenga	7
B 6. Presentation of Petitions / Ngā Pākikitanga.....	7

STAFF REPORTS

C 7. Heritage Incentive Grant Approval for Akaroa Lighthouse.....	19
C 8. Development Contributions Social and Affordable Rental Housing Residential Unit Rebate Scheme - Councillor Update	25
C 9. Climate Change Update	29
C 10. Draft Outline for Amendments to the Christchurch Central Recovery Plan for the Multi Use Arena.....	35
C 11. Social Housing Report.....	47
C 12. Resolution to Exclude the Public.....	61

Karakia Whakamutunga

Karakia Timatanga

1. Apologies / Ngā Whakapāha

At the close of the agenda no apologies had been received.

2. Declarations of Interest / Ngā Whakapuaki Aronga

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 / Te Whakaāe o te hui o mua

That the minutes of the Sustainability and Community Resilience Committee meeting held on [Thursday, 27 February 2020](#) be confirmed (refer page 8).

4. Public Forum / Te Huinga Whānui

A period of up to 30 minutes may be available for people to speak for up to five minutes on any issue that is not the subject of a separate hearings process.

4.1 Te Pūtahi Christchurch

Jessica Halliday will speak on behalf of Te Pūtahi Christchurch.

4.2 Mobile Korero Mai Mental Health Initiative

Phil Tikao will speak regarding the new mobile Korero Mai mental health initiative.

4.3 Extinction Rebellion

Dave Cockeram will speak on behalf of Extinction Rebellion regarding the Christchurch Zero Carbon target and Citizens Assemblies.

5. Deputations by Appointment / Ngā Huinga Whakaritenga

There were no deputations by appointment at the time the agenda was prepared.

6. Petitions / Ngā Pākikitanga

There were no petitions received at the time the agenda was prepared.

Sustainability and Community Resilience Committee OPEN MINUTES

Date: Thursday 27 February 2020
Time: 9.30am
Venue: Council Chambers, Civic Offices,
53 Hereford Street, Christchurch

Present

Chairperson
Deputy Chairperson
Members

Councillor Sara Templeton
Councillor Melanie Coker
Deputy Mayor Andrew Turner
Councillor Jimmy Chen
Councillor Pauline Cotter
Councillor James Daniels
Councillor Mike Davidson
Councillor Anne Galloway
Councillor James Gough
Councillor Yani Johanson
Councillor Aaron Keown
Councillor Sam MacDonald
Councillor Jake McLellan
Councillor Tim Scandrett

27 February 2020

Principal Advisor

Mary Richardson
General Manager Citizens &
Community
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- Part A** **Matters Requiring a Council Decision**
Part B **Reports for Information**
Part C **Decisions Under Delegation**
-

Karakia Timatanga: Delivered by: Councillor Galloway

The agenda was dealt with in the following order.

1. Apologies / Ngā Whakapāha

Part C

Committee Resolved SACRC/2020/00001

That the apologies received from the Mayor, Councillor Chu and Councillor Mauger for absence, the apology from Councillor Davidson for lateness and the apology from Councillor Gough for early departure be accepted.

Councillor Scandrett/Councillor Galloway

Carried

2. Declarations of Interest / Ngā Whakapuaki Aronga

Part B

Councillor Gough declared an interest in Item 14.

4. Public Forum / Te Huinga Whānui

Part B

4.1 Stephen McPaike

Stephen McPaike presented regarding alcohol related harm in the community.

4.2 New Zealand Opera

Anna Hoetjes presented on behalf of New Zealand Opera.

4.3 Gap Filler

Ryan Reynolds presented on behalf of Gap Filler.

Councillor Gough left the meeting at 09.47 a.m. and returned at 09.53 a.m.

4.4 The Green Lab

Khya Hitchcock presented on behalf of The Green Lab.

4.5 Life in Vacant Spaces

Hugh Nicholson and Rachel Welfare presented on behalf of Life in Vacant Spaces.

Councillor Davidson joined the meeting at 09.59 a.m.

4.6 Kelpn Limited

Abel Goremusandu and Jaclyn Phillott presented on behalf of Kelpn Limited regarding sustainable packaging.

5. Deputations by Appointment / Ngā Huinga Whakaritenga

Part B

5.1 Community and Public Health

Bek Parry presented on behalf of Community and Public Health regarding the Update on the Implementation of the Council's Healthy Food Action Plan 2017.

6. Presentation of Petitions / Ngā Pākikitanga

Part B

There was no presentation of petitions.

3. Confirmation of Previous Minutes / Te Whakaāe o te hui o mua

Part C

Committee Resolved SACRC/2020/00002

That the minutes of the Sustainability and Community Resilience Committee meeting held on Thursday, 28 November 2019 be confirmed.

Councillor Chen/Councillor McLellan

Carried

7. Update on the implementation of the Council's Healthy Food Action Plan 2017

Committee Comment

The Committee discussed the possibility of updating the Action Plan and the need to understand and associated budget implications. The Committee requested that staff organise a workshop on current and future actions to support the Action Plan.

Staff Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Note the update on the Healthy Food Action Plan and that further actions will be considered in the context of the climate action planning work later in 2020.

Committee Resolved SACRC/2020/00003

Part C

That the Sustainability and Community Resilience Committee:

1. Note the update on the Healthy Food Action Plan.
2. Request that staff organise a workshop about current and future actions to support the Healthy Food Action Plan.

Councillor Johanson/Councillor McLellan

Carried

8. Safer Christchurch Strategy 2016-21 Annual Report

Committee Comment

The Committee added an additional resolution to request a briefing on the Strategy, with other relevant agencies to be invited.

Staff Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Note the information provided in response to requests by the Social, Community Development and Housing Committee.

Committee Resolved SACRC/2020/00004

Part C

That the Sustainability and Community Resilience Committee:

1. Note the information provided in response to requests by the Social, Community Development and Housing Committee.
2. Requests that staff organise a briefing for Councillors regarding the Safer Christchurch Strategy and invite agencies including the Canterbury District Health Board, Canterbury Police, ACC, NZTA and FENZ.

Councillor Galloway/Councillor Chen

Carried

The meeting adjourned at 10.54am and reconvened at 11.08am. Deputy Mayor Turner was not present when the meeting reconvened.

9. Draft Submission on the Inquiry into the 2019 Local Elections and Liquor Licensing Trust Elections, and Recent Energy Trust Elections

Committee Resolved SACRC/2020/00005

Part C

That the Sustainability and Community Resilience Committee:

1. Approve the draft Council submission on the Inquiry into the 2019 Local Elections and Liquor Licensing Trust Elections, and Recent Energy Trust Elections.
2. Agree that the Council would like to be represented at any hearing of submissions by the Committee.

Councillor Davidson/Councillor MacDonald

Carried

Deputy Mayor Turner returned to the meeting at 11.13 a.m.

10. Citizens & Community Internship Programme Update

Committee Resolved SACRC/2020/00006

Part B

That the Sustainability and Community Resilience Committee:

1. Receive this report for their information.

Councillor Scandrett/Councillor McLellan

Carried

11. The Spire Sculpture - Request to Extend Installation Occupation at Latimer Square

Committee Comment

Council Officers advised the Committee of a correction to the report. Paragraph 9.2 of the report should read that an application may be prepared for the Long Term Plan, not the Annual Plan.

Committee Resolved SACRC/2020/00007

Part C

That the Sustainability and Community Resilience Committee resolves to:

1. Grant a new temporary Licence to Occupy part of Latimer Square for the continued occupation of the sculpture the "Spire" currently owned and created by artist Neil Dawson. The Licence will have an expiry date of 31 December 2021 plus a right of renewal up to a further 12 months if the permanent siting of the sculpture has not been resolved by 31 December 2021.

Councillor Coker/Councillor MacDonald

Carried

Councillor Scandrett requested his vote against the resolution be recorded.

12. Central City Landmark Heritage Grant Approval for the former Wellington Woollen Mills Building, 96 Lichfield Street

Committee Comment

The Committee adopted option 2 as set out in the report, to approve a grant of \$600,000.

Staff Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Approve a Central City Landmark Heritage Grant of \$900,000 for the former Wellington Woollen Mills Building, 96 Lichfield Street, Christchurch.
2. Note that payment of this grant is subject to the applicants entering a full conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

Committee Recommendation

Part C

That the Sustainability and Community Resilience Committee:

1. Approve a Central City Landmark Heritage Grant of \$900,000 for the former Wellington Woollen Mills Building, 96 Lichfield Street, Christchurch.
2. Note that payment of this grant is subject to the applicants entering a full conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

The division was declared **lost** by 5 votes to 9 votes the voting being as follows:

For: Councillor Coker, Councillor Cotter, Councillor Gough, Councillor Keown and Councillor McLellan

Against: Councillor Templeton, Deputy Mayor Turner, Councillor Chen, Councillor Daniels, Councillor Davidson, Councillor Galloway, Councillor Johanson, Councillor MacDonald and Councillor Scandrett

Councillor McLellan/Councillor Cotter

Lost

Committee Resolved SACRC/2020/00008

That the Sustainability and Community Resilience Committee:

1. Approve a Central City Landmark Heritage Grant of \$600,000 for the former Wellington Woollen Mills Building, 96 Lichfield Street, Christchurch.
2. Note that payment of this grant is subject to the applicants entering a full conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

Councillor Davidson/Councillor Scandrett

Carried

Councillors Coker, Daniels and MacDonald requested that their vote against the resolution be recorded.

13. Central City Landmark Heritage Grant Approval for the former State Insurance Building, 116 Worcester Street

Committee Comment

The Committee adopted option 2 as set out in the report, to approve a grant of \$600,000.

Staff Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Approve a Central City Landmark Heritage Grant of \$900,000 for the former State Insurance Building, 116 Worcester Street, Christchurch.

2. Note that payment of this grant is subject to the applicants entering a full conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

Committee Recommendation

Part C

That the Sustainability and Community Resilience Committee:

1. Approve a Central City Landmark Heritage Grant of \$900,000 for the former State Insurance Building, 116 Worcester Street, Christchurch.
2. Note that payment of this grant is subject to the applicants entering a full conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

Councillor McLellan/Councillor Cotter

Lost

Committee Resolved SACRC/2020/00009

That the Sustainability and Community Resilience Committee:

1. Approve a Central City Landmark Heritage Grant of \$600,000 for the former State Insurance Building, 116 Worcester Street, Christchurch.
2. Note that payment of this grant is subject to the applicants entering a full conservation covenant with the signed covenant having the Council seal affixed prior to registration against the property title.

Councillor Davidson/Councillor Scandrett

Carried

Councillors Coker, Daniels and MacDonald requested that their vote against the resolution be recorded.

14. Approval of an Extension of Time for a Central City Landmark Heritage Grant for McLean's Mansion, 387 Manchester Street.

Committee Resolved SACRC/2020/00010

Part C

That the Sustainability and Community Resilience Committee:

1. Approve an extension of time of eighteen months for the uptake of the Central City Landmark Heritage grant previously approved for McLean's Mansion, 387 Manchester Street, Christchurch. The new completion date for the project would be 8 June 2021.

Councillor Keown/Councillor MacDonald

Carried

Councillor Gough declared an interest in this item and took no part in the discussion or voting on the matter.

15. 2019/20 Metropolitan Discretionary Response Fund

Staff Recommendations

That the Sustainability and Community Resilience Committee:

1. Approves a grant of \$30,000 from its 2019/20 Metropolitan Discretionary Response Fund to WORD Christchurch towards the WORD Festival.

Committee Motion

Part C

That the Sustainability and Community Resilience Committee:

1. Approves a grant of \$30,000 from its 2019/20 Metropolitan Discretionary Response Fund to WORD Christchurch towards the WORD Festival.

Councillor Keown/Councillor Cotter

Amendment

Deputy Mayor Turner moved that the motion be amended to include the following clauses:

1. Approves a grant of \$13,036 from the 2019/2020 Metropolitan Discretionary Response Fund to Living Springs towards phase 1 of the Wifi Upgrade project.
2. Requests that staff work with Living Springs on potential further applications for further phases of the project.

*On being put to the meeting by way of division the amendment was declared **lost** by 4 votes to 10 votes the voting being as follows:*

For: Deputy Mayor Turner, Councillor Davidson, Councillor Galloway and Councillor McLellan

Against: Councillor Templeton, Councillor Coker, Councillor Chen, Councillor Cotter, Councillor Daniels, Councillor Gough, Councillor Johanson, Councillor Keown, Councillor MacDonald and Councillor Scandrett

Deputy Mayor/Councillor Davidson

Lost

Committee Resolved SACRC/2020/00011

Part C

That the Sustainability and Community Resilience Committee:

1. Approves a grant of \$30,000 from its 2019/20 Metropolitan Discretionary Response Fund to WORD Christchurch towards the WORD Festival.

Councillor Keown/Councillor Cotter

Carried

The meeting adjourned at 12.51pm and reconvened at 1.31pm

16. Capital Endowment Fund Applications: 2019/20 Round 2

Committee Resolved SACRC/2020/00012

Part C

That the Sustainability and Community Resilience Committee:

1. Makes a grant of \$52,000 from the 2019/20 Capital Endowment Fund Round 2 to Burnside Bowling Club Inc for the Accessible Men's Bathroom Upgrade.
 - a. Payment will be released in one instalment to Burnside Bowling Club Inc subject to:
 - i. Evidence of the approved building consents to be provided to the Community Funding Team Leader. If funding requirements are not met by 30 June 2020, the grant will be withdrawn and returned to the Capital Endowment Fund.
 - b. Final reporting is to be submitted 12 months following payment or completion of the Accessible Men's Bathroom Upgrade project, whichever comes first.

Councillor MacDonald/Councillor Scandrett

Carried

Committee Resolved SACRC/2020/00013

That the Sustainability and Community Resilience Committee:

2. Makes a grant of \$100,000 from the 2019/20 Capital Endowment Fund Round 2 to the Canterbury Brain Collective for the BrainTree Wellness Centre.
 - a. Payment will be released in one instalment to the Canterbury Brain Collective subject to:
 - i. Evidence that four million dollars fundraising has been confirmed, approved by the Community Funding Team Leader. If funding requirements are not met by 30 June 2021, the grant will be withdrawn and returned to the Capital Endowment Fund.
 - b. Reporting is to be submitted 12 monthly and upon completion of the BrainTree Wellness Centre.

Councillor MacDonald/Councillor Scandrett

Carried

Committee Resolved SACRC/2020/00014

That the Sustainability and Community Resilience Committee:

3. Makes a total grant of \$172,000 from the Capital Endowment Fund to The Christchurch City Council Recreation Sports and Events Unit for the Recreation, Sports and Events Sustainability Advisor.
 - a. Payment will be released in two instalments of \$86,000 from the 2019/20 and 2020/21 Capital Endowment Fund respectively.
 - i. The Sustainability and Community Resilience Committee note that the funding granted in this application represents Council's total contribution to this project over its lifetime and there can be no expectation of further finding in the future.

- b. Reporting is to be submitted 12 monthly and upon completion of the Recreation, Sports and Events Sustainability Advisor project.

Councillor MacDonald/Councillor Scandrett

Carried

Councillor Johanson requested that his vote against resolution 3. be recorded.

Committee Resolved SACRC/2020/00015

That the Sustainability and Community Resilience Committee:

- 4. Makes a grant of \$150,000 from the 2019/20 Capital Endowment Fund Round 2 to the Summit Road Society for the John Jameson Lookout.
 - a. Payment will be released in one instalment to the Summit Road Society subject to:
 - i. Evidence that fundraising has been confirmed to make a total of \$300,000 available to the project; approved by the Community Funding Team Leader. If funding requirements are not met by 30 June 2021, the grant will be withdrawn and returned to the Capital Endowment Fund.
 - b. Reporting is to be submitted 12 monthly and upon completion of the John Jameson Lookout project.

Councillor MacDonald/Councillor Scandrett

Carried

Councillor Coker declared an interest in resolution 4. of this item and took no part in the discussion or voting on the matter.

Committee Resolved SACRC/2020/00016

That the Sustainability and Community Resilience Committee:

- 5. Makes a grant of \$200,000 from the 2019/20 Capital Endowment Fund Round 2 to The Pukeko Centre for The Pukeko Centre – Multi Purpose Sports Hall.
 - a. Payment will be released in one instalment to The Pukeko Centre Inc Society subject to:
 - i. Evidence that fundraising has been confirmed to make the project viable, approved by the Community Funding Team Leader. If funding requirements are not met by 30 June 2022, the grant will be withdrawn and returned to the Capital Endowment Fund.
 - b. Reporting is to be submitted 12 monthly and upon completion of the The Pukeko Centre – Multi Purpose Sports Hall.

Councillor MacDonald/Councillor Scandrett

Carried

17. Community Resilience Partnership Fund

Committee Resolved SACRC/2020/00017

Part C

That the Sustainability and Community Resilience Committee:

1. Makes a grant of \$7,000 to Brackenridge Services Ltd from the Community Resilience Partnership Fund towards the Brackenridge Activity Programme.
2. Makes a grant of \$40,000 to Bros for Change Charitable Trust from the Community Resilience Partnership Fund for Year One of the Te Pānga Pōkare initiative.

Subject to the return of a satisfactory monitoring report, the Sustainability and Community Resilience Committee makes a grant of \$40,000 to Bros for Change Charitable Trust from the Community Resilience Partnership Fund for Year Two of the Te Pānga Pōkare initiative.

Councillor Coker/Councillor McLellan

Carried

18 Resolution to Exclude the Public

Committee Resolved SACRC/2020/00018

Part C

That Joanna Norris, Chief Executive of ChristchurchNZ, Loren Heaphy, General Manager of Destination and Attraction, ChristchurchNZ, Karena Finnie, Head of Major and Business Events, ChristchurchNZ and Chris Mintern, Head of Event Delivery and Operations of Vbase remain after the public have been excluded for Item 19 of the public excluded agenda as they have knowledge that is relevant to that item and will assist the Committee.

AND

That at 2.06pm the resolution to exclude the public set out on pages 194 to 195 of the agenda be adopted.

Councillor MacDonald/Councillor Scandrett

Carried

Councillor Johanson requested that his vote against the resolution be recorded.

The public were re-admitted to the meeting at 2.33pm.

Karakia Whakamutunga: Delivered by: Councillor Galloway

Meeting concluded at 2.34pm.

CONFIRMED THIS 26TH DAY OF MARCH 2020

**COUNCILLOR SARA TEMPLETON
CHAIRPERSON**

7. Heritage Incentive Grant Approval for Akaroa Lighthouse

Reference / Te Tohutoro: 20/111444

Report of:

Victoria Bliss, Heritage Conservation Projects Planner,
victoria.bliss@ccc.govt.nz

General Manager:

Brendan Anstiss, Brendan.anstiss@ccc.govt.nz

1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The purpose of this report is for the Sustainability and Community Resilience Committee to approve a Heritage Incentive Grant for the 'Highly Significant' scheduled Lighthouse at 145 Beach Road, Akaroa.
- 1.2 This report responds to an application for grant funding from the Akaroa Lighthouse Preservation Society. The works seeking grant funding include maintenance, conservation, and display of the original clockwork mechanism and machinery of the Lighthouse.
- 1.3 The grant application aligns with the Heritage Incentive Grants Policy Operational Guidelines 2019. Council staff recommend a grant of up to \$4,872 (50% of the works). This percentage reflects the significance of the building and the positive heritage outcomes achieved by the works.
- 1.4 The heritage outcomes include the retention and enhancement of the heritage fabric and values of the Lighthouse. The grant will also support the Lighthouse Preservation Society to provide ongoing public access and sustainable use of the building, and maintain this iconic landmark as part of the wider community heritage of Akaroa.
- 1.5 The decision in this report is low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance is determined by the heritage classification of the building, the amount of funding requested, and the fact that Council has approved Heritage Incentive Grant funds for allocation in the 2018-2028 Long Term Plan. There are no engagement requirements in the Operational Guidelines or policy for this grant scheme.

2. Officer Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Approve a Heritage Incentive Grant of up to \$4,872 for maintenance and conservation works to the Lighthouse at 145 Beach Road, Akaroa.

3. Reason for Report Recommendations / Ngā Take mō te Whakatau

- 3.1 The Council aims to maintain and protect built, cultural, natural, and significant moveable heritage items, areas, and values, which contribute to a unique city, community identity, character and sense of place and which provide links to the past.
- 3.2 The Council promotes heritage as a valuable educational and interpretation resource, which also contributes to the visitor experience and provides an economic benefit for the district. It recognises heritage as contributing to the identity and wellbeing of our communities and the district.

- 3.3 As well as being a scheduled heritage item, the Lighthouse is unique as New Zealand's only operating decommissioned lighthouse and one of a very limited number of lighthouses in the world which is regularly open to the public. It has high historical, social, technological and craftsmanship significance, and is a landmark in Akaroa.
- 3.4 The Lighthouse is run entirely by the community volunteers of the Lighthouse Preservation Society (LPS). They are reliant on donations and grants to support their work, maintain the structure and open it to the public.
- 3.5 LPS is seeking a grant for maintenance and conservation works. The works will achieve positive heritage outcomes, including conserving the heritage fabric and values of the Lighthouse, supporting and enhancing ongoing public access and sustainable use, and maintaining this iconic landmark as part of the wider community heritage of Akaroa.



Photograph: Brendan Smyth, 2019

4. Alternative Options Considered / Ētahi atu Kōwhiringa

- 4.1 Two other options have been considered: a lower level of grant funding and declining grant support. These options were discounted because:
 - The proposed works will comply with the Operational Guidelines and Policy for the Heritage Incentive Grant scheme, see:
<https://ccc.govt.nz/assets/Documents/Culture-Community/Heritage/Heritage-Incentive-Grants-Operational-Guidelines-updated-August-2019.pdf>
 - The grant will support the community volunteers of the LPS to conserve and maintain their heritage for future generations. If the grant is declined or a lower amount approved, the LPS will have to source the shortfall elsewhere. This could cause delays to the works, or prevent them from being completed.
 - There are sufficient funds remaining in the HIG Fund to cover this grant at the 50% higher level.

5. Detail / Te Whakamahuki

5.1 The decision affects the following wards/Community Board areas:

5.1.2 Banks Peninsula

History and heritage significance

- 5.2 Constructed in 1878, the Lighthouse originally stood on the eastern head of Akaroa harbour. In 1977 it was closed and replaced with an automated tower.
- 5.3 The predecessor organisation to Maritime New Zealand at the time planned to dispose of the redundant structure by pushing it over the cliff. The community formed the Lighthouse Preservation Society (LPS) in 1977 to save the building and relocate it, purchasing it for \$1. They spent three years negotiating a site, engaging engineers and raising funds for the new foundations and transportation costs. In October 1980 the Lighthouse was moved to its current site at 145 Beach Road. Eighteen months later it was opened to the public, restored and conserved by the LPS and community volunteers.
- 5.4 The LPS have relocated, restored and retained in full working order the original mechanisms and machinery of the Lighthouse. With permission from the Maritime New Zealand, it can be lit on special occasions.
- 5.5 The LPS have maintained and cared for the building since 1977. They open the Lighthouse to the public regularly, making it a rare example of a publically accessible lighthouse. They have limited funding, relying on donations and grants.
- 5.6 The Akaroa Lighthouse is scheduled as “Highly Significant” in the Christchurch District Plan. For further details see the [Statement of Significance](#).

The grant application

- 5.7 The Heritage Incentive Grant scheme is intended to assist owners of scheduled heritage places and significant moveable heritage items to achieve positive heritage outcomes when they undertake maintenance, conservation, repairs and code compliance works.
- 5.8 The LPS are seeking to undertake maintenance and conservation works to the Lighthouse. These include repainting the interior and installing non-slip surfaces for improved safe access. The LPS also wish to improve access to and visibility of the original lighthouse machinery, including the winding and clockwork mechanism that rotate the lens and prisms. This requires the installation of lighting and protective glazing to enable the original machinery, including the winding pit, to be uncovered for safe display. The total cost for these works is \$9,744 exclusive of GST.
- 5.9 There are no comparable grants. This is the first application seeking funding to conserve and enhance the machinery and mechanisms integral to the structure and function of a lighthouse. This is the only scheduled lighthouse in the Christchurch District Plan.



The lenses



The winding mechanism



Winding mechanism including the weight pit. These are to be glazed and lit for public viewing.

6. Policy Framework Implications / Ngā Hīraunga ā- Kaupapa here

Strategic Alignment / Te Rautaki Tīaroaro

- 6.1 The Heritage Incentive Grant Scheme aligns to the Community Outcome “Resilient Communities” – ‘celebration of our identity through arts, culture, heritage, sport and recreation’ and ‘strong sense of community’. It also supports “Liveable City” – ‘21st century garden city we are proud to live in’ and “Prosperous Economy” – ‘great place for people, business and investment’.
- 6.2 By supporting the community volunteers of the Lighthouse Preservation Society, a grant would align to the strategic priority “Enabling active and connected communities to own their future”.
- 6.3 The Heritage Incentive Grant Scheme supports delivery of the overarching strategic principle of “Taking an intergenerational approach to sustainable development, prioritising the social, economic and cultural wellbeing of people and communities and the quality of the environment, now and into the future.” This is because heritage is an intergenerational equity. It contributes to our personal and community sense of identity and belonging, and enhances high levels of social connectedness and cohesion.
- 6.4 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
 - 6.4.1 Activity: Strategic Planning and Policy
 - Level of Service: 1.4.2 Support the conservation and enhancement of the city’s heritage places. - 100% of approved grant applications are allocated in accordance with the policy.

Policy Consistency / Te Whai Kaupapa here

- 6.5 The recommendation is consistent with Council’s Plans and Policies as listed below:
 - 6.5.1 Our Heritage, Our Taonga Heritage Strategy 2019-2029
 - 6.5.2 Heritage Incentive Grants Policy – Operational Guidelines 2019
 - 6.5.3 International Council on Monument and Sites (ICOMOS) New Zealand Charter 2010
 - 6.5.4 Heritage Conservation Policy
- 6.6 The recommended grant aligns with the Our Heritage, Our Taonga Heritage Strategy 2019-2029 as it:
 - 6.6.1 Supports communities to protect and celebrate their local heritage places; builds strong relationships with communities; ensures community voices have a central role in identifying and celebrating their local heritage and strengthens community identity and sense of place (Whāinga 3, Mahinga 2. a-d)
 - 6.6.2 Supports owners of heritage buildings through the ongoing provision of Heritage Incentive grant funding (Whāinga 4, Mahinga 4)

- 6.7 The grant is in alignment with the Heritage Incentive Grants Policy – Operational Guidelines 2019. The works are within scope of grant consideration, and the application and grant amount meet the Criteria for ‘Assessing Heritage Incentive Grant Applications’, particularly in terms of:
- 6.7.1 The heritage values of the Lighthouse
 - 6.7.2 The contribution the proposed work will make to the wider heritage values of the area
 - 6.7.3 The extent to which the building is publically accessible
 - 6.7.4 The degree of consistency with the ICOMOS NZ Charter, 2010
 - 6.7.5 The availability of grant funds
- 6.8 The grant is in alignment with the ICOMOS NZ Charter, 2010 as it supports the continued original use of the building, its maintenance and conservation. The grant aligns with the Heritage Conservation Policy in terms of the re-use of the heritage building.

Impact on Mana Whenua / Ngā Whai Take Mana Whenua

- 6.9 It is noted that Onuku Rūnanga hold mana whenua rights and interests in the area where the Lighthouse is located.
- 6.10 This proposal does not involve a significant decision in relation to land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Māori, their culture and traditions.

Climate Change Impact Considerations / Ngā Whai Whakaaro mā te Āhuarangi

- 6.11 The grant will support the retention of a heritage building and the embodied energy within it. Retention and reuse of heritage buildings can contribute to emissions reduction and mitigate the effects of climate change. Retaining and reusing existing built stock reduces our carbon footprint and extends the economic life of buildings.

Accessibility Considerations / Ngā Whai Whakaaro mā te Hunga Hauā

- 6.12 The historic mechanisms and machinery of the Lighthouse will become accessible for public display through the works. The Lighthouse is opened by the LPS for public access every Sunday, on cruise ship days and by appointment.

7. Resource Implications / Ngā Hīraunga Rauemi

Capex/Opex / Ngā Utu Whakahaere

- 7.1 Cost to implement – the recommendation is for a grant of up to \$4,872 (50% of the works).
- 7.2 Maintenance/Ongoing costs – none.
- 7.3 Funding Source - The Heritage Incentive Grant budget is an annual fund provided for in the 2018-28 Long Term Plan. This established funding source requires staff to present applications to the relevant Committee or Council for their approval.
- 7.4 The cost of implementation of this grant application:

Annual Budget for the Heritage Incentive Grant (HIG) fund	\$697,700
Commitment from the 2018/19 financial year for 26 Canterbury St. Lyttelton	\$100,000
Commitment from the 2018/19 financial year for 158 High Street	\$70,000
Commitment from the 2018/19 financial year for 544 Tuam Street	\$128,491
Approved grant to 159/161 High Street (22%)	\$90,668
Approved grant to 117 Rue Jolie, Akaroa (40%)	\$35,642
Approved grant to 1 Ticehurst Road, Lyttelton (12%)	\$50,888

Approved grant to 58 Rue Lavaud, Akaroa (20%)	\$39,535
Approved grant to 141 High Street (11%)	\$45,334
Approved grant to St David's Church, Belfast (30%)	\$37,000
Approved grant to the tug 'Lyttelton' (50%)	\$41,620
Approved grant to 9 Bruce Terrace, Akaroa (50%)	\$3,600
Proposed grant to Akaroa Lighthouse (50%)	\$4,872
Total Available Funds 2019/2020	\$50,050

8. Legal Implications / Ngā Hīraunga ā-Ture

Statutory power to undertake proposals in the report / Te Manatū Whakahaere Kaupapa

8.1 The delegated authority for Heritage Incentive Grant decisions sits with this Committee.

Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

8.1 There is no legal context, issue or implication relevant to this decision.

8.2 This report has not been reviewed and approved by the Legal Services Unit

9. Risk Management Implications / Ngā Hīraunga Tūraru

9.1 The grant scheme only allows funds to be paid out upon completion of the works; certification by Council staff that the works have been undertaken in alignment with the ICOMOS NZ Charter 2010; presentation of receipts and confirmation of the conservation covenant (if required) having been registered against the property title or on the Personal Properties Securities Register. This ensures that the grant scheme is effective and that funds are not diverted or lost. Once approval has been gained the applicant will have a period of eighteen months to complete the agreed work to the building.

Attachments / Ngā Tāpirihanga

There are no appendices to this report.

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link
Not applicable	

Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

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.

8. Development Contributions Social and Affordable Rental Housing Residential Unit Rebate Scheme - Councillor Update

Reference / Te Tohutoro: 20/114327

Report of: Gavin Thomas, Principle Advisor Economic Policy
gavin.thomas@ccc.govt.nz

General Manager: Brendan Anstiss, GM Strategy and Transformation

1. Brief Summary

- 1.1 The Social, Community Development and Housing Committee meeting of 4 September 2019 requested officers to prepare a review of the funding and time limits that currently apply to the development contributions Rebate Scheme for Social Housing and that this be reported to the Committee in a timeframe to enable any changes agreed to be considered through the Annual Plan 2020/21 process.
- 1.2 The review of the rebate scheme has found there is sufficient funding available to meet foreseeable needs and that no additional funding provision should be considered at this time.
- 1.3 Officers were also asked to include an assessment of emerging matters associated with social housing that may require a policy response.
- 1.4 The report provides a brief overview of matters arising from the formation of the Ministry of Housing and Urban Development and of the Kāinga Ora housing delivery arm of that Ministry and from new or proposed associated legislation.
- 1.5 The report also provides a brief overview of more general matters associated with social and affordable housing in Christchurch and Canterbury. This finds increasing demand for housing, and correspondingly, plans for increased provision of new additional social housing by Kāinga Ora, the Council and community providers.
- 1.6 The Council is currently reviewing its Social Housing Strategy and this may lead to proposals to change aspects of the rebate scheme in future. Officers will address any such matters as they arise.

2. Officer Recommendations

That the Sustainability and Community Resilience Committee:

1. Receive this report.
2. Agree that funding for the Social and Affordable Rental Housing Unit Residential Rebate should remain as currently provided, subject to ongoing monitoring by officers.

3. Background and commentary

Development contributions rebates

- 3.1 Christchurch City Council has established four development contributions rebate schemes that sit under its Development Contributions Rebate Policy. The schemes seek to promote strategic goals associated with new development that the Council considers as important for Christchurch and that deliver benefits to the wider community. The Social and Affordable Rental Housing Rebate Scheme is one of these.

- 3.2 Development contribution rebates are revenue foregone rather than being a discrete cost item. This means they are funded in the first instance by borrowing which is repaid from rates over the duration of loans for the various capital expenditure assets the development contributions revenue would have helped fund. Structuring the rebates this way means \$1 million dollars of rebates provided costs the Council around \$58,000 per year for 30 years to service and repay, based on current interest rates.

Social and Affordable Rental Housing Development Contributions Rebate Scheme

- 3.3 The Council introduced this rebate scheme in December 2017 as a way to support the provision of new additional social housing in Christchurch. This helps give effect to an action from the Council's Housing Policy (2016) to "Develop consenting, rating and development contributions assistance policies to support social and affordable housing".
- 3.4 The expected strategic outcomes sought through introducing the scheme are (an):
- Increase in social and/or affordable rental housing options
 - Increased supply of a broad range of residential development - encouraging the development of smaller housing options in response to the forecast increase in smaller households, rising levels of rental tenure, and an ageing population
- 3.5 The rebate provided is 100 per cent of development contributions required for qualifying developments. To be eligible for the rebate the developer must be a community housing provider that is either registered as such with the Community Housing Regulatory Authority, or is a registered charitable trust, and has as one of its objects the provision of social and/or affordable rental housing.
- 3.6 As Christchurch City Council and Housing New Zealand are not community housing providers they are not eligible to receive the rebate. The issue of the Council's eligibility is being considered as part of how the Council supports social housing under the review of its Social Housing Strategy. This could result in a proposal to change the scheme criteria in the future.
- 3.7 The rebate scheme was established with a limit on development contributions revenue foregone of \$1.5 million ex. GST and an expiry date of 31 December 2022. If the funds are fully taken up before that date the fund would cease.
- 3.8 The rebate scheme criteria is available on the Christchurch City Council website.

Social and Affordable Rental Housing Development Contributions Rebates provided to date

- 3.9 The value of rebates confirmed to date is \$396,031.93. Rebates have been provided to seven developments which have included 35 residential units plus a residential facility. The average value of rebates confirmed is \$56,576. The value of rebates pending confirmation once first building inspection is passed is \$35,404.01. Funding available is \$1,103,968.10.

Rebate scheme - planning and budgeting

- 3.10 The Social, Community Development and Housing Committee asked for update early in new triennium in case additional funding should be budgeted as part of the Annual Plan 2020/21.
- 3.11 There may be increasing demand on the rebate if the Mayor's goal of reinstating the Council's pre-quake stock level, i.e. 450 new units, leads to more social housing on some sites, whether or not delivered directly by the Council.
- 3.12 Despite this, based on the drawdown to date and the low value of rebates pending confirmation it is considered there is minimal risk the funding limit will be reached in the period to 30 June 2021. The timing of the development contribution assessment in the development process means there is significant lead time between officers becoming aware of

a likely rebate and the confirmation of a rebate. This makes monitoring the scheme funds very straightforward and provides ample time for any consideration of any additional funding requirements. Consequently it is recommended that no additional funding provision is made through the Annual Plan 2020/21.

Wider current and emerging social housing matters

- 3.13 The government has made or signalled significant changes to its delivery of social housing. Housing New Zealand, which owned and managed social housing on the government's behalf, has been amalgamated into a new crown entity, Kāinga Ora, which has a broad mandate covering housing development planning and delivery and social housing delivery. The full scope of Kāinga Ora's powers are still to be finalised through further legislation.
- 3.14 Kāinga Ora has a significant housing construction programme planned. The Kāinga Ora website details plans to build 100-150 new homes in Christchurch each year. These are a variety of typologies in a variety of locations. Some will replace existing social housing while others are to be built on vacant land. Details of Kāinga Ora developments in Christchurch are available on their website.

Public housing supply and demand in Canterbury

- 3.15 The Ministry of Housing and Urban Development provides information on public housing supply at a regional level. Public houses are properties owned or leased by Kāinga Ora and registered Community Housing Providers (CHPs) that can be tenanted by people who are eligible for public housing. There were 7,971 public houses in Canterbury region as at 30 September 2019, comprising:¹
- | | |
|---|-------------|
| • Kāinga Ora income related rent subsidised - tenancies | 6,763 units |
| • CHP income related rent subsidised - tenancies | 918 |
| • Kāinga Ora market renters | 200 |
| • CHP market renters | 6 |
| • Kāinga Ora short-term vacant units | 46 |
| • Kāinga Ora long-term vacant units | 38 |
- 3.16 The "Our Space 2018-2048 Greater Christchurch Settlement Pattern Update" produced by the Greater Christchurch Partnership forecasts an expected increase in demand for social and affordable housing and details the potential components of a social and affordable housing action plan for Greater Christchurch.²

The forecast increase in demand for social housing and options for providing to meet that demand will inform the review of the Council's Social Housing Strategy.

¹ "Public Housing in Canterbury Region", Ministry of Housing and Urban Development. Downloaded 12 February 2020.
<https://www.hud.govt.nz/assets/Community-and-Public-Housing/Follow-our-progress/September-2019/Housing-regional-factsheets-September-2019/f956f2dbe8/Housing-regional-Factsheets-September-2019-Canterbury.pdf>

² "Our Space 2018-2048 Greater Christchurch Settlement Pattern Update". Greater Christchurch Partnership, 2019. Pg. 24.

Next steps

- 3.17 Officers will continue to monitor the funds available through the development contributions rebate scheme. If there is any risk of the funding being exhausted officers will report to the Committee with options and recommendations for Council to consider.
- 3.18 The review of the Council's Social Housing Strategy may lead to proposals to amend the Rebate Scheme Criteria. Any proposals will be brought to the Committee in future.
- 3.19 Officers will continue to bring emerging legislation relating to social and affordable housing to elected members attention and to provide advice on appropriate advocacy and policy responses.

Attachments / Ngā Tāpirihanga

There are no appendices to this report.

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link
Social & Affordable Rental Housing Residential Unit Rebate Scheme Criteria	Christchurch City Council website https://ccc.govt.nz/assets/Documents/Consents-and-Licences/development-contributions/Social-Housing-Development-Contribution-Rebate-Scheme-Criteria.pdf
Kainga Ora – Christchurch developments	Kainga Ora website https://kaingaora.govt.nz/developments-and-programmes/christchurch-developments/
Ministry of Housing and Urban Development – Public Housing Quarterly Report – September 2019	Ministry of Housing and Urban Development website https://www.hud.govt.nz/assets/Community-and-Public-Housing/Follow-our-progress/September-2019/Housing-Quarterly-Report-September-2019/1d4d8c1877/Housing-Quarterly-Report-September-2019.pdf
Ministry of Housing and Urban Development – Public Housing in 30 September 2019 Canterbury Region	Ministry of Housing and Urban Development website https://www.hud.govt.nz/assets/Community-and-Public-Housing/Follow-our-progress/September-2019/Housing-regional-factsheets-September-2019/f956f2dbe8/Housing-regional-Factsheets-September-2019-Canterbury.pdf
“Our Space 2018-2048 Greater Christchurch Settlement Pattern Update”	https://www.hud.govt.nz/assets/Community-and-Public-Housing/Follow-our-progress/September-2019/Housing-regional-factsheets-September-2019/f956f2dbe8/Housing-regional-Factsheets-September-2019-Canterbury.pdf

Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

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.

9. Climate Change Update

Reference / Te Tohutoro: 20/176371

Report of: Emma Davis, Head of Strategic Policy
emma.davis@ccc.govt.nz
Carey Graydon, Senior Policy Analyst
carey.graydon@ccc.govt.nz
General Manager: Brendan Anstiss, GM Strategy & Transformation.
brendan.anstiss@ccc.govt.nz

1. Brief Summary

- 1.1 The purpose of this report is to update the Sustainability and Community Resilience Committee on the development of a Climate Change Strategy, and the wider climate change programme including community action areas.

Our shared climate challenge

- 1.2 Responding to climate change will be one of the biggest challenges Christchurch faces over coming decades. The last decade was the hottest in human history, and changes to our climate have been observed globally, nationally and regionally. This will require us all to act and do things differently. While the need for change creates uncertainty, it also presents an unprecedented opportunity for us to chart a new path towards a healthier, more sustainable and innovative city with a thriving low emission economy. Our community, and especially our young people, have called on the Council to act strongly and rise to the challenge of climate change.
- 1.3 At its meeting on 23 May 2019 the Council declared a Climate and Ecological Emergency (CNCL/2019/00101), in an acknowledgement of the importance of the issue. Consequentially, at its meeting on 12 September 2019, the Council adopted Greenhouse Gas Emissions Targets for Christchurch (CNCL/2019/00227 and CNCL/2019/00228), and in 2020 has made *'Meeting the challenge of climate change through every means available'* one of its strategic priorities, to ensure climate change is a key strategic focus across the organisation.
- 1.4 While climate change poses many challenges for Christchurch, the transformation required will also create new opportunities that we need to be ready for. In order to prepare and respond to the impacts of climate change in a cohesive way, a new Climate Change Strategy is being developed for Christchurch.

Development of a Climate Change Strategy

- 1.5 The new Climate Change Strategy for Christchurch will outline the key challenges and opportunities that climate change will present. It is externally focused which acknowledges that we need the support of other organisations, businesses, and the entire community to be successful. It is not intended to be a strategy that solves all future climate change issues – we have time, but the sooner we start actions the more effective they will be and the less the overall cost to the community and Council. We will need to regularly monitor and review the strategy, especially as the global science continues to emerge.
- 1.6 The draft Strategy is being shaped around four goal areas focused on ensuring that Christchurch can meet its climate challenge and thrive into the future. The draft goals were tested with feedback from a Technical Advisory Group comprised of scientists, transport specialists, business and union representatives, community leaders, youth, and academics

from local universities. They have strongly endorsed the draft goals and aspirations of the new strategy.

- 1.7 Importantly, the Strategy will identify key action areas that need to be addressed in order for us to achieve our goals. These action areas will be further developed with the community to ensure their buy in, and will form part of the ongoing implementation of the strategy into the future. Actions may look different in different communities or at different points in time. We need this flexibility given the magnitude of the challenge and opportunity.
- 1.8 The four draft goals are:
 1. *Net Zero Emissions* (mitigation focus – reducing greenhouse gas emissions)
 2. *We understand and are preparing for the ongoing impacts of climate change* (adaptation focus)
 3. *We all benefit from a just transition to an innovative low emission economy* (Just transition – social/economic focus)
 4. *We are guardians of our natural environment and taonga* (environmental focus).
- 1.9 The strategy will provide practical examples of things the Council and community groups are already doing to address climate change, and provide practical steps that individuals and groups can take to make a difference right now and into the future. We want the strategy to be an easy to follow call to action. We can then continue to build on the action in future iterations.
- 1.10 Initial development of the strategy has been informed by the results of a 2019 public survey on climate change, public consultation on greenhouse gas emissions targets for Christchurch, and discussions with a Technical Advisory Group. Further engagement with the Technical Advisory Group is planned for April/May and public consultation on the strategy is planned for mid-2020. Ongoing engagement with the community is viewed as crucial for the success of any climate change initiatives that the Council undertakes, and to mobilise wider community action.
- 1.11 The approach also ensures that there is consistent messaging and alignment with other related issues that Council will be discussing with the public (e.g. the Christchurch Transport Plan, The Spatial Plan, Coastal Hazards Adaptation Planning etc.).
- 1.12 The proposed outline for the strategy development is:

MILESTONE	DATE
Update to S&RC committee	26 March
Councillor workshop/Drop In Sessions	April
Pre engagement with key stakeholders	April – May
Draft Strategy Approved for consultation by S&CRC	May
Public Consultation	June – July

Hearing	August
Strategy adopted by Council	September

Wider Climate Change Programme

- 1.13 While the new Strategy is developed, work is continuing across the Council on incorporating climate resilience into all projects and ensuring that services delivered through the Long Term Plan have factored climate change into their planning. The effects of climate change are multi-faceted and will evolve over time – collective action is needed to address these challenges. This means climate mitigation and adaptation planning needs to be embedded as ‘business as usual’ across all Council units, alongside community action.
- 1.14 In November 2019, the Climate Change Response (Zero Carbon) Amendment Act 2019 (the Act), passed into legislation. The Act provides a framework by which New Zealand will develop and implement clear and stable climate change policies for mitigation and adaptation. The Act requires the preparation of a national climate change risk assessment (NCCRA), at least every six years. In response to each national climate change risk assessment, the Minister for Climate Change will prepare a National Adaptation Plan (NAP).
- 1.15 The Ministry for the Environment (MfE) has set up a process that includes engagement with a range of stakeholders and seeks feedback at each stage of the assessment. Given that the NCCRA will be used to inform central government policy on climate change adaptation, Council staff have been involved in the process to ensure that our district’s risks are adequately represented in the NCCRA. Canterbury Region and Christchurch District climate change risk assessments are also currently being planned. Involvement of staff in the national and regional risk assessments is ensuring consistency across the national-regional and district levels, and is enabling streamlining of the local level process.
- 1.16 Assessing and understanding our climate change risks will shape and support other work happening across the organisation, including the strategy development, and the ongoing adaptive and environmental work undertaken in many of our open spaces, parks and natural areas. This will improve our evidence base and inform future planning.
- 1.17 Work is also beginning on developing a programme of Coastal Hazard Adaptation Planning with low lying coastal and inland communities. This work is an important first step in working with communities to prepare for future challenges – closely aligning with Goal 2 of the draft Strategy on adaptation. Lessons learned from this process will help inform future work with communities in adapting to other aspects of climate change.
- 1.18 Projects such as our internal Resource Efficiency and Greenhouse Gas Emission (REGGE) programme to measure, monitor and reduce the Council’s greenhouse gas (GHG) emissions ensure the Council is demonstrating leadership on GHG emission reduction. The Council has commissioned work to verify our organisation’s internal operational GHG emission footprint for the financial years from 2015/2016 to 2018/19. These GHG emission footprints are expected to be available in April 2020 and they will greatly assist with determining the size of our local issue (albeit, acknowledging that climate change is a global issue with local impacts – and not evenly spread).
- 1.19 Data collection is also underway to measure the GHG emission footprint of the whole district for the financial year 2018/19. This is the first update since the original Christchurch Community Carbon Footprint 2016/17 and will be essential to assist with the planning of GHG emission reduction actions with businesses and the community. This information is expected

to be ready for release by June 2020. In 2017 Christchurch emitted 2,485,335 tonnes of greenhouse gases (excluding removals from growing trees) which equates to 6.6 tonnes of carbon dioxide equivalents per person. This is much lower than national emissions because Christchurch District has fewer agricultural emissions. This level of emissions is below recent per capita estimates for Dunedin and Auckland, but above the per capita estimates for Tauranga and Wellington.

Community Action

- 1.20 A key focus of the strategy and wider climate programme this year will be to raise public awareness of simple things people can do to reduce their carbon footprint and how they can make a difference. Many of our community, city, school, student and civic leaders are already great role models for actions that can be undertaken and we want to further highlight and support this.
- 1.21 Further community focused climate actions currently underway are focused on what we can all do to reduce our emissions and examples include:

Transport (53% of our emissions)

- 1.21.1 Travel demand management programme – travel behaviour change for schools and workplaces.
- 1.21.2 Major cycle way programme – network improvements encouraging cycling.
- 1.21.3 “Take Charge Christchurch” – education and events encouraging the uptake of electric vehicles.
- 1.21.4 City scooters - electric scooters enabling low carbon and convenient travel around the city.
- 1.21.5 Aotearoa Bike Challenge – campaign encouraging cycling.

Energy Efficiency

- 1.21.6 Healthier Homes Canterbury – free advice and funding support for healthy home improvements.
- 1.21.7 Eco-Design Advisor service – free advice to improve the health and energy efficiency of new homes.
- 1.21.8 Superhome Movement – industry collaboration aimed at improving the performance of NZ homes.
- 1.21.9 Social Housing Standards – Otautahi community housing trust committing to build to Homestar 6 standards.

Resource Efficiency

- 1.21.10 Target Sustainability – resource efficiency advice and services for business.
- 1.21.11 Future living skills – practical education courses on sustainable living.
- 1.21.12 Waste free living – practical courses on living without waste.

Learning

- 1.21.13 Learning Through Action – climate change education programme now being offered to schools.
- 1.21.14 Earth Hour – encouraging climate awareness by turning lights off 8:30 to 9:30 on Saturday 28th March 2020.

2. Officer Recommendations

That the Sustainability and Community Resilience Committee:

1. Notes the overall approach and timing for development of the Climate Change Strategy;
2. Notes that work is continuing on the wider climate change programme while the Climate Change Strategy is being developed, and a key piece of this work is to ensure that resilience to climate change is built into all areas of the Councils' business through the Long Term Plan.

Attachments / Ngā Tāpirihanga

There are no appendices to this report.

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link
Not Applicable	

Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

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.

10. Draft Outline for Amendments to the Christchurch Central Recovery Plan for the Multi Use Arena

Reference / Te Tohutoro: 20/179069

Report of: David Falconer, Team Leader City Planning,
david.falconer@ccc.govt.nz

General Manager: Mary Richardson, General Manager Citizens and Community,
mary.richardson@ccc.govt.nz

1. Executive Summary / Te Whakarāpopoto Matua

- 1.1 The Investment Case for the Multi Use Arena has been finalised and put to the Government for approval. Staff are now considering how to enhance the interrelationship and connections between delivery of outcomes for the CBD and the CMUA and ensuring that the benefits of the CMUA for the regeneration of the Central City can be maximised to the extent possible, while at the same time mitigating noise effects of the CMUA that extend beyond the site. In order to do this staff are considering strategic planning for the delivery of the interrelated CMUA and CBD objectives. An Amendment to the Christchurch Central Recovery Plan (CCRP) is being considered as a part of that strategic planning. How exactly the Plan needs to be amended has not been determined yet, but is being investigated. However, the first step in the process to amend the CCRP under the Greater Christchurch Regeneration Act is to draft an Outline of the process that will be used to develop the Amendment. The Act requires Council to seek the views of strategic partners on this Outline.
- 1.2 The purpose of this report is to seek Council approval to seek the views of strategic partners on an Outline for the Amendment to the Christchurch Central Recovery Plan pursuant to the Greater Christchurch Regeneration Act.
- 1.3 The decision in this report is of medium significance in relation to the Christchurch City Council's Significance and Engagement Policy.
 - 1.3.1 The level of significance was determined by possible social, cultural economic and cultural impacts, level of impact on Maori culture and traditions, possible costs/risks to the Council, ratepayers and wider community of carrying out the decision.
 - 1.3.2 The community engagement and consultation outlined in this report reflect the assessment.

2. Officer Recommendations / Ngā Tūtohu

That the Sustainability and Community Resilience Committee:

1. Approves the draft Outline (**Attachment A**), to be given to strategic partners, the Department of the Prime Minister and Cabinet, and Regenerate Christchurch, to seek their views under the Greater Christchurch Regeneration Act 2016.
2. Delegates authority to the General Manager Strategy and Transformation to make minor amendments to the draft Outline prior to it being given to strategic partners.
3. Requests that staff then prepare a final draft Outline (providing that strategic partners support the process and have provided advice), with a summary of feedback and any amendments to the final draft Outline, in order for the final draft Outline to be submitted to Regenerate Christchurch as soon as practicable.

4. Delegates authority to the General Manager Strategy and Transformation to approve this final draft Outline for submission to the Regenerate Christchurch, unless the amendments made as a consequence of feedback result in any content of substantially different effect, in which case the final draft Outline will be reported to the Council for approval.

3. Reason for Report Recommendations

- 3.1 Strategic planning across infrastructure, policy and capital project parts of the Council is recommended to address how the Canterbury Multi Use Arena (CMUA) and its supporting infrastructure fits into its wider neighbourhood in the Central City. An amendment to the Christchurch Central Recovery Plan is recommended as a first part of that. This will ensure that the benefits of the CMUA for the regeneration of the Central City can be maximised to the extent possible, while at the same time managing noise effects of CMUA that extend beyond the site. Seeking views of strategic partners and submitting an Outline of the Amendment to Christchurch Central Recovery Plan are the first steps in this process.

4. Alternative Options Considered

- 4.1 An alternative option considered but ruled out, was not to make a change to the planning provisions in respect of the CMUA. However, this will not ensure the benefits of the CMUA for the regeneration of the Central City can be maximised to the extent possible, nor manage any effects of CMUA that extend beyond the site.

5. Detail

Issue/ Opportunity

- 5.1 Now is the time for the Council to take a broad strategic approach to planning delivery of its interrelated aims for the CBD and the CMUA. As a first part of that, an amendment to the Christchurch Central Recovery Plan (CCRP) is being proposed to address the potential effects of the Multi Use Arena, in particular noise from concerts. The Multi Use Arena (then known as the Stadium) site was designated as one of the anchor projects in the CCRP of 2012. A designation allows for the requiring authority (i.e. the agency responsible for delivering the Multi Use Arena) to do anything that is in accordance with the purpose and conditions of the designation in the District Plan. There are no conditions on the designation for the Multi Use Arena, so as long as they are building a Multi Use Arena (the purpose of the designation) there are no requirements or restrictions on how they do this.
- 5.2 The Noise and Entertainment provisions of the CCRP were amended in 2014, including adding to a pre-existing rule to require acoustic insulation for residential units within 75m of the designation site. As the plans for the Multi Use Arena have been further developed since then, further analysis is being undertaken to determine whether the CCRP provisions are appropriate to set noise mitigation standards for a stadium which is being developed in order to achieve strategic and regeneration outcomes for the city.
- 5.3 Council staff are planning to submit an Outline for the Amendment to the Minister before June 2020, and if approved, draft the full Amendment by late 2020.

Why use an Amendment to a Christchurch Central Recovery Plan rather than a Plan Change under the Resource Management Act?

- 5.4 The Christchurch City Council cannot simply propose changes to District Plan provisions that apply to the Multi Use Arena, without an Amendment being made to the Christchurch Central Recovery Plan (CCRP) first, as the changed District Plan would then be inconsistent with the

CCRP. The GCR Act requires the District Plan to not be inconsistent with the CCRP, i.e. changes to the CCRP then have to be reflected in the District Plan. The sections of the Act dealing with Regeneration and Recovery Plans will not expire until 30 June 2021.

The Process that is required to be used to amend the Recovery Plan

- 5.5 Council staff propose to ask the Minister to direct the Council ('Proponent') to prepare an Amendment to the Christchurch Central Recovery Plan under the Greater Christchurch Regeneration Act 2016 (the Act). An Amendment to a Recovery Plan is a two step process.
- 5.6 The Act requires that prior to preparing an Amendment to the Christchurch Central Recovery Plan, the Proponent prepares a draft Outline and seeks the views of specified public agencies ('parties'): the Canterbury Regional Council, Te Rūnanga o Ngāi Tahu, Regenerate Christchurch, Ōtākaro Limited and the Chief Executive of the DPMC. The draft Outline contains information on the broad scope of the proposed Amendment, how the Amendment will meet one or more purposes of the Act, and the process for the development of the Amendment.
- 5.7 If the Council approves the Outline, it will be submitted to Regenerate Christchurch, following any further changes as considered necessary arising from the views of strategic partners. The Act requires that Regenerate Christchurch then review it, consider a summary of views of the parties, and make any changes it considers appropriate, including changing the Outline. Regenerate Christchurch can then choose to recommend and submit the Outline to the Minister for approval. However, it should also be noted, Regenerate Christchurch may choose to reject the Outline, declining the ability for the Proponent to prepare an Amendment, but must provide reasons to the Proponent.
- 5.8 If the Minister approves the Outline, she will direct the Council to prepare and engage with the community on the draft Amendment that will then go back to her to accept or reject. As part of this process there will be public engagement and staff will bring a report back to Council for approval of the draft Amendment before it is sent to the Minister. If the Minister declines the Outline, she must provide reasons to Regenerate Christchurch.
- 5.9 There is no right of appeal against the decision of the Minister in this process.
- 5.10 The decision affects the following wards/Community Board areas:
 - 5.10.1 Central Ward/ Linwood-Central-Heathcote Community Board

6. Policy Framework Implications

Strategic Alignment

- 6.1 This report supports the [Council's Long Term Plan \(2018 - 2028\)](#):
 - 6.1.1 Activity: Strategic Planning and Policy
- 6.2 Level of Service: 17.0.1.7 Advice to Council on high priority policy and planning issues that affect the City. Advice is aligned with and delivers on the governance expectations as evidenced through the Council Strategic Framework. - Policy advice to Council on emerging an

Policy Consistency

- 6.3 The decision is consistent with Council's Plans and Policies.

Impact on Mana Whenua

- 6.4 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture and traditions.

Climate Change Impact Considerations

6.5 This decision does not have a significant impact on climate change.

Accessibility Considerations

6.6 This decision does not have a significant impact on accessibility.

7. Resource Implications

Capex/Opex

- 7.1 Cost to Implement – Costs for developing the Amendment will come from existing budgets
- 7.2 Maintenance/Ongoing costs – To be determined through the process
- 7.3 Funding Source – existing budgets

8. Legal Implications

Statutory power to undertake proposals in the report

- 8.1 Christchurch City Council has the statutory ability to be a Proponent of an Amendment to the CCRP under the Greater Christchurch Regeneration Act 2016.

Other Legal Implications

- 8.2 The legal consideration is the process under the Greater Christchurch Regeneration Act 2016.
- 8.3 The ability for the Minister to approve a change to the CCRP expires when the Act expires in mid-2021. As at that date, the changes to the District Plan that are made by a Recovery Plan or Regeneration Plan are no longer ring-fenced by the Regeneration Act, meaning that the Council will be able to change them without being inconsistent with the Regeneration Act.
- 8.4 Staff are in this report recommending use of the Regeneration Act rather than the RMA for changes that are likely to include, or be limited to, changes to the District Plan. The Minister can use the Regeneration Act power to amend the CCRP only if the Minister reasonably considers it necessary to use that power to achieve a purpose of the Regeneration Act.
- 8.5 Staff consider that the Minister can reasonably consider that necessary in this case. That is because the designation for the CMUA was inserted in the District Plan through the use of that power in the first place in order to achieve recovery/regeneration objectives. Enhancing the provisions of the designation and the District Plan so as to improve the delivery of those outcomes is a highly valuable use of those Regeneration Act powers. The outcomes being sought are the regeneration ones that produced the designation for the CMUA in the first place, not solely RMA objectives. In that context, the Minister can reasonably consider it necessary to use Regeneration Act powers to advance those regeneration aims.
- 8.6 This report has been reviewed and approved by the Legal Services Unit.

9. Risk Management Implications

- 9.1 Once the Minister has given approval to the Outline to make an Amendment to the CCRP, engagement will be undertaken to mitigate one of the main risks related to using a GCRA process – negative perceptions arising from the limited engagement requirements.

Attachments / Ngā Tāpirihanga

No.	Title	Page
A ↓	Draft Outline for the Amendment to the Christchurch Central Recovery Plan	40

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link
Not applicable	Not applicable

Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

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.

Outline for Amendments to the
Christchurch Central Recovery Plan
in respect of the
Canterbury Multi Use Arena

1 Introduction/Explanation of the proposed amendments to the Christchurch Central Recovery Plan

The purpose of the proposed Amendments to the Christchurch Central Recovery Plan (CCRP) is to help manage or mitigate, as necessary, noise effects from the Canterbury Multi Use Arena (CMUA), in a manner which is consistent with achieving the intended regeneration outcomes of the CCRP and the CMUA for the Central City.

The Christchurch Central Recovery Plan (CCRP) was approved in 2012 in response to the profound effect of the Canterbury earthquakes of 2010 and 2011 on the Central City. The CCRP provided an unprecedented opportunity to rethink, revitalise and renew central Christchurch. As well as defining the future form of the Central City, the CCRP set out the locations of key anchor projects needed to optimise recovery.

One of the key anchor projects is the Stadium (now called the Canterbury Multi Use Arena or CMUA), a large multi-purpose covered sports and entertainment venue (identified in the CCRP as the 'Stadium') for central Christchurch, located to the east of the East Frame over three city blocks between Hereford and Tuam Streets, and bounded by Madras and Barbadoes Streets.

The CMUA project will revitalise and improve the area around the CMUA by providing a significant public and community facility. It will be a catalyst for further development and redevelopment both in the immediate and wider areas, and will promote the sporting and cultural identity of Christchurch. Since the earthquakes, Christchurch has lacked a facility of this nature and size, which can host not only large sporting events but large concerts, over and above the current events schedule in Christchurch for an average year. At the same time the design of the CMUA will allow it to be converted for use for smaller concerts, and it will be able to be used for a range of related sporting, entertainment and associated activities. The CMUA is expected to attract people, business, investment and visitors to the city, and will revitalise the area through the range of events taking place there, promoting urban renewal and development in a way which improves environmental, economic, social and community wellbeing.

The process of establishing the CMUA in Christchurch has been progressing in steps, with the first step of finding a location for the CMUA and protecting the site for that purpose being completed in 2012. When the CCRP was approved it directed that a designation for the Stadium (Incorporating Spectator Events Facility) be included in the Christchurch City Plan. This was then carried into the Christchurch Replacement District Plan in 2016.

The second step of developing an investment case, and determining the details of what the CMUA will be, has been completed recently. An Investment Case for the project was approved by the Council in December 2019 and has now been approved by the Government. The process of taking the "proof of concept" work forward to a more detailed stage of project planning and the development of design and build specifications has begun and is proceeding apace, with the CMUA currently scheduled to be completed in 2024.

The third step in establishing the CMUA is to enable it to be built in this location while at the same time managing or mitigating as necessary the effects that this could have on the neighbourhood. The provisions of the District Plan, including the designation and other provisions relevant to noise, need to be considered in the context of achieving the wider regeneration objectives sought for the area around the CMUA and for the City. The CMUA will be a significant public and community facility, which

can and should be enabled to deliver regeneration and economic and social benefits, both to the neighbourhoods around it and to the City as a whole.

This means it is now time to consider more carefully how the CMUA will fit into the development of that wider neighbourhood, what effects it will have beyond the site and how these effects should best be managed or mitigated.

The Noise and Entertainment provisions of the CCRP were amended in 2014, including adding to a pre-existing rule to require acoustic insulation for residential units within 75m of the Stadium designation. Plans for the CMUA have advanced since then, and the Investment Case now proposes a partly solid and partly Ethylene Tetra fluoro ethylene (ETFE) roof along with an ETFE northern façade. This design is proposed in order to enable sufficient natural sunlight for turf growth. Further analysis is being undertaken to determine whether the CCRP provisions appropriately manage potential adverse effects beyond the CMUA site, in the context of the regeneration benefits that the CMUA will deliver.

It is intended that the Amendments to the CCRP will address the issue of the noise effects of the CMUA, and in the context of the benefits of regeneration, will aim to better manage and control those effects.

Whilst the focus of the Amendments to the CCRP will be on managing or mitigating noise effects while at the same time achieving regeneration outcomes, additional and separate work will also be undertaken by the Council on how the benefits of the CMUA for the regeneration of the Central City and for tourism and economic activity in Canterbury can be maximised to the extent possible, and how any other non-noise effects from the CMUA can be managed or mitigated if required. Some actions in regard to infrastructure and the public realm may need to be factored into the Council's Long Term Plan and Annual Plans. These processes will complement the CCRP Amendment process.

In accordance with section 28 of the Greater Christchurch Regeneration Act 2016 (GCR Act), this draft Outline sets out the process by which the Amendments to the CCRP will be developed, together with the scope and overall intent of the Amendments.

2 Description of the proposed scope of the amendments

These amendments to the CCRP will focus on helping manage or mitigate, as necessary, noise effects from the Canterbury Multi Use Arena (CMUA) on the wider neighbourhood in the Central City, while still enabling the realisation of the benefits of the CMUA.

The extent of the area to which the Amendments will apply will be confirmed through the development of the Amendments, but will be limited to the area covered by the CCRP i.e. within the Four Avenues. It is likely that as further detail on the Amendments is developed the geographical area will reduce, with a focus on the area surrounding the CMUA location.

3 Explanation of how the amendments will meet 1 or more of the purposes of the Act

There is already an overall Recovery Plan (CCRP) in place which sets out a vision for the rebuild and redevelopment of the Christchurch Central City. The CCRP includes the designation for the CMUA and also directed changes to the objectives, policies and rules for the Central City residential zones in the

District Plan through the “A Liveable City” revision of the residential chapter in 2015. These provisions and amended provisions have been incorporated into the District Plan.

The effects of the CMUA beyond the site, particularly on residential areas, need to be considered more thoroughly and managed appropriately. The most efficient method of making amendments to the relevant provisions of the District Plan is for the CCRP to be amended by the Minister for Greater Christchurch Regeneration, resulting in consequential amendments to the District Plan.

The CMUA project constitutes urban renewal as defined in the Greater Christchurch Regeneration Act and enhancing the delivery of that project will improve regeneration outcomes.

The proposed Amendments to the CCRP will meet several of the purposes of the GCR Act as set out in section 3 of that Act.

The Amendments will provide a focused and expedited regeneration process (section 3 (1) (a)), by facilitating the realisation of the regeneration benefits provided by the CMUA. An alternative approach of changing the District Plan directly to add or amend provisions through a plan change under the Resource Management Act (RMA) could result in inconsistencies with the CCRP, and would likely take longer than an Amendment to the CCRP. The Amendments are likely to be relatively specific, and can be drafted more quickly than for example drafting a whole new Regeneration Plan. Such a new Regeneration Plan could also overlap with or be inconsistent with the existing CCRP, so would not avoid the need to amend the CCRP.

The Amendments will also facilitate the ongoing planning and regeneration of greater Christchurch (section 3 (1) (b)), by ensuring that the economic and social benefits of the CMUA for the wider regional community can be realised, including through the hosting of large events, while mitigating potential noise effects experienced in the immediate neighbourhood so far as practicable. The Amendments will provide more certainty about how the CMUA will fit with the neighbourhood, as well as more investment certainty for the private sector in planning developments in this area. The programme for engagement discussed below, and the formal opportunity for written comment on the proposed Amendments once developed, will enable community input into decisions on these Amendments.

The Christchurch City Council is delivering the CMUA project. Local leadership of the project and progressing its design and build, including taking a proactive approach by refining how the project is provided for in the District Plan fits with section 3(1)(d) of the GCR Act.

4 Proposed process for development of the Amendments

A) Expected Timeframes

The following table sets out the expected timeframes for the development and approval of the Amendments to the CCRP. As the Amendments are likely to change only a few specific elements of the Recovery Plan, the process can proceed relatively expeditiously.

A Bill is currently before Parliament to amend the Greater Christchurch Regeneration Act, including removing the functions of Regenerate Christchurch at the end of June 2020. If this Bill is enacted by then, the table below will need to be amended accordingly

GCR Act section	Action Required	Parties completing action	Timeframes expected	Due Date
29-	Provision of Outline to Regenerate Christchurch, together with a concise statement of the views of strategic partners	Christchurch City Council		April/May 2020
30	Regenerate Christchurch either rejects it or submits Outline to Minister for approval, with or without amendments	Regenerate Christchurch	15 working days	May/June 2020
31	Minister's decision on the Outline	Minister for Greater Christchurch Regeneration	20 working days	Mid 2020
31	If approved, publication of notice summarising Outline and where it can be viewed in full	Regenerate Christchurch	10 working days	Mid 2020
33	Proponent to develop full draft of Amendments to Plan, while seeking the views of Relevant Parties	Christchurch City Council	At least 1 month	July/August 2020
		Strategic Partners listed in the Greater Christchurch Regeneration Act	[Views must be provided within 30 working days of receipt of request]	
34	Notify the draft Amendments, inviting written comment, advising of any other opportunity for public engagement, and providing statement of views of Relevant Parties	Regenerate Christchurch	20 working days	September/October 2020
35	Consider written comments and other input and finalise draft Amendments	Christchurch City Council	Late 2020	Late 2020
36	Provision of Amendment to Regenerate Christchurch for review	Christchurch City Council	Late 2020	Late 2020
37	Draft Amendments submitted to the Minister for approval with advice or report noting how views, comments considered and addressed, other input, and whether the report has been developed in accordance with the Outline.	Regenerate Christchurch	Late 2020/ Early 2021	Late 2020/ Early 2021
38	Approve or decline draft Amendments	Minister for Greater Christchurch Regeneration	40 working days	February/March 2021
38	If approved, publish notice of approval, date Amendments takes effect and where it can be inspected	Minister for Greater Christchurch Regeneration	Early 2021	Early 2021

B) Opportunities for public engagement

Christchurch City Council, as proponent, intends to draft the Amendments to the Christchurch Central Recovery Plan.

We are intending to engage with affected communities and parties during the development of the Amendments, as well as after notifying the Amendments for written comment in accordance with the process set out above.

We will, when finalising the amendments to the CCRP:

- Consider comments received from the public; and
- Make any modifications to the draft Amendments considered appropriate.

We will submit the finalised Proposed Amendments to the CCRP to the Minister with a concise summary statement of the comments received from the public and make the summary publicly available.

C) Who will draft the amendments and carry out public engagement

Council staff will draft the Amendments to the CCRP in consultation with the relevant statutory parties, and the public engagement will also be carried out by Council staff.

D) How costs of developing the amendments will be met

The costs of developing the Amendments to the CCRP will be met from Council's standard operational budgets.

5 Draft of the Notice to be published if the outline is approved

PUBLIC NOTICE: OUTLINE FOR AMENDMENTS TO THE CHRISTCHURCH CENTRAL RECOVERY PLAN

Pursuant to section 31 of the Greater Christchurch Regeneration Act 2016, the Minister for Greater Christchurch Regeneration has approved an Outline for Christchurch City Council to develop draft Amendments to the Christchurch Central Recovery Plan.

In accordance with section 28 of the Greater Christchurch Regeneration Act 2016 the Outline sets out the process by which the Amendments will be developed together with the scope and overall intent of the Amendments.

The draft Amendments will apply to land covered by the Christchurch Central Recovery Plan.

The draft Amendments will address how the Canterbury Multi Use Arena (CMUA) fits into its wider neighbourhood in the Central City, and ensure that the benefits of the CMUA for the regeneration of the Central City can be maximised to the extent possible, while at the same time managing the CMUA's noise effects beyond the site.

The process adopted to develop the draft Amendments will ensure that opportunities are provided to the community to have input into the amendments.

The approved Outline for the Amendments to the Christchurch Central Recovery Plan can be viewed on the webpage <...> and at any Christchurch City Council library or service centre.

IVAN IAFETA

Chief Executive

Regenerate Christchurch

DRAFT

11. Social Housing Report

Reference / Te Tohutoro: 20/217308

Report of / Te Pou

Matua:

Carmen Lynskey, Manager Social Housing

General Manager /

Pouwhakarae:

Leonie Rae, General Manager, Corporate Services

1. Brief Summary

- 1.1 The purpose of this report is to update the Sustainability and Community Resilience Committee on Social Housing activities.
- 1.2 This report stands to provide an update for the period 1 July 2019 to 29 February 2020.
- 1.3 In December 2019 the Council resolved to adopt a comprehensive Social Housing quarterly reporting framework. Successive reporting will be aligned to the financial year and in accordance with the Council resolution to:

Request that the report information be provided visually as a “dashboard” or similar, suitable for both presentation to the Council, through its reporting process, and the community, through digital and other means.

2. Officer Recommendations / Ngā Tūtohu

1. That the Sustainability and Community Resilience Committee receive the information supplied in the Social Housing Report.

3. Matters to be Included

- 3.1 The Council has adopted a reporting framework that involves a quarterly report addressing the following matters:
 - 3.1.1 Status of units categorised into the following groupings:
 - Council owned Ōtautahi Community Housing Trust (OCHT) operated
 - OCHT owned and operated
 - Council owned community housing provider operated
 - Other
 - 3.1.2 Repairs/rebuilds
 - 3.1.3 Healthy Homes Standards including Warm & Dry Programme
 - 3.1.4 Maintenance
 - 3.1.5 Levels of Service
 - 3.1.6 Residents Satisfaction
 - 3.1.7 Housing Fund
- 3.2 This is the first of these reports.

- 3.3 The Council has also asked that the report information be provided visually as a “dashboard” or similar, suitable for both presentation to the Council, through its reporting process, and the community, through digital and other means. This aspect of the report is still being worked on.

4. Roles, Responsibilities and Policy Matters

- 4.1 The Council has been providing affordable accommodation to low-income residents of Christchurch for almost 80 years, being a pioneer of social housing in New Zealand. The first units were built in 1938 – 16 pensioner units in Sydenham.
- 4.2 While there is no legislative requirement to provide social housing, the Council’s role in provision is justified as it enables community outcomes, is consistent with its strategic directions, and is supported by appropriate policy validation.
- 4.3 The Council established the Ōtautahi Community Housing Trust in 2016 to manage its social housing tenancies. OCHT is an independent charitable trust and a registered community housing provider. The trust board has seven members, three of whom are appointed by the Council.
- 4.4 During set up, the Council resolved to capitalise OCHT through the progressive transfer of up to \$50 million of social housing assets. The \$50 million is structured as a loan of \$45 million and a gift of \$5 million. The principal reason for structuring the capital in this way was to protect the community’s interest in the Council’s social housing asset in the event that the Trust was wound up, or the Trust losing its Community Housing Provider status, or the lease to it of the Council’s social housing assets being cancelled.
- 4.5 The loan interest is secured against all of OCHT’s assets, rather than mortgages against specific properties. Effectively this allows OCHT to sell some assets as long as they retain specific value to repay the Council in certain situations. This approach has been adopted to provide flexibility to support the development of new social housing and achieve the protection that the Council requires.
- 4.6 The capitalisation means that a portion of the Council’s previous housing portfolio is now owned by the OCHT
- 4.7 The Council owns the balance of the portfolio and leases these assets to OCHT.
- 4.8 For the leased properties, OCHT is responsible for tenancy management, rent-setting and the day-to-day maintenance of units (from 1 July 2017).
- 4.9 Major repairs and renewals of the leased properties remain as Council’s responsibility.
- 4.10 Current policy regarding management of Council’s social housing stock is contained in the Social Housing Strategy 2007 amongst other documents. Key policies include:
- 4.10.1 Council will maintain, upgrade and where appropriate increase its supply of social housing.
- 4.10.2 The Council’s social housing operation is rates neutral.

5. Portfolio

- 5.1 To the Council’s knowledge there are 2,903 social housing units currently managed by Community Housing Providers (CHPs) across Christchurch and Banks Peninsula (Figure 1).
- 5.2 As at 29 February 2020 the Council Social Housing Portfolio consists of 1990 units (Figure 2).

- 5.3 A net 366 units have been lost due to red zone closure or damage sustained in the 2010/2011 earthquakes (Figure 3). Net figures are used as the Council, as part of the repair and renewal programme, has added 66 new builds to the portfolio since 2014.
- 5.4 As at 5 March 2020 122 units were not available for renting for various reasons. Details are shown in below (Table 1)

Table 1

Reason	Unavailable Units	Comments
EQ repair / Temporary Accommodation	3	2 units at Airedale Block G, EQ repairs completed then used for temporary accommodation for EQ repair program. Minor leaks were discovered in these units which are currently being attended to. One other unit require repairs post use for EQ program – these works are currently in progress
Fire damage	1	Feast Pl, work currently in progress, waiting for expected completion date from contractor.
Meth contamination	11	9 units currently in various stages of work in progress (WIP) and 2 units at Norman Kirk Courts on hold pending decision on how to proceed
Planned/Major work	16	11 of these units are at Gloucester Courts, 6 units were identified as requiring the least amount of work to re-tenant, and these scopes are currently being reviewed. 5 units at other complexes are currently in various stages of WIP, the reasons for them being offline is due to extensive mould remediation, bathroom remodelling (removing bath and installing shower cubicle to better meet the needs of our tenant base) or insurance repairs.
Pending redevelopment	91	Andrews Cres, Carey St, Cecil Courts and Sandilands.

- 5.5 91 units are closed due to age, condition and financial viability. The future of these buildings is currently being worked through as part of new build financing investigations. Options include redevelopment of the sites, subject to funding, or “capital recycling” (i.e. sales, with the return reinvested to improve the portfolio).

We have continued to purchase owner occupied (o/o) units in Council-owned complexes, in line with previous Council decisions. In this reporting period one unit has been procured bringing the total of units purchased and returned to the portfolio to 23. Five units remain to be purchased.

Figure 1 Total Number of Social Housing Units Provided by the Community Housing Sector

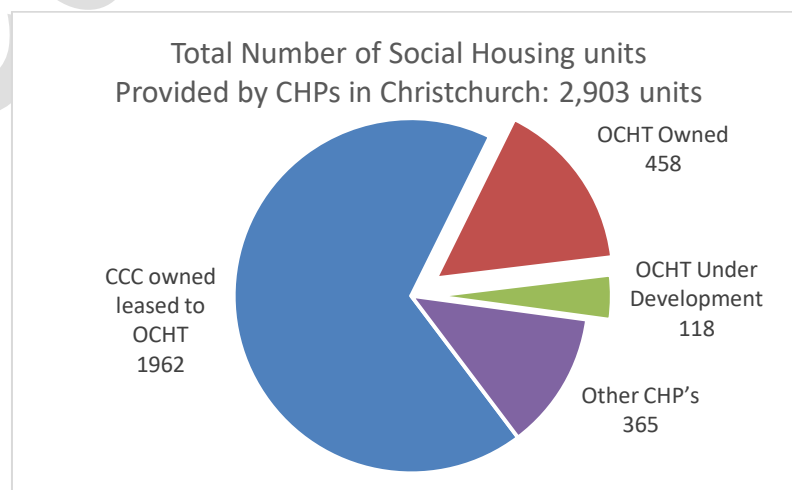


Figure 2 Breakdown of Council Owned Buildings

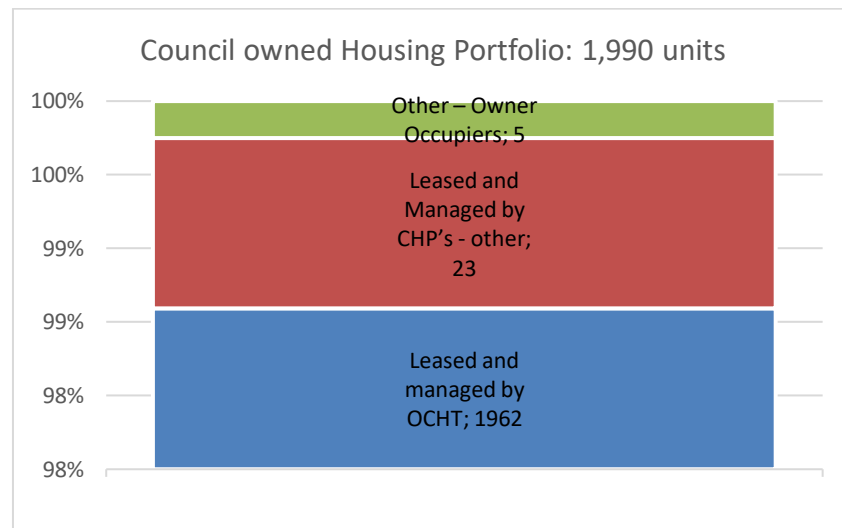
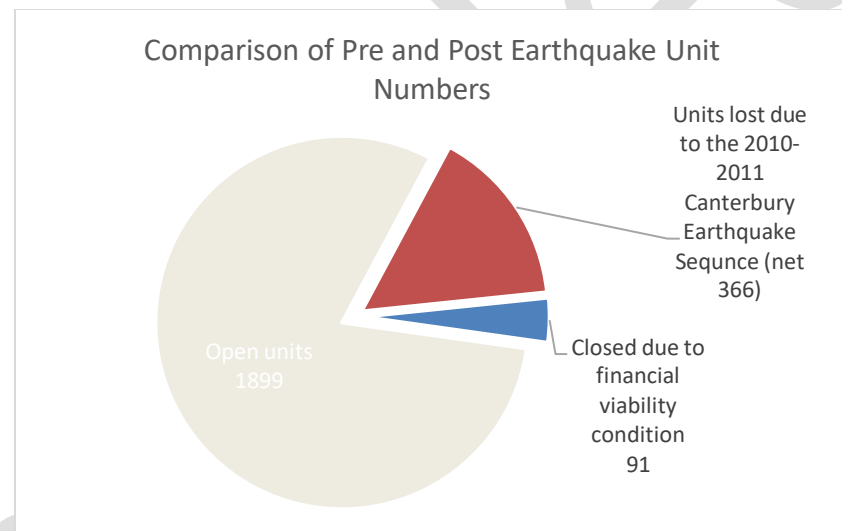


Figure 3 Comparison of Council's Pre and Post Earthquake Housing



- 5.6 At the time of writing this report 412 units have been transferred to the Otautahi Community Housing Trust (OCHT) as part of the \$50m Asset Capitalisation Agreement. The transfer of the last remaining complex (26 units) is planned for the 13th March 2020.

6. Repairs and Rebuilds

EQ Programme

- 6.1 The Council commenced the final tranche of the approved EQ repair programme in April 2019. The 2019 works programme was undertaken by Watts & Hughes and comprised 3 tranches of works encompassing interior and exterior repairs to 153 units over eight complexes (Figure 4).
- 6.2 The contract works were largely completed by December 2019, with some minor issues finalised by 30 January 2020.
- 6.3 A small programme to complete the drainage and ancillaries works at Waltham Courts and Mackenzie Courts, is to be completed, with scoping and approvals in progress. Additionally

one unit at HP Smith Courts is in progress to have window replacement and mechanical ventilation installation completed.

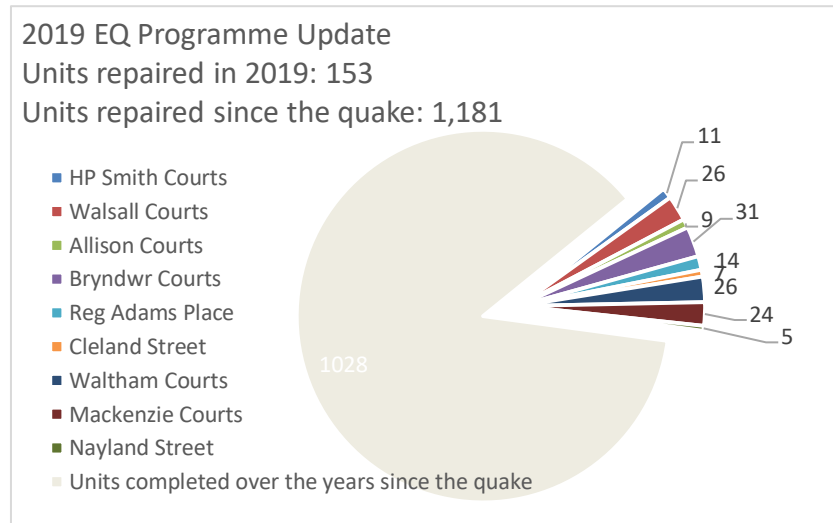


Figure 4 Total Number of Units Repaired or Rebuilt Through the EQ Programme

- 6.4 In addition to the EQ component of the works, consideration for legislative changes, ranking (age and condition) future need (new builds) and pragmatic decision making has seen the completion of open and closed unit repairs to 1181 units in total since the beginning of the EQ repair programme. There still remains minor cosmetic EQ damage, which will be addressed through normal redecoration programmes.

Residents Lounges

- 6.5 There are 16 residents' lounges in the Social Housing portfolio.
- 6.6 Lounges at Bryndwr Courts and HP Smith Courts were repaired and upgraded during the 2019/20 EQ repair programme
- 6.7 Maurice Carter Courts Residents Lounge was gutted by fire early in 2019. Completion of the repairs has seen a full refurbishment and upgrade and will be officially opened and returned to the residents in March 2020 (Figure 5).



Figure 5 Maurice Carter Residents Lounge Repairs and Upgrades

Other Works

- 6.8 Other works undertaken in this reporting period have included but are not limited to:
- releveling and strengthening
 - internal and external repairs and repainting

- installation of aluminium or uPVC double-glazed windows and doors
- asbestos removal and disposal
- drainage and water-main repairs
- driveways, paths and bridge repairs
- electrical and plumbing checks with full electrical rewiring
- carpet and curtain replacements
- installation of mechanical ventilation and other works that ensure compliance with Healthy Homes Standards

7. Healthy Homes

- 7.1 In December 2017 the Healthy Homes Guarantee Act (No 2) was passed into law, which allowed for the development of standards to improve the quality of rental housing. The corresponding standards for compliance were announced in February 2019.
- 7.2 These standards were drafted into the Residential Tenancies (Healthy Homes Standards) Regulations 2019, and became law on 1 July 2019.
- 7.3 From 1 July 2023, rental properties owned or managed Community Housing Providers' (CHPs) must comply with these standards.
- 7.4 Ongoing compliance in Council owned properties will be delivered as units become vacant and will also be assessed as part of the Warm and Dry programme.
- 7.5 Details of the Healthy Homes Standards are shown below:

Healthy Homes Component	Requirement	Current Status
Heating	There must be fixed heating devices, capable of achieving a minimum temperature of at least 18°C in the living room only.	<p>All units currently have electrical heating provided. To enhance this all units will be provided with heat pumps under the Warm & Dry Programme (W&D) with prioritisation given to those units exempt for insulation under the Residential Tenancies Act (RTA).</p> <p>One complex (4 units) received heat pumps prior to the W&D programme commencement.</p>
Insulation	The minimum level of ceiling and underfloor insulation must either meet the 2008 Building Code, or (for existing ceiling insulation) have a minimum thickness of 120mm.	<p>All units are compliant with the Residential Tenancies Act (RTA) and in some instances exceed requirements. The W&D programme will see further insulation installed where practicable. Skillion ceiling remediation has been completed in 16 units where a drop ceiling has been installed along with additional insulation.</p>

Healthy Homes Component	Requirement	Current Status
Ventilation	Ventilation must include openable windows in the living room, dining room, kitchen and bedrooms. Also an appropriately sized extractor fan(s) in rooms with a bath or shower or indoor cooktop.	<p>166 units had new mechanical ventilation (MV) installed in kitchen and bathrooms during the last tranches of the EQ repair programme in 2019.</p> <p>A further 40 units have had MV upgraded by Council during the vacant repairs process.</p> <p>Remaining units will be scoped and installed through the W&D programme</p>
Moisture ingress and drainage	Landlords must ensure efficient drainage and guttering, downpipes and drains. If a rental property has an enclosed subfloor, it must have a ground moisture barrier if it's possible to install one.	<p>Units have been assessed and have had a damp proof membrane (DPM) moisture barrier installed where possible or practicable.</p> <p>Ongoing maintenance ensures that drainage and guttering issues are addressed as soon as possible. Regular roof inspections and reports identify complexes where maintenance or replacement is required. Further assessment of moisture ingress will be undertaken through the W&D programme.</p>
Draught stopping	Landlords must stop any unnecessary gaps or holes in walls, ceilings, windows, floors, and doors that cause noticeable draughts. All unused chimneys and fireplaces must be blocked.	<p>The requirement for draught stopping was assessed at all units under the EQ programme or under vacant repair. A draught stop system was applied to all external doors in 30 units at Huggins Place during EQ repairs and a number of other units that had been assessed as requiring remediation.</p> <p>Windows and doors were replaced with either aluminium or uPVC systems at some 70 units across the 2019EQ repair programme with other replacement occurring in previous repair programme works (Airedale Courts).</p> <p>Face fit of curtain tracks and full length thermal curtains have been installed when vacant work is undertaken and a curtain and blind replacement programme is underway.</p>

**Healthy
Homes
Component**

Requirement

Current Status

Warm & Dry Programme

- 7.6 The Warm and Dry initiative is being funded by the Council through a \$10 million loan with an additional \$6 million contribution from the Housing Development Fund.
- 7.7 This is a joint initiative between the Council and OCHT.
- 7.8 This first stage of this work includes the installation of heat-pumps and mechanical ventilation by winter 2020.
- 7.9 The Council and OCHT have set up a dedicated team to deliver the Warm & Dry Programme.
- 7.10 The following tables indicate the expected and planned delivery of the first stage of the programme with actuals to 3 March 2020.

	Scoping planned	Scoping actual	Installs planned	Installs actual
FEB	465	464	57	57
MAR	569	35	385	10
APR	201	0	439	0
MAY	0	0	354	0
JUN				
TOTAL	1235	499	1236	67

- 7.11 More details about future stages will follow in future reports.

8. Maintenance

- 8.1 Scheduled Maintenance Plans are in place across the portfolio. Regular maintenance undertaken as part of this schedule include building wash downs, chimney sweeping (one complex in Akaroa), HVAC systems maintenance, fire specified systems maintenance, lawns maintenance on closed units and grounds maintenance on vacant land, equipment hire maintenance for laundries (four complexes), lift maintenance (one complex), road sweeping and sump maintenance (four complexes).
- 8.2 Year To date: Under this planned works programme, the following works have been assessed, completed, or are works in progress (WIP):
- Exterior painting – Three complexes have been completed, five are WIP
 - Large tree work – 20 complexes across the city have had tree work completed
 - Miscellaneous maintenance and upgrade work has been undertaken in 42 units. This work has included:
 - electrical upgrades such as LED lighting, switchboards and mechanical ventilation
 - reconfiguring of bathrooms and kitchens as required to ensure they are fit for purpose

- Asbestos remediation to one unit
 - Fire remediation to two units
 - Methamphetamine decontamination to 16 units - five of these units were received just prior to the end of the previous financial year.
- 8.3 There has been media reporting around OCHT's maintenance activities, with a focus on concerns about grounds maintenance and savings.
- 8.4 The Council monitors OCHT's minor maintenance performance. Where issues are identified, we raise these with OCHT. While we have raised some concerns about grounds maintenance, overall we have not identified any performance issues significant enough to be drawn to the Committee's attention.
- 8.5 The reported "savings" are essentially "savings" compared to the Council's previous expenditure and approved budgets. Council staff understand that the savings have been achieved through changes to the delivery model.
- 8.6 When the "savings" were identified OCHT and Council staff discussed the potential use. These discussions were guided by the lease, which requires any revenue due to the Council to be put back into maintenance and upgrades, and the Council's policy priorities, which are to "maintain and upgrade".
- 8.7 Based on planned maintenance and renewal programmes, we made an agreement to use any "savings" to undertake redecoration work when units became vacant. Redecoration programmes have been a low priority for many years, resulting in worn floor coverings (vinyl and carpet generally), poor paint finishes, etc. Using the "savings" for redecorations allows us to replace floor coverings, paint walls, upgrade curtain rails (we use a design with an integrated pelmet that helps reduce heat loss), change single plugs to double, put in LED lighting etc.
- 8.8 This "redirection" of maintenance funds is intended to benefit tenants through improved quality.

9. Levels of Service / Tenant Satisfaction

- 9.1 The Social Housing Levels of Service have been developed based on customer research and financial implications.
- 9.2 Measures relating to tenancy management are not included in the levels of service as this activity is no longer provided directly by the Council.
- 9.3 Levels of Service, both at a strategic and a management level, include the following:
- (Minimum) number of units in the Council Portfolio and the % of those units leased to other Community Housing Providers
 - Measure of the interior and exterior condition of units
 - Proportion of units where (practically possible) insulation has been installed
 - Maintenance of Social Housing as a rates neutral service
 - Tenant satisfaction
- 9.4 Levels of service (LOS) are formally reported to the Finance and Performance Committee. For the purposes of the dashboard they will also be included in the quarterly reporting. Current performance is:

- (Minimum) number of units in the Council Portfolio and the percentage of those units leased to other Community Housing Providers: The Council will not meet these LOS in 2019/20 (see explanation below).
- Measure of the interior and exterior condition of units: The Council is likely to meet these LOS in 2019/20, however, the data is not yet available to assess.
- Proportion of units where (if practically possible) insulation has been installed: The Council will meet this LOS in 2019/20.
- Maintenance of Social Housing as a rates neutral service: The Council will meet this LOS in 2019/20.
- Tenant satisfaction: The Council will not meet this LOS in 2019/20 (see explanation below).

Supply LOS

- 9.5 The main reason that these levels of service will not be met relates to the change in number of units transferred to OCHT from a predicted 350 units to an actual 412 units, and a proposed 438 units.
- 9.6 The change starts with the Christchurch Housing Accord, a 2014 agreement between the Council and the Government. The aim of the Accord was to increase the supply and affordability of homes in Christchurch.
- 9.7 The Housing Accord anticipated that the Council would set up an entity into which it would inject \$50 million capital. To assist in the planning for this capitalisation, in 2014 the Council undertook an initial valuation of the social housing portfolio. At that stage the make-up and holding structure of the entity had not yet been defined.
- 9.8 The original report highlighted that there would be a drop in level of service with the transfer of assets.
- 9.9 Over the following two years the Council worked to develop the entity culminating in the creation of OCHT and the transfer of tenancy management obligations, by way of a lease.
- 9.10 One of the Council's decisions was to capitalise the Trust through the progressive transfer of up to \$50 million of social housing assets, in accordance with the Housing Accord commitment.
- 9.11 The capitalisation was implemented between 2016 and today. Each property or asset to be transferred to OCHT was approved by the Council by way of a report proposing each tranche of properties to be transferred. The report also contained the agreed values for transfer.
- 9.12 By 2017 the original valuations were out of date. The Council and OCHT agreed to revalue the properties. The two parties jointly appointed a valuer and agreed that the valuations would be binding.
- 9.13 The values changed between 2014 and 2017 due to changes in the property market. This required changes to the specific properties for transfer to allow the Council to meet its \$50 million commitment.
- 9.14 Separately In 2017 staff prepared the 2018-2028 Long Term Plan Levels of Service for the Council-owned supply based on the initial transfer list and the transfers approved at this time. The planning was based on the 2014 values and indicated that the level of service would decrease by 350 units (noting that these units would still be available for use but would be owned by OCHT rather than the Council).

- 9.15 Due to the Council-approved changes to the values and complexes transferred, the total number of units transferred is currently at 412 units. There is one complex still to be transferred, and this will take the final numbers to 438 units.
- 9.16 While the numbers of units owned by Council has decreased, the units transferred remain available for social housing purposes. Additionally, OCHT is currently developing new social housing on some of the land transferred as part of the capitalisation. These developments are funded by the Government and tenants, with financing by Council and OCHT. The new developments will help increase the number of units in Christchurch.
- 9.17 The change in number of units will reduce the rent paid to the Council. It will also reduce the maintenance and renewal costs and the net effect is considered to be neutral.
- 9.18 The Level of Service will need to be changed and this will be considered by the Council through the 2021 – 2031 Long Term Plan process.

Tenant Satisfaction LOS

- 9.19 The data for this measure comes from the OCHT tenant survey. The Trust undertook this survey in November 2019. From a total of 705 responses, 61% of respondents were satisfied with the condition of their units, against the target 65%. The 61% was a drop of 4% compared to the previous year's result.
- 9.20 The survey is undertaken once per annum. By the next survey a significant amount of planned works will be complete or significantly underway. This includes upgrades through the EQ programme, the Warm and Dry programme, an increased external maintenance programme and an increased ad hoc redecoration programme. These measures will help increase the quality of units and may contribute to increased tenant satisfaction.
- 9.21 No guarantee can be given on this as there are multiple factors in tenant satisfaction and not all of these are within the Council's control.
- 9.22 Further consideration of this level of service is recommended and will be undertaken through the 2021 – 2031 Long Term Plan process.

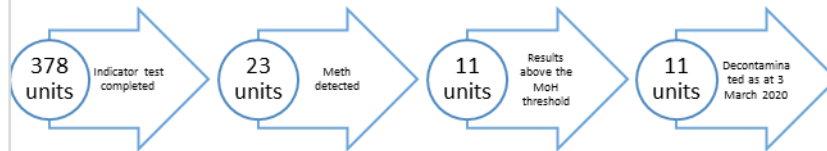
10. Housing Fund

- 10.1 To implement its policy of rates neutrality, the Council separately accounts for its housing activities through a Housing Fund. All housing revenues are paid into the fund and all expenses are drawn from it.
- 10.2 The balance of the Housing Fund at the end of February 2020 was \$11,043,923.
- 10.3 The Housing Fund is forecasting a net surplus gain (rents less operating expenses) over time to offset the additional interest costs for these activities. These surpluses are generated from the increase in additional lease payments from the Otautahi Community Housing Trust.
- 10.4 While in the medium and long term the Housing Fund is projected to grow, in the short term the fund is projected to decrease as funds are expended on legislative upgrades (e.g. Healthy Homes) and catch up on essential deferred maintenance.

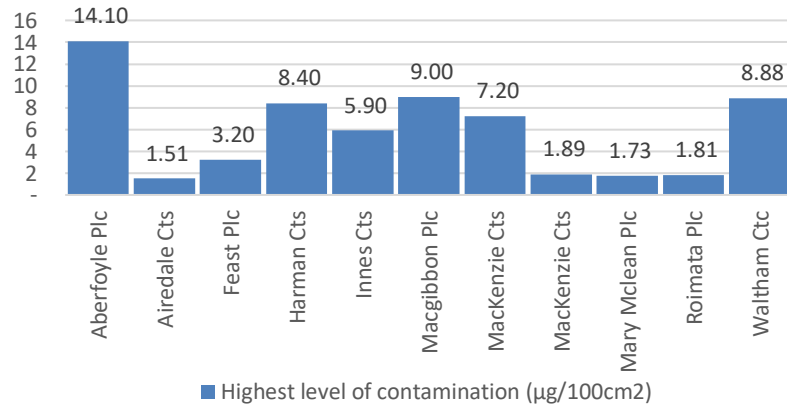
11. Methamphetamine

- 11.1 In 2019, amendments to the Residential Tenancies Act 1986 (RTA) were made and new regulations relating to methamphetamine (meth) contamination came into force. The amendments included provisions to deal with contamination including the rights of the landlord to enter the premises for meth testing and for termination of a tenancy, by either the tenant or landlord, where tests proved the property was contaminated. Yet to be announced, however, are the regulations pertaining to the acceptable levels of meth contamination for rental properties.
- 11.2 Currently there are two sources of information regarding the level of contamination that may be a health risk in a rental property. Both of these can be used as guidance to assist landlords and tenants to inform them of how to manage methamphetamine contamination:
 - The 2010 Ministry of Health (MoH) Guidelines, and more latterly the 2017 New Zealand Standard Methamphetamine Testing and Remediation Standard (NZS 8510), determines remediation requirements at levels of contamination above $1.5\mu\text{g}/100\text{cm}^2$.
 - In May 2018 the Office of the Prime Minister's Chief Science Advisor released 'the Gluckman Report' which suggested that only levels of meth above $15\mu\text{g}/100\text{cm}^2$ should require remediation, and this has subsequently been used as a determinant for Tenancy Tribunal decisions on liability for damage.
- 11.3 The Council's Housing Team has been testing for methamphetamine use as part of its Repair and Renewal and vacant unit work since mid-2016. Remediation has been determined using the New Zealand Standard Methamphetamine Testing and Remediation Standard (NZS 8510). If identified, consideration is made on a case-by-case basis to determine the economic viability of remediating the property. The standard approach to date has been to undertake a clean to bring the level of contamination below $1.5\mu\text{g}/100\text{cm}^2$.
- 11.4 As a result of the Gluckman Report, Kāinga Ora – Homes and Communities has adopted the approach to only test where they suspect meth lab activity or very heavy meth use. If a property tests higher than $15\mu\text{g}/100\text{cm}^2$ and a methamphetamine lab or very heavy use had been identified, decontamination in accordance with current standards to a level of $1.5\mu\text{g}/100\text{cm}^2$ is undertaken.
- 11.5 The Otautahi Community Housing Trust has also adopted a similar approach and only test for methamphetamine based on suspicion.
- 11.6 Following review of the legal position, including consideration of the latest Tenancy Tribunal decisions, staff changed our operating procedures in February 2020 to be consistent with the OCHT / Kāinga Ora – Homes and Communities position.
- 11.7 This position will need be reassessed when the new regulatory provisions are announced. Similarly, if the New Zealand Standards change we will reassess our approach.
- 11.8 During this reporting period, and based on the previous approach, the following works were undertaken:

2019-2020 Methamphetamine Testing Statistic
as at 29 February 2020



2019-2020 Methamphetamine Testing Statistic
Level of contamination in each of the 11 units



Attachments / Ngā Tāpirihanga

There are no appendices to this report.

In addition to the attached documents, the following background information is available:

Document Name	Location / File Link
Not applicable	Not applicable

Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

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 / Ngā Kaiwaitohu

Authors	Carmen Lynskey - Manager Social Housing Claire Milne - Programme Liaison Advisor
Approved By	Bruce Rendall - Head of Facilities, Property & Planning Leonie Rae - Acting General Manager Corporate Services

Cancelled

12. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987.

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:

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PLAIN ENGLISH REASON	WHEN REPORTS CAN BE RELEASED
13	PUBLIC EXCLUDED SUSTAINABILITY AND COMMUNITY RESILIENCE COMMITTEE MINUTES - 27 FEBRUARY 2020			REFER TO THE PREVIOUS PUBLIC EXCLUDED REASON IN THE AGENDAS FOR THESE MEETINGS.	
14	FUTURE OPERATIONAL MANAGEMENT AND MAINTENANCE OF THE RESIDENTIAL RED ZONE	S7(2)(H), S7(2)(I), S7(2)(J)	COMMERCIAL ACTIVITIES, CONDUCT NEGOTIATIONS, PREVENTION OF IMPROPER ADVANTAGE	INFORMATION WITHIN THIS REPORT INCLUDES COMMERCIAL SENSITIVE INFORMATION PERTAINING TO A CROWN AGENCY'S THIRD PARTY COMMERCIAL CONTRACTS.	30 JUNE 2020 COMMERCIAL SENSITIVE INFORMATION WILL BE REDACTED.